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13th October 2026

fao. Newport City Council

address. Civic Centre,
Newport,
South Wales,
NP20 4UR

Dear Sir / Madam

APPLICATION TO DISCHARGE CONDITION 2, CONDITION 4 AND CONDITION 6 PURSUANT TO PLANNING PERMISSION REF. 26/0465

GREENFIELDS NURSERY, 198 TREGWILYM ROAD, ROGERSTONE, NEWPORT, NP10 9EL

Introduction

We have been instructed by our client Greenfields Nursery, to submit an application for approval of details reserved by conditions pursuant of Planning Permission 26/0465 for the *'Intensification of Use of Children's Nursery Increasing Number of Children Being Cared for from 53 to 71'*

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Condition 2 – Car Parking Scheme
- Condition 4 – Biodiversity Enhancement
- Condition 6 – Bicycle Storage

The relevant information / documentation has been uploaded via the Planning Portal and the requisite fee paid.

Condition 2 – Car Parking Scheme

The condition reads as follows:

*"Prior to the commencement of the increased number of childcare provision **a detailed car parking scheme** including the **method and materials for demarcation** shall be submitted to and approved in writing by the Local Planning Authority. The increase in childcare provision places shall only commence following the completed implementation of the approved details and shall be retained for the duration of the use and shall be limited to visitors only with no staff parking permitted within these spaces.*

Reason: In the interest of residential amenity and highway safety in accordance with Policies GP2 and GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)."

Summary of Submission Information

In order to enable the discharge of Condition 2, the following information has been submitted with this application:

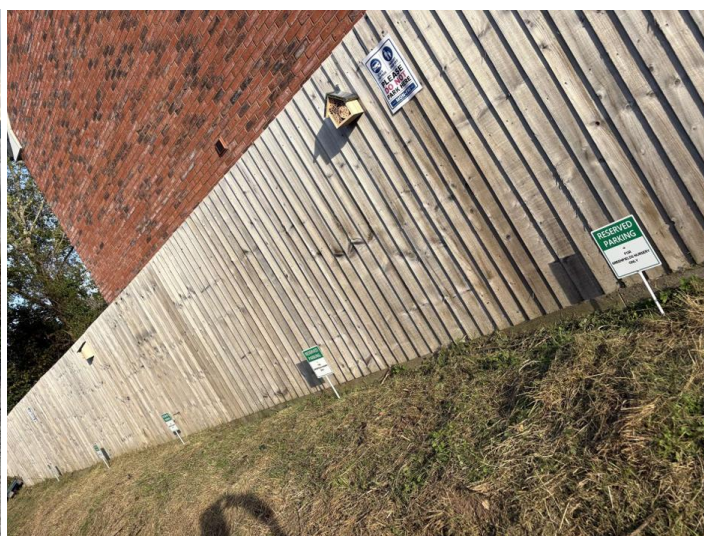
- Car parking scheme details
 - Methods and materials for demarcation

Custom Aluminium Sign with Stake



Available at: https://www.amazon.co.uk/dp/B0CW9PKKMB/ref=twister_B0CW9GXQDQ?_encoding=UTF8&th=1
Dimensions: 17.5 x 22 cm

The submitted information highlights how the car parking spaces have been indicated. The spaces are clearly demarcated through the installation of high-visibility signposts marked 'Reserved Parking'. These signposts are securely positioned on the grass verges that run along the boundary fence line of the site at even intervals between each signpost.



Images of erected signpost on grass verge

The signage ensures that each individual bay is distinctly outlined and easily identifiable by vehicle users. The layout successfully outlines each bay, optimising the available space to maximise capacity and guide the drivers effectively, safely and efficiently. This is in-line with the submitted and approved Parking Provision plan produced by Acstro that demarcates the parking spaces.

The information provided is accordingly considered satisfactory to enable the discharge of Condition 2.

Condition 4 – Biodiversity Enhancement

The condition reads as follows:

*"Prior to the commencement of the increased number of childcare provision places, details shall be submitted and approved in writing by the Local Planning Authority of a **scheme of biodiversity enhancement**. The approved details shall be installed prior to increase in childcare provision and retained for the duration of the use.*

Reason: To provide a biodiversity net gain in accordance with Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015)."

Summary of Submission Information

In order to enable the discharge of Condition 4, the following information has been submitted with this application:

- Biodiversity enhancement scheme details
 - Bird nesting box and bee habitat box details

Ram Bird Nesting Box



Available at: <https://ramretailgroup.com/ram-2-x-wooden-wood-bird-nesting-box-nest-bird-house-small-birds-blue-tit-robin-sparrow-bird-house-feeder>

Dimensions: 14 x 12 x 21 cm

Garden Locker Bee Habitat Box



Available at: <https://www.amazon.co.uk/s?k=Garden+locker+bee+box>

Dimensions : 17 x 12 x 17 cm

The submitted information and plan highlights where the bird and bee boxes will be installed to enhance the biodiversity of the site and strengthen the sites ecological interest. In accordance with local and national planning policies regarding biodiversity net gain, the proposals incorporate integrated measures designed to strengthen the sites ecological value.

A bird nesting box has been mounted onto the roofline of the secondary building within the car parking area. This establishes vital provision for local birds. In addition, a bee and insect habitat box has been securely attached to the perimeter boundary fencing. Overall, these interventions enhance the biodiversity of the site.



Images of erected bird nesting box and bee habitat box

The information provided is accordingly considered satisfactory to enable the discharge of Condition 4.

Condition 6 – Bicycle Storage

The condition reads as follows:

*"Prior to the commencement of the increased number of childcare provision places, details shall be submitted and approved in writing by the Local Planning Authority of a **scheme of bicycle storage**. The approved details shall be installed prior to increase in childcare provision and retained for the duration of the use.*

Reason: To provide a suitable form of bicycle storage and promote the use of active travel in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and Planning Policy Wales (Ed.12).

Summary of Submission Information

In order to enable the discharge of Condition 6, the following information has been submitted with this application:

- Bicycle storage scheme.

The submitted information highlights that the bike storage provision has been installed, and is appropriate for the operational needs of the site. The steel-alloy three-bike modular floor rack stand is positioned immediately adjacent to the main nursery building. While the bike rack is located within the car park, it is intentionally positioned away from key turning areas to ensuring safe and segregated access for cyclists. By providing the secure and accessible bicycle parking, the site actively encourages sustainable active travel in accordance with local and national planning policies. This is in-line with the submitted and approved Parking Provision plan produced by Acstro that demarcates the cycle storage.

VOUNOT 3 Bicycle Rack Cycle Storage



Bike stand erected on site

Available at: <https://vounot.co.uk/products/vounot-bicycle-parking-rack-cycle-storage-locking-stand-for-3-bikes>
Dimensions: 32 x 70 x 26 cm

The information provided is accordingly considered satisfactory to enable the discharge of Condition 6.

Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of Condition 2, Condition 4 and Condition 6 to planning permission 26/0465.

In light of the above, and the enclosed, we trust that this is all sufficient and understandable at this stage and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Geraint John'.

Geraint John
Director
Geraint John Planning Ltd.