

Delegated Decision Report

Application No:	26/0089	Statutory Period Expires:	1st May 2026
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Site:	6 Mulcaster Avenue Newport NP19 4NP		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (BIO DIVERSITY ENHANCEMENTS) OF 25/0463 TAKE DOWN EXISTING BREEZE BLOCK WALL, REMOVE BUSH/HEDGE AND ERECT A COMPOSITE FENCE		
Applicant:	M Clifford		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application for the removal of an existing breeze block wall and a bush/hedge and the erection of a composite fence was granted with conditions in August 2025.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a two-storey semi-detached dwelling located on Mulcaster Avenue in the Liswerry Ward. Externally, the property is finished in a combination of textured white render and red brick with black UPVC windows.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to partially discharge Condition 02 of application ref.25/0463. Condition 02 reads:

"Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015)."

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0463	TAKE DOWN EXISTING BREEZE BLOCK WALL, REMOVE BUSH/HEDGE AND ERECT A COMPOSITE FENCE	GRANTED WITH CONDITIONS	22.08.2025

5. PLANNING POLICY

- 5.1 NONE.

6. CONSULTATION RESPONSES

- 6.1 ECOLOGY OFFICER
No response received to date.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 A bird box is proposed on the side elevation of the existing garage to the rear of the dwelling.

- 8.2 The details provided are commensurate with the approved scheme and sufficiently address the requirements of Condition 02 insofar as it relates to the submission of a scheme of biodiversity enhancement, although the scheme remains to be implemented and adhered to.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

- 9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

- 9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The information submitted provides sufficient details relating to a biodiversity enhancement scheme. The information is sufficient to partially discharge condition 2 (biodiversity enhancement) of application ref.25/0463.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Site Plan, Proposed Bird Box.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.