

Delegated Decision Report

Application No:	26/0459	Statutory Period Expires:	8th October 2026
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Site:	20 High Cross Drive Rogerstone Newport NP10 9AB		
Proposal:	OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AND SITING FOR THE ERECTION OF ONE DWELLING		
Applicant:	T Kershaw		
Type:	Outline	Ward:	Rogerstone East
Decision:	GRANTED WITH CONDITIONS SUBJECT TO LEGAL AGREEMENT WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN THREE MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The proposal is for a new dwelling within the curtilage of the property known as 20 High Cross Drive. The development would infill the gap between both bungalows of no.20 and no.22 High Cross Drive. The site comprises part of the side garden of the host property, No.20 High Cross Drive. The site measures 0.04 hectares and fronts onto High Cross Drive. The area is typically characterised by residential properties, with Newport fugitives athletic club to the rear of the plot and High Cross School to the East.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks outline consent with all matters reserved except for access and siting for the erection of one dwelling within curtilage of 20 High Cross Drive.

3.2 The upper and lower limits of the dwelling proposed is:

- Depth - upper 7m, lower 5m
- Width - upper 10m, lower 6m
- Height - upper 8m, lower 6m

3.3 The access is situated off High Cross Dive.

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.4.42- Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE NEW DWELLINGS SPG

6. CONSULTATION RESPONSES

6.1 ***Ecology Officer:***

This outline application is supported by a Preliminary Ecological Appraisal report version 1vB dated April 2026, and I agree with the methodology and conclusions of that report. Section 5 makes a series of recommendations, and the implementation of these should be secured by planning condition. I also agree with the precautionary mitigation and enhancement measures set out in the Green Infrastructure Statement, which should also be secured by planning condition.

6.2 ***Local Highways Authority:***

Following receipt of drawing 4527.PL.04 D we can now confirm that the access is acceptable and there are no objections to the proposals subject to the following conditions.

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway. Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No part of the development hereby approved shall be occupied/opened for trading until the visibility splays defined on Drawing No. 4527.PL.04 D are cleared of all obstructions to visibility exceeding 600mm in height above footway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.

The dwelling shall not be occupied until a means of vehicular access and access for pedestrians has been constructed in accordance with the approved plans. Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of High Cross Drive for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority. Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development. Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council. For the avoidance of doubt a 4x6ft shed would be anticipated. Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

6.3 ***Landscape Officer:***

No topographic survey is provided. I would recommend this is provided as the site is small, not level, and contains trees and hedges to be retained. The tree survey at this stage is welcome.

Established vegetation provides visual screening and grounding of proposals which would take 5+years to achieve by new planting:

- ♣ The pine tree is a feature visible along the street scene and if possible should be retained.
- ♣ I would suggest retention of the frontage hedge and brick walling where this is not removed for parking.
- ♣ I would suggest retention of the beech hedge onto the sports ground at the year.

Recommendations:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks. As this is currently urban, and is/and will be used as a garden, planting can be a mix of native and ornamental.

- If a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].

The following detail will be required through conditions:

1. Topographic survey with root protection areas for trees and hedges to be retained shown.
2. Soft Landscape/Planting Plan showing planting type, species, size, density
3. Hard landscape plan including new levels and any retaining structures or ramps/steps.
4. Boundary plan.

6.4 **Tree Team:**

The two category B trees should be retained and will require tree protection measures during construction compliant with BS5837, there is a issue of the drive shown in the Proposed Site Plan where the building and the drive appear to encroach within the RPA's of the two category B trees. They will need to be constructed using methods such as screw piles for the building and a cellular confinement system for the drive way area within the RPA under an agreed Arboricultural Method Statement and watching brief.

Regarding any trees lost to the development a replacement ratio of 3:1 will be expected these can be planted within the property or in a agreed upon public open space. The replacement for the trees should be a 10-12cm 1m girth standard as per BS 8545 and the hedging should be replaced by distance instead of numbers i.e. for every 1 x 1 m removed they would need to replace with 3 x 1 m and follow the planting density laid out in The Tree Councils Hedge Planting and Growing Guide (<https://hedgelink.org.uk/wp-content/uploads/2023/05/Hedgerow-Learning-Guide-3-Hedge-planting-and-growing.pdf>).

The replacement trees should be planted the winter following construction on site should be evidenced that they have established two years after planting, if they are planted on public open space this need not apply.

6.5 **Drainage Manager:**

No comments received.

6.6 **Environmental Health:**

I refer to the above application passed to the Environmental Protection Team for comment.

I confirm I have no objections to the proposal; However, due to the concerns about: dust/noise/vibration nuisance complaints that may arise from the proposed development, I recommend the following condition should be attached to any permission granted;

Construction Environmental Management Plan

Prior to the commencement of development, to include demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the

Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, air quality*, vibration, dust** and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy Goods Vehicle (HGV) access to the site. Measures to minimise the impact on air quality should include HGV routes avoiding Air Quality Management Areas and avoid vehicle idling. The approved Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

6.7 Senior Scientific Manager:

In terms of air quality in respect of the below planning application, I recommend the following planning conditions be applied:

- Ultra-low emission vehicle infrastructure: No development shall commence on site until a scheme of ultra-low emission vehicle (ULEV) infrastructure within the parking provision has been submitted to the local planning authority (LPA). The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

-Access to active travel storage: No development shall commence on site until suitable cycle storage provision has been agreed with the local planning authority (LPA).

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

- Sustainable energy / heating systems: No development shall commence on site until a scheme of sustainable energy / heating systems has been submitted to the local planning authority (LPA). Considerations should include the quality of building insulation, suitability of air source / ground source heat pump or ultra-low emission boiler installation and PV panel fitting. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

In terms of contaminated land in respect of the below application, I recommend the following planning condition be applied:

-Unforeseen land contamination: Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority (LPA) as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the LPA, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification

Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the LPA.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

6.8 SAB:

Having reviewed the information, a SAB application will likely be required due to the scale of the works.

We would encourage the applicant to engage with us at the earliest opportunity to ensure that the planning application and sab application can be reviewed in conjunction to ensure the design satisfies SAB and planning standards.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30/06/2026, Site Notice was put up on 03/07/2026.

7.1 7no. neighbours were consulted. 1 no. neighbour has provided comment.

Will there be further information of what is proposed to be built. There is a build up of cars to this property so concerned will this be a dwelling for further family/people and if so will parking be available for that dwelling.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.

8.1.2 The plot currently serves as a garden for the occupants of no. 20 high cross drive and located to the West of the dwelling at no.20. The plot is measuring 0.04ha. The proposed dwelling would be located to the West of no.20. As all matters are reserved except access and siting, only an indicative assessment can be undertaken.

8.1.3 The upper and lower limits of the dwelling proposed is:

- Depth - upper 7m, lower 5m
- Width - upper 10m, lower 6m
- Height - upper 8m, lower 6m

8.1.4 An indicative layout plan has been provided showing the size of the dwelling. The applicant would be set back from the main road by approximately 9.3m, set away between the side boundary with no.22 by 1.2m, and set away from the shared boundary with no.22 by 5.8m. The distance between the rear elevation and the rear boundary line would be 4.9m at its closest point. Full details of scale will be secured at reserved matters stage; however, the principle and siting of a dwelling here would be acceptable.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The dwelling would be situated between the two adjacent properties, no.20 and no.22 High Cross Drive, and set within the garden curtilage of no.20. There is

approximately a 27m distance between the two existing properties of no.20 and no.22. Policy H6 suggests, *"The sub-division of residential curtilages, infill within existing residential areas, and the development of backland to existing residential properties will only be permitted where this does not represent an overdevelopment of land."* It can be acknowledged that the indicative siting of a dwelling in this large plot could be achievable. It is noted that the dwelling is located closer to no.20, however, given the parameters proposed and the footprint of development within the surrounding streetscene, this is deemed acceptable. The properties on the northern side of High Cross Drive are typically bungalows, and this would be favoured, however, the overall design and scale will later be assessed in a subsequent application to ensure it is sympathetic and commensurate to the surrounding streetscene.

8.2.2 Properties along the northern side of High Cross Drive typically do not have a uniform building line, however, they do appear to be staggered. The current siting of the dwelling appears to be set back from no. 20 which would be sympathetic to the current streetscene pattern of development.

8.2.3 It is likely that there is adequate distance between the adjoining properties and the proposed dwelling to not appear overdeveloped within its vicinity. Moreover, houses are typically separated at shorter distances apart from each other along High Cross Drive and thus, a dwelling in this plot would present as appropriate in relation to neighbouring properties.

8.3 **Residential Amenity**

8.3.1 An indicative assessment on residential amenity has been undertaken. Parameters have been submitted, however, a full assessment on loss of light to neighbouring properties cannot be fully assessed until the scale and design have been confirmed. However, based on the minimum / maximum parameters provided the LPA are satisfied that a new dwelling could be constructed on this plot without resulting in an adverse impact upon the living conditions of neighbouring occupiers. Moreover, it is concluded there would be sufficient parking and amenity space for the proposed dwelling.

8.3.2 The boundary fencing to demarcate the plot would be situated closely to the existing side elevation of 20 High Cross Drive. It is noted that there are 2no. windows on this side elevation, however, both these rooms are serviced by a secondary window on the front and rear elevation of the property. Moreover, the applicant of no.20 could erect a boundary fence here without prior consent of the planning authority. Therefore, this is deemed acceptable.

8.3.3 From the information submitted, it appears that adequate amenity space would be present within the plot with the erection of a dwelling.

8.3.4 The Environmental Health officer was consulted on the application and has no objections to the proposal; However, due to the concerns about dust/noise/vibration nuisance complaints that may arise from the proposed development a CEMP condition should be added to any permission granted.

8.4 **Movement**

8.4.1 The applicant has also sought access within the description of development. This has been included to ensure that the impact upon the trees can be acceptably managed. The access would be off High Cross Drive, centrally placed to accommodate 2no. parking spaces. The applicant has provided a 6m wide access, with the dwelling set back over 5.5m from the highway as requested by the highways officer. Pedestrian

visibility splays have been provided which are deemed acceptable. The highways officer has no objection to the development subject to conditions, including no gates will be acceptable for this layout, boundary treatments should be behind visibility splays or no more than 600mm high adjacent to the access. No planting capable of growing over 600mm should be placed in the pedestrian visibility splays. Materials should be bound 5m back from the highway, and details of surface water drainage should be provided. This will be secured via condition. The highways officer also states that cycle storage should be provided in accordance with the Council's current standards and this will also be secured via condition.

8.5 Biodiversity

8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.*

8.5.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity.

8.5.3 The applicant has provided a Preliminary Ecological Appraisal. The ecology officer reviewed the report and agrees with the methodology and conclusions of the report. The applicant has also provided a green infrastructure statement detailing the GI that will be retained and those that will be provided, whilst also providing a net gain for biodiversity. The Ecology Officer states that Section 5 of the PEA makes a series of recommendations, and the implementation of these should be secured by planning condition. These include new native wildflower planting in order to compensate for the loss of grassland, native tree/shrub planting within the development, a viable mitigation strategy for reptiles at the reserved matters stage, and measures included for bats, birds and invertebrates. Full details of these should be submitted at the reserved matters stage. The Ecology Officer also agrees with the precautionary mitigation and enhancement measures set out in the Green Infrastructure Statement, which should also be secured by planning condition. Overall, the applicant has provided details in accordance with PPW12 and a net gain for biodiversity, however, further details are required and will be sought at reserved matters stage.

8.6 Landscaping/ Trees

8.6.1 As outline above, the applicant has also sought siting within the description of development. This has been included to ensure that the impact upon the trees can be acceptably managed. There are a number of trees at the application site, and a tree survey has been submitted. The tree team have stated that the two category B trees to the front of the site should be retained and will require tree protection measures during construction compliant with BS5837. This can be secured via condition. The

tree team further states there is an issue of the drive shown in the Proposed Site Plan where the building and the drive appear to encroach within the RPA's of the two category B trees. The driveway, if constructed within the RPA, will need to be constructed using methods such as screw piles for the building and a cellular confinement system for the driveway area under an agreed Arboricultural Method Statement and watching brief. This will be secured via condition.

- 8.6.2 Furthermore, PPW12 states 6.4.42, *Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.* Regarding any trees lost to the development, full information should be submitted upon a subsequent application that a replacement ratio of 3:1 will be expected. These can be planted within the property or in an agreed upon public open space. The replacement for the trees should be a 10-12cm 1m girth standard as per BS 8545 and the hedging should be replaced by distance instead of numbers i.e. for every 1 x 1 m removed they would need to replace with 3 x 1 m and follow the planting density laid out in The Tree Councils Hedge Planting and Growing Guide. The replacement trees should be planted the winter following construction on site and should be evidenced that they have established two years after planting, if they are planted on public open space this need not apply. Full information will need to be submitted as stated by the Tree Team.

- 8.6.3 The landscape officer has also provided comment and states no topographic survey is provided and recommends this is provided as the site is small, not level, and contains trees and hedges to be retained. The established vegetation provides visual screening and grounding of proposals which would take 5+years to achieve by new planting. The pine tree is a feature visible along the street scene and if possible, should be retained. The retention of the frontage hedge and brick walling where this is not removed for parking would also be favoured and details of this will need to be provided at reserved matters stage. The applicant should also retain the beech hedge onto the sports ground at the rear. Full boundary treatments will need to be submitted at reserved matters stage. The proposal should meet the requirements of Policy GP5. The proposal should include an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks. As this is currently urban, and is/and will be used as a garden, planting can be a mix of native and ornamental. If a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].

8.7 **Drainage**

- 8.7.1 SAB have been consulted and state that an application is likely needed and the applicant should seek consultation with SAB.

8.8 **Other matters**

- 8.8.1 The senior scientific manager was also consulted and has requested conditions. Firstly, the officer has requested details of a scheme of ultra-low emission vehicle (ULEV) infrastructure within the parking provision and a scheme of sustainable energy / heating systems. Given the scale of development proposed, this would not be

requested. Moreover, there is a request for cycle storage provision. This will be secured via condition as discussed within the report. In relation to contaminated land, any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority (LPA) as soon as is practicable. A necessary condition will be added.

- 8.8.2 A neighbour has also provided a comment and asks whether further information will be submitted, and concerns of car build up on the roads. It is noted further information will be requested at the reserved matters stage. The property provides 2no. parking spaces and the highways officer does not raise objections to this.

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 application seeks outline planning permission for the erection of a dwelling within the residential curtilage of No. 20 High Cross Drive, with all matters reserved except access and siting. Having regard to the indicative layout submitted, it is considered that the site is capable of accommodating a dwelling without resulting in the overdevelopment of the plot and that the proposed siting would be compatible with the character and pattern of development within the surrounding area. Subject to the submission of appropriate details at reserved matters stage, the proposal currently accords with the relevant policies of the Newport Local Development Plan and is recommended for approval subject to conditions.

11. DECISION

GRANTED WITH CONDITIONS SUBJECT TO LEGAL AGREEMENT WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN THREE MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION

01 The development shall be implemented in accordance with the following plans and documents: 4527.PL.04 Proposed Site Plan Rev D; Proposed Site Plan; Existing Site Plan; Site Location Plan; Tree Location Plan; Preliminary Ecological Assessment; Planning Statement; Green Infrastructure Statement; Tree Survey
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Approval of the details of the layout, scale, and appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority.
Reason: To safeguard the rights of control of the Local Planning Authority in respect of the reserved matters and to comply with the provisions of Article 3(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

03 The ridge height of the dwelling as hereby approved shall be no greater than 8m and the dwelling shall be no greater than 7m in depth.
Reason: In the interests of residential and visual amenity, in accordance with policies GP2 and GP6 of the NLDP.

04 The dwelling shall not be occupied until a means of vehicular access and access for pedestrians has been constructed in accordance with the approved plans and retained thereafter.
Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety.

05 Prior to the first beneficial use of the property and access, the visibility splays defined on Drawing No. 4527.PL.04 D shall be cleared of all obstructions to visibility exceeding 600mm in height above footway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.

06 Prior to the commencement of development of the access, a scheme of the surface water drainage of the site shall be submitted to and approved in writing by the local planning authority to prevent the discharge of water on to the highway and retained thereafter.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

07 Prior to the first beneficial use of the property and access, that part of the access extending from the nearside edge of the highway boundary of High Cross Drive for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements. If the applicant seeks a different material to that outlined above, details shall be submitted to and approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

08 No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development. Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

09 Prior to the construction of the development, a scheme for the provision of cycle parking in accordance with the Council's current standards shall be submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

10 Prior to the commencement of development, to include demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, air quality*, vibration, dust** and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy Goods Vehicle (HGV) access to the site. Measures to minimise the impact on air quality should include HGV routes avoiding Air Quality Management Areas and avoid vehicle idling. The approved Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

11 Prior to the construction of any boundary treatments details of their siting, design and appearance shall be submitted to and approved in writing by the Local Planning Authority. No boundary treatments shall be installed that have not been approved by the Local Planning Authority.

Reason: to protect visual amenity, secure good design and to protect the ecological interests of the wider site. Policies GP2, GP5 & GP6.

12 Prior to the commencement of development, a landscaping scheme shall be submitted to and approved in writing by the local planning authority, and shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development. Thereafter, the trees and shrubs shall be adequately maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition a full planting season shall mean the period from October to April. The scheme shall include plantings which use species which are known to be beneficial to air quality.

Reason: To secure the satisfactory implementation of the proposal, in accordance with policies GP5.

13 Prior to the commencement of development, full details of the recommendations and enhancement measures outlined within the '*Preliminary Ecological Assessment ISSUE 1VB 2026 & Green infrastructure statement*' shall be submitted to and approved in writing by the local planning authority and shall be retained thereafter.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

14 Pursuant to the approval of the reserved matters, prior to the commencement of development, full details of the construction of the driveway and dwelling around established trees/hedges shall be submitted to and approved in writing by the Local Planning Authority. Details of the methods such as screw piles for the building and a cellular confinement system for the driveway area within the RPA of the existing trees/hedges on site shall be submitted within an agreed Arboricultural Method Statement and watching brief.

Reason: To ensure all trees are protected on site in accordance with Policy GP5 and PPW12.

15 Pursuant to the approval of the reserved matters, prior to the commencement of development, full tree protection measures shall be submitted to and approved in writing by the local planning authority in relation to the two category B trees, trees T3 and T4, to the front of the site as shown on 'Tree Location Plan' and 'Tree Survey'. The tree protection measures shall be compliant with BS5837 and retained for the duration of construction.

Reason: To ensure the trees on site are protected in line with Policy GP5 and PPW12.

16 No development, other than demolition, shall commence until full details of the foul water drainage system have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the occupation of any dwelling.

Reason: To ensure adequate drainage is provided, in accordance with policy GP3.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6 were relevant to the determination of this application.

02 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.