

Notice of Decision



A Pisal
Magna Transport Planning Ltd
35 Stow Park Circle
Newport
NP20 4HF

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0834**
Application Type: **Full**
Proposal: **CREATION OF NEW VEHICULAR CROSSOVER AND DRIVEWAY PARKING AREA**
Site/Location: **499 Malpas Road, Newport, NP20 6NA**
Decision Date: **13th November 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 3rd October 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - Plan 25-730-SK04
 - Plan 25-730-TR03
 - Plan - 25-730-SK03
 - BS5837 Tree Survey and Categorisation Tree Check 2025,
 - 25168 Tree Constraints Plan - Tree Check 2025
 - 25168 Tree Constraints Plan - Tree Check 2025
 - Combined AIA and Method Statement Tree Check 2025
 - 25168 Tree Protection Plan A1 Tree Check 2025
 - 25168 Tree Protection Plan - Tree Check 2025.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. No part of the development hereby approved shall be used until the visibility splays defined on Drawing No. 25-730-SK03 rev - 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.

3. Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Malpas Rd for a minimum distance of 5 metres into the site shall be appropriately paved in a bound permeable material such as block paviours. No other material shall be used unless first approved in writing by the Local Planning Authority. The development shall be retained in this state for lifetime of development.
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.
4. 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.
5. The turning facility shown on the approved plans shall be undertaken prior to first beneficial use of the approved development and shall be kept free of all obstructions and available for use at all times.
Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.
6. 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).
7. No development shall commence until the Tree Protection Details as shown in '25168 Tree Protection Plan A1 Tree Check 2025' and '25168 Tree Protection Plan - Tree Check 2025' have been implemented. Once the protective fencing is erected, the fencing shall remain in situ for the duration of the works and shall only be removed upon completion of the development.
Reason: To protect important landscape features within the site in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
8. No development shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for -
 - (a) Supervision and monitoring of the approved Tree Protection Plan;
 - (c) Supervision of the alteration or temporary removal of any Barrier Fencing;
 - (d) Oversee working within any Root Protection Area;
 - (e) Reporting to the Local Planning Authority;
 - (f) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.
Reason: To protect important landscape features within the site in accordance with Policy GP5.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: Plan 25-730-SK04, Plan 25-730-TR03, Plan - 25-730-SK03, BS5837 Tree Survey and Categorisation Tree Check 2025, 25168 Tree Constraints Plan - Tree Check 2025, 25168 Tree Constraints Plan - Tree Check 2025, Combined AIA and Method Statement Tree Check 2025, 25168 Tree Protection Plan A1 Tree Check 2025, 25168 Tree Protection Plan - Tree Check 2025.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2,

GP4, GP5 and GP6 were relevant to the determination of this application.

3. 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.
4. It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
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NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).