

Delegated Decision Report

Application No:	25/0587	Statutory Period Expires:	17th September 2025
-----------------	---------	---------------------------	---------------------

Site:	633 Chepstow Road Newport NP19 9BN		
Proposal:	DISCHARGE OF CONDITION 2 (BIODIVERSITY ENHANCEMENT DETAILS) OF PLANNING PERMISSION 24/0727 NEW VEHICULAR ACCESS OFF CHEPSTOW ROAD AND ASSOCIATED OFF ROAD PARKING AREA TO FRONT OF PROPERTY (PART RETROSPECTIVE)		
Applicant:	G Armstrong		
Type:	Discharge Conditions	Ward:	Alway
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application for a new vehicular access and associated off road parking area to the front of the property was granted with conditions under application ref.24/0727 in February 2025.

2. SITE LOCATION AND CONTEXT

- 2.1 633 Chepstow Road is a two storey, semi-detached property, situated in the Alway ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to discharge condition 2 (Biodiversity Enhancement Details) of application ref.25/0027. Condition 2 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
24/0727	NEW VEHICULAR ACCESS OFF CHEPSTOW ROAD AND ASSOCIATED OFF ROAD PARKING AREA TO FRONT OF PROPERTY (PART RETROSPECTIVE)	GRANTED WITH CONDITIONS	13.02.2025

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER – no response.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

8.1 A significant planting scheme has been implemented to provide a "net benefit" for biodiversity, creating new habitat and food sources for wildlife. The scheme consists of a total of 61no plants across 10no distinct genera, chosen for their specific ecological attributes. A breakdown of the 61no plants is detailed below.

- Twenty-five (25no) *Muscari armeniacum* (Grape Hyacinth) (planted as bulbs): These provide a vital, nectar-rich food source in early spring for emerging pollinators, particularly queen bumblebees and solitary bees. Their dense, low-growing clusters of flowers create a carpet of resources that extends the operational season of the habitat.
- Ten (10no) Tulip 'White Elegance' (planted as bulbs): While primarily providing aesthetic value, the simple, open-cup shape of this lily-flowered tulip variety allows early foraging insects to access its pollen. They provide strong vertical interest in the spring.
- Three (3no) Giant Allium (planted as bulbs) and two (2) Allium plants: The large, spherical flower heads are compound umbels, consisting of hundreds of individual florets. This structure acts as a large, stable landing platform for pollinators, making foraging highly efficient. Their architectural, leafless stems add a distinct vertical layer to the habitat structure.
- Four (4no) *Campanula* (Bellflower): The tubular, bell-shaped flowers of this genus are morphologically adapted for pollination by specific native pollinators, particularly long-tongued bees such as bumblebees (*Bombus* spp.), making it an exemplary choice for 'Gardening for Wildlife'.
- Three (3no) *Hydrangea paniculata* (as 1m standard trees) & Three (3) *Hydrangea paniculata* (as potted plants): This species offers high ecological value. Its large conical flower heads (panicles) contain numerous small, fertile florets rich in nectar, providing a crucial food source for bees, butterflies, and hoverflies. Crucially, it flowers from mid-summer into autumn, offering sustenance when other floral resources are diminishing, thereby promoting ecosystem resilience. Their woody stems also provide habitat for a "wide variety of insects".
- Three (3no) Lavender (*Lavandula*): A valuable evergreen species whose dense flowers provide a rich, long-lasting nectar source that helps to "encourage bees and butterflies". Beyond its flowers, its evergreen foliage provides important year-round, low-level shelter for beneficial invertebrates. Its drought tolerance also makes it a resilient enhancement, contributing to the "capacity to adapt to change".
- Two (2no) Delphinium: The tall, dense flower spikes (racemes) provide a concentrated vertical food source, allowing pollinators like bumblebees to forage efficiently. The complex flower shape, with its nectar-containing spur, makes it particularly valuable

for these specialist bee species.

- Two (2no) Heuchera (Coral Bells): This plant provides a dual biodiversity benefit. Its dense clumps of semi-evergreen foliage create a humid microclimate at ground level, offering excellent shelter for invertebrates and potentially amphibians. The delicate flower spikes are highly accessible to smaller, often overlooked, native pollinators.
- Two (2no) Agapanthus (African Lily): The flower heads are large umbels composed of many individual trumpet-shaped flowers, providing a rich and easily accessible nectar source for a wide range of pollinating insects. The strong, tall stems (scapes) provide a different kind of vertical structure within the planting scheme.
- Two (2no) Potted Olive Trees (*Olea europaea*): As evergreens, these trees provide year-round structure. At approximately 1.5m in height, their primary habitat value is that their bark provides a distinct texture which can "encourage a wide variety of insects". Furthermore, their placement in pots allows for a biodiversity feature to be added to a hard-surfaced area where in-ground planting is not possible, mitigating the loss of soft landscaping.

8.2 Due to the part-retrospective nature of the planning application, all biodiversity enhancements detailed above have already been fully implemented as of July 2025. This fulfils the requirement that the scheme shall be implemented prior to the first beneficial use of the development.

8.3 The details provided are commensurate with the approved scheme and sufficiently address the requirements of condition 2.

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

Commented [JD1]: If the scheme is in then is this a discharge of condition rather than a partial discharge? If so , update assessment and description.

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 details) of application ref.24/0727.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Bio Diversity Enhancement Scheme, Site Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP5 was 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.