2.1metre high fence
-see Condition 10 image
and elevation drawings

existing lawn

existing lawn

existing patio

existing patio

184900

existing block paved forecourt retained with new
1.2m high timber fence and newly planted privet hedge

existing 1.5m high(approx) privet hedge to full length of side boundaries to be retained

existing gated vehicle access (2no. off-street parking spaces indicated)

existing 1.5m high(approx) privet hedge to full length of front boundary to be retained

existing gated vehicle access

existing gated pedestrian access

PENCARN AVENUE



Bird Box example specification:
National Trust WoodStone® Green 32mm Nest Box

The householder will install a bird box (example specification above), as a measure to enhance biodiversity on the plot, as noted in PPW/6.2.12, and this is intended to be located at high level, at the eaves on the rear elevation of the new dwelling or at a corresponding height on existing boundary vegetation.



Condition 10: new boundary treatment- blue line on plan:
vertical closeboarded panel fence 2.1m high
pressure-treated timber with a top capping
set on top of engineering brick base.
See Elevation drawings for further info.

Planning Condition 2:
Prior to The commencement of development full details of bird habitat mitigation and enhancement shall be submitted to and approved in writing by the local planning authority. This shall include full details of the location and specification of the bird boxes/nests/cups and the timing of their inclusion. The details shall then be implemented as approved and shall be retained in perpetuity.
Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 10, and in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and the Environment (Wales) Act 2016.
This Site Plan along with product specification indicate the location/position and type of bird box to be used to satisfy the requirement for ecological net benefit. As such, we trust this will satisfy the requirements of Planning Condition 2 and allow this Condition to be formally discharged.

Planning Condition 4: No development, to include demolition, 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;
(b)
Once the barrier fencing is erected, the approved Arboricultural Consultant must inspect and "sign off" in writing and submit a copy of this to the Local Planning Authority stating that the protective fencing in the correct location and is fit for purpose- this will be the first watching brief .
(d)
Supervision of the alteration or temporary removal of any Barrier Fencing;
(e)
Oversee working within any Root Protection Area eg any re profiling/grading of existing levels, construction of car parking bays, and landscaping operations.
(f)
reporting to the Local Planning Authority and providing a revised Arboricultural Method Statement if operations on site dictate;
()
The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Councils Tree Officer.
Reason: To protect important landscape features within the site.
Julian Wilkes of Treescene has been appointed to supervise, oversee and report on the development as required by the above planning condition. Julian is a qualified Arboriculturalist, and moreover, brings continuity to the project given that he was involved in the proposals previously, up to and including RIBA Stage 3 Planning. As such, we trust this will satisfy the requirements of Planning Condition 4 and allow this Condition to be formally discharged.
Note: Details of Julian's appointment and qualifications will be provided on request.

Planning Condition 6:
Prior to the commencement of development, other than demolition, written approval of the Local Planning Authority is required to __ a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme 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 that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs 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.
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.
Given that there is no intent to remove any existing trees, and existing trees and shrubs shall be subject to protection measures land overseen by Julian Wilkes in relation to Planning Condition 4) we do not propose to submit a scheme of landscaping and tree planting for the site. As such, we trust this will either satisfy the requirements of Planning Condition 6 and allow this Condition to be formally discharged or the Condition may be omitted.

Planning Condition 10:
No development, other than demolition, shall commence until full details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the approved details prior to the first occupation of the associated dwelling and then maintained thereafter.
Reason: To ensure the development is completed in a satisfactory manner.
Details of the boundary treatment and locations are indicated on the Site Plan and Elevation drawings and are consistent with the boundary treatment intent originally illustrated on the planning consented drawings. As such, we trust this will satisfy the requirements of Planning Condition 10 and allow this Condition to be formally discharged.

This drawing is copyright of Stephen Quin Architects. It should not be used to scale, and all dimensions to be checked on site, with any discrepancy to be reported to the Architect.

rev	date	initials	revision note
01	25.08.2026	SQ	Updates in line with Planning Officer comments.

This drawing relates to proposed works at:
4 Pencarn Avenue, Coedkernew, Duffryn, Newport, NP10 8TJ, and is produced for planning purposes (Condition discharge) only.

For structural details please refer to client appointed structural engineer's design and full specification.

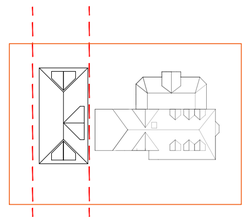
Any/all demolition works subject to structural engineers approval and full design and specification.

All planning conditions to be approved prior to commencement of related works.

Drainage details are indicative only. Approval by local authority Building Control and Dwr Cymru/Welsh Water required prior to installation. Drainage design to be provided by drainage engineer.

Contractor to check all dimensions on site before commencement of any works, and any anomalies must be reported. Do not scale from drawings, figured dimensions only to be used.

Prior to commencement of works, full discussion and agreement to be made with immediate neighbours from confirmation of intended works to be carried out. Contractor must ensure full protection is provided to boundary. Client appointed party wall surveyor to confirm of Party Wall Notice is required to be served.



Client
Mrs Tracy Gainey

Project
4 Pencarn Avenue, Coedkernew,
Duffryn, Newport, NP10 8TJ.

Title
Proposed Site Plan:
For Condition Discharge

Drawing Status	Drawn	Date	Scale
RIBA Stage 3 Developed Design	SQ	15.07.26	1:50@A2

Drawing No	Rev
1205-23-190	01

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