

Notice of Decision



N Williams
LRM Planning Ltd.
22 Cathedral Road
Cardiff
CF11 9LJ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0108**
Application Type: **Full**
Proposal: **PROPOSED ERECTION OF DOUBLE GARAGE**
Site/Location: **University Of Wales College Newport, College Crescent, Caerleon, Newport, South Wales,**
Decision Date: **25th June 2026**

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 16th February 2026. 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: Site Location Plan - Principals Residence Drawing No.(01)01 Rev 03, Principals Residence - Proposed Site Plan Drawing No.(01)03 Rev 04 and Principals Residence - Proposed Plans and Elevations for a Double Garage Drawing No.(01)04 Rev 04.
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 development (including site clearance and demolition) shall commence until a Tree Protection Plan (in accordance with BS 5837:2012) has been submitted to and approved in writing by the Local Planning Authority and the agreed tree protection measures have been erected. The tree protection plan will provide maximum protection to the tree through the appropriate use of "fit for purpose" ground protection and fencing (including working space and material storage). The approved measures shall be retained in situ for the duration of construction works, and no plant, materials, soil or machinery shall be stored within the fenced areas, nor shall the existing ground levels be altered, without the prior written approval of the Local Planning Authority. The tree protection will be installed and signed off by a suitably qualified arboricultural consultant who will provide a compliance report (including photographs) to the council before construction works commence and again on completion. Reason: To safeguard retained tree during construction in the interests of visual amenity and the natural environment, in accordance with Policies GP2 and GP5 of the Newport Local Development Plan.

3. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.
4. Before the development, other than demolition, is commenced, 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.
5. No development shall commence until a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.
Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted forward of the front wall of the dwelling(s) hereby permitted without the prior written permission of the Local Planning Authority.
Reason: In the interests of the visual amenities of the area
7. There shall be no visible mechanical fixing to the ridge tiles on the approved garage building (i.e. there shall be mortar-bedding only) unless an alternative scheme for ridge tile fixing is submitted to and approved in writing by the Local Planning Authority prior to ridge tiles being installed. The development shall be retained as approved for lifetime of development.
To ensure the development is completed in a manner compatible with its surroundings to preserve the setting of the listed buildings. Policy SP9 of the LDP.
8. The garage doors, hereby approved, shall be retained for the lifetime of development and shall at no time be altered or replaced unless like for like.
Reason: To ensure the development is completed in a manner compatible with its surroundings to preserve the setting of the listed buildings. Policy SP9 of the LDP.
9. The garage hereby permitted shall only be used for the parking of private motor vehicles and for no other purpose, including any other purpose incidental to the enjoyment of the dwellinghouse.
Reason: To ensure that adequate on-site parking is retained in the interest of highway safety and residential amenity.

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: Site Location Plan - Principals Residence Drawing No.(01)01 Rev 03, Principals Residence - Proposed Site Plan Drawing No.(01)03 Rev 04, Principals Residence - Proposed Plans and Elevations for a Double Garage Drawing No.(01)04 Rev 04 and Arboricultural Implications Assessment and Arboricultural Method Statement Dated January 2021 (Rev 3).
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP9, GP2, GP4, GP5, GP6, CE5 and CE6 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.

Signed on behalf of the Council



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

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Cyngor Dinas Casnewydd / Newport City Council

Application Number: 26/0108

Decision Date: 25th June 2026

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).