

Delegated Decision Report

Application No:	26/0247	Statutory Period Expires:	27th May 2026
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Site:	239 Monnow Way Bettws Newport NP20 7RX		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (BIODIVERSITY) OF PLANNING PERMISSION 25/1082 PROPOSED SINGLE STOREY REAR EXTENSION		
Applicant:	B Ash		
Type:	Discharge Conditions	Ward:	Bettws
Decision:	APPROVED		

1. BACKGROUND

- 1.1 This is a discharge of condition request linked to planning permission 25/1082.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a two storey semi-detached dwelling located in the Bettws ward, on Monnow Way a residential street within the defined settlement boundary. The property benefits from off street parking to the rear and a private rear amenity space.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking partial discharge of conditions 2 (biodiversity) of planning permission 25/1082, proposed single storey rear extension

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1082	PROPOSED SINGLE STOREY REAR EXTENSION	GC	05.02.2026

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)

- GP5 (Natural Environment)
- GP7 (Environmental Protection and Public Health)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
NONE

6. CONSULTATION RESPONSES

6.1 Ecology Officer: No response.

7. PUBLIC REPRESENTATIONS

7.1 7.1 None.

8. ASSESSMENT

8.1 Condition 02 (Biodiversity) states:

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 undertaken 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).

8.1.1 The condition was applied in the interest of protected species. The submitted planning statement included a plan proposing a bat box to be installed on the western side elevation of the existing dwelling and two bird boxes to be installed on the western side elevation of the approved rear extension.

8.1.2 The details are considered to be acceptable, and Condition 02 can be partially discharged.

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 Condition 02 is approved as the details are acceptable to partially discharge the condition.

**11. DECISION
APPROVED**

NOTE TO APPLICANT

01 This decision relates to plan Nos: Ecology Biodiversity Enhancement Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP5 and GP7 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.