

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS DESIGN ENVIRONMENT & ENGINEERING
160, AZTEC WEST
ALMONDSBURY
BRISTOL
BS32 4TU

Application number: **03/1531**

Application Type: **RESERVED MATTERS**

Proposal: **ERECTION OF A REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT AND HARD PLAY AREAS AND RESIDENTIAL DEVELOPMENT**

Site/location: **LAND AT THE GLEBELANDS NEWPORT**

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 30/10/2003. The application has been:

APPROVED WITH CONDITIONS

01 No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

02 No use shall be made of the proposed building until the parking, loading and access areas have been provided and surfaced as indicated on the approved plan and individual parking spaces marked on the surface.

Reason: To ensure that adequate parking provision is made off the highway in the interests of road safety.

03 No house shall be occupied until roads and footpaths have been laid to provide access to them and where applicable their related garages have been completed in accordance with the approved plans.

Reason: To ensure that the development is carried out in a proper and co-ordinated manner.

04 Notwithstanding the information accompanying the planning applicant, slab foundations only shall be used on the dwellings located over the Newport Tunnel Sewer, full details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect drainage interests.

05 Prior to work first commencing on site, full details of all hard paved areas shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented fully in accordance with the details as agreed.

Reason: In the interests of visual amenity.

06 Prior to work first commencing on site full details of noise attenuation measures including external noise mitigation measures, acoustic glazing and mechanical ventilation to ensure that internal noise levels within the proposed residential units do not exceed 40dB(A) Leq (16 hours) during the day and 35db(A) Leq (8 hours) during the night and external noise levels do not exceed 50db(A) Leq during the daytime, shall be submitted to and approved by the Local Planning Authority prior to commencement of the residential development on site. The development shall then be carried out fully in accordance with these details as approved.

Reason: To protect residential amenity.

07 Prior to work first commencing on site, other than the details accompanying the planning application, full details of means of site enclosure including screen walls, should be submitted to and approved in writing by the Local Planning Authority, and the development shall be undertaken fully in accordance with the details as agreed.

Reason: In the interests of visual amenity

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals granted in the outline consent shown in the plans and particulars accompanying that application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

01 This decision relates to plan Nos :-5369/TP-01A, 502.3525AA 4001/0, 4002/0, 4004/0, 4006/0, 4007/0, 4008/0, 4009/0, 4010/0, 4011/0, 4012/0, 4013/0, 4020/0, 4025/0, 4030/0, 4031/0, 4080/0, 4081/0, L.03A, CF(AL)XXXX, CF(AL)?, A017242/34/01/SK01; Westbury 100, 101, 102, 103, 104, 120 and 125; 3ANV/02/B, 3BLA/02/D, 3FOR/02/B, 3BIC/02D, 3HOR/02/B, 4LEI/101, PWOR/03, RICH/001, 3BRI/02C; Barratt L2218/FA3/01C, 2205/KET/01B, 2205/W00/01C, 2205/W1E/01, 2205/PAL/03A, 2205/DER/01A, 2205/GLO/02B, 2205/GLO/01C and 537-01, together with documents entitled "*Riverside Housing Development*" and "*Durham Road School*" planning support documents, Report on a Ground Investigation at Durham Road Newport Works 1 and 2, Quantitative Risk Assessment of Ground Conditions, Outline Remediation Strategy Report, Ground Conditions Desk Top Study Assessment and Site investigation Interpretive Report.

02 No development will be allowed within the 12m protective zone of the 600m public outfall sewer (6m either side of its centre line) or within the 11m protective zone of the 1,200mm and 750mm public combined sewers (5.5 on either side of their centre line) which crosses the site.

Signed on behalf of the Council

Newport City Council

Civic Centre
Newport
South Wales
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 03/1531

Decision Date:19/05/2004

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