

Notice of Decision



M Cruse
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SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0461**

Application Type: **Non-Material Amendment**

Proposal: **NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0224 RESERVED MATTERS APPLICATION FOR A RESIDENTIAL DEVELOPMENT (PHASE 4H) CONSISTING OF 212NO. DWELLINGS AND ASSOCIATED WORKS AND PARTIAL DISCHARGE OF CONDITIONS 06 (RECREATION AREAS), 07 (SOFT LANDSCAPING), 08 (MATERIALS), 09 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 11 (OPEN SPACE MANAGEMENT STRATEGY), 12 (PARKING), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 19 (NOISE ASSESSMENT), 24 (FLOOD CONSEQUENCES ASSESSMENT), 33 (SURFACE WATER DRAINAGE), 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (CARBON REDUCTION STRATEGY) AND 43 (FIRE FIGHTING ACCESS) PURSUANT TO OUTLINE PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION. AMENDMENTS INCLUDE REMOVAL OF GARAGES FROM 17NO. PLOTS AND HOUSETYPE CHANGES**

Site/Location: **Llanwern Works, Queensway, Llanwern, Newport, South Wales, NP19 4QZ**

Decision Date: **30th July 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 7th July 2026. The application has been:-

Part-Approved with conditions / Part Refused

Approved with conditions: in relation to the housetype substitution from a Mason type to a Chandler type on Plot 188.

Conditions:

01 The development shall be carried out in accordance with the following plans and documents only in so far as they relate to the substitution of housetype on Plot 188:

- Drawing 21059 (05) 100 X1 - Site Development Layout
- Drawing 21059 (05) 101.1 – Site Location Plan
- Drawing 21059 (05) 102 C1 – External Materials Layout
- Drawing 21059 (05) 103 C1 – Enclosures Layout
- Drawing 21059 (05) 104 C1 – Refuse Management Layout
- Drawing 21059 (05) 105 B1 – Proposed Street Elevations
- Drawing 21059 (05) 106 C1 – Affordable Tenure Layout
- Drawing 21059 (05) 107 C1 – Parking Plan
- Drawing 21059 (05) 212 – Chandler, Plans
- Drawing 21059 (05) 213 B – Chandler, Elevations (Brick)
- Drawing 21360.1003 - Site Landscape Proposals, 3/3

- Drawing 3904-S38-2 B* - Section 38 Layout, 2/2
- Drawing 3904 110 2 M* - Engineering Layout, 2/2

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Refused: in relation to the removal of the garages and their replacement with additional garden area on Plots 47, 48, 49, 50, 51, 52, 59, 60, 61, 62, 63, 64, 69, 87, 88, 94 & 126.

Reason for refusal:

01 The change would lead to more on-street parking in a part of the site with limited on-street parking capacity to the detriment of the amenity of occupiers and to the free flow of traffic and general highway safety contrary to Policies GP3, GP4 and T4 of the adopted Newport Local Development Plan 2011-2026.

NOTE TO APPLICANT

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This decision must be read in conjunction with planning permission 22/0224 and 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.

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 the following unconditioned plans and documents.
 - o Covering Letter dated 08.06.2026
 - o Drawing 3904-110-1 - Engineering Layout, 1/2
 - o Drawing 21360.1001 - Site Landscape Proposals, 1/3
 - o Drawing 21360.1002 - Site Landscape Proposals, 2/3
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). The following Policies were relevant to the determination of this application:
 - o GP2 - General Amenity
 - o GP4 - Highways & Accessibility
 - o GP6 - Design
 - o T4 - Parking
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.
4. This non-material amendment remains subject to conditions and a legal agreement attached to Planning Permission 06/0471 and Reserved Matters approval 22/0224 and it should be read in conjunction with those decisions.

Signed on behalf of the Council



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

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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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).