

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

C/o Agent

Company Name

Cicor Newport Ltd (c/o Colliers Building Consultancy Limited)

Address

Address line 1

C/o Williams Gallagher

Address line 2

Somerset House

Address line 3

37 Temple Street

Town/City

Birmingham

Country

Postcode

B2 5DP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

07944513126

Secondary number

Email address

heather@williams-gallagher.com

Agent Details

Name/Company

Title

Mrs

First name

Heather

Surname

Arnell

Company Name

Williams Gallagher

Address

Address line 1

Somerset House

Address line 2

37 Temple Street

Address line 3

Town/City

Birmingham

Country

United Kingdom

Postcode

B2 5DP

Contact Details

Primary number

07944513126

Secondary number

Email address

heather@williams-gallagher.com

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

OVERCLADDING OF EXISTING ASBESTOS ROOF

Reference number

25/0361

Date of decision (date must be pre-application submission)

26/06/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2 (Biodiversity Enhancement)

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 2 of the decision notice requires the submission and implementation of a biodiversity enhancement scheme prior to the commencement of development, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011–2026, as well as the requirements of Planning Policy Wales and the Environment (Wales) Act 2016.

The biodiversity enhancement measures on site are already substantial and fully accord with the policy aim to secure a net benefit for biodiversity and to maintain and enhance ecosystem resilience. As shown in the attached site plan and supporting photographs, more than 20 bird boxes and bug houses have been installed, their locations indicated by green dots on the plan. These features provide targeted and tangible benefits for nesting birds and invertebrates, contributing to habitat diversity and species support.

In addition to these features, the site already benefits from established, permanent landscaping comprising a variety of plant species known to support pollinators and provide year-round foraging and shelter opportunities. While there are no standalone ornamental planters, the existing planting within the grounds is well-established and already fulfils the ecological function such planters would otherwise serve.

Given the extent, distribution, and permanence of these biodiversity features, the objectives of Condition 2 are already being met in full. In accordance with Planning Policy Wales (para. 6.4.5) and the Environment (Wales) Act 2016 Section 6 duty, further measures would not deliver proportionate or meaningful ecological gain beyond what is already existing. Requiring additional interventions would risk unnecessary duplication without further enhancing biodiversity or ecosystem resilience.

It is therefore respectfully submitted that Condition 2 can be discharged on the basis of the measures already implemented and evidenced herein.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Heather Arnell

Date

13/08/2025