

Notice of Decision



S Taylor
ST Planning
155 Chapelwood
Cardiff
CF23 9EH

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0268**
Application Type: **Renewals and Variation of Conditions**
Proposal: **S73 APPLICATION TO VARY STANDARD TIME CONDITION IN RESPECT OF 19/0420 VARIATION OF STANDARD FULL CONDITION OF PLANNING PERMISSION 12/0212 FOR THE ERECTION OF FLATS**
Site/Location: **7 Stow Park Circle, Newport, NP20 4HE**
Decision Date: **10th September 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 10th April 2026. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

- 01 The development to which this permission relates must be begun not later than the expiration of TWO YEARS from the date of this permission.
Reason: To conform to the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.
- 02 The development shall be implemented in accordance with the following plans and documents as approved within application 19/0420.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
- 03 The development shall be carried out in accordance with the Construction Environment Management Plan (CEMP) and the Construction Environment Management Plan: Biodiversity (CEMP: Biodiversity) details as approved via application 26/0002.
REASON: To safeguard habitats and species protected under the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), and Environment (Wales) Act 2016.
- 04 The development shall be carried out in accordance with the scheme of materials as approved under application 26/0003. The development shall only proceed in accordance with the approved plans and shall be retained as such thereafter.
Reason: To ensure that the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 05 No development, to include demolition, shall commence until a Tree Protection Plan (in accordance with BS 5837:2012) has been implemented on site in accordance with Treescene resubmitted TCP (undated) titled revision "A" and has been approved in writing by the Local Planning Authority
Reason: To protect important landscape features within the site, in accordance with Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 06 The development shall be carried out in accordance with the details of ecological enhancement as approved by application 26/0002. The development shall only proceed in accordance with the approved plans and shall be retained as such thereafter.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 10 and in accordance with Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

07 The development shall be carried out in accordance with the details of slab levels as approved by application 26/0003. The development shall only proceed in accordance with the approved plans and shall be retained as such thereafter.

Reason: In the interests of visual amenities. in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 08 No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in accordance with the approved Tree Protection Plan. No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. All weather notices on Heras fencing, 1 per 10 panels, stating ' CONSTRUCTION EXCUSION ZONE NO ACCESS' shall be erected. The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned.
Reason: To protect important landscape features within the site, in accordance with Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 09 The development shall be carried out in accordance with the arboricultural details as approved by application 26/0002.
Reason: To protect important landscape features within the site, in accordance with policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 10 The development shall be carried out in accordance with the landscaping details as approved by application 26/0084.
REASON: To preserve the appearance of the Conservation Area in accordance with policy GP5 and CE7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 11 The development shall be carried out in accordance with the access road details as approved by application 26/0003.
REASON: To ensure that the roads shall be constructed and sited to the satisfaction of the Council so far as to provide a proper means of access for traffic in accordance with policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 12 Prior to the first beneficial occupation of the development hereby approved the parking turning and access areas as shown on the plans hereby approved for the existing flats and the proposed flats and then maintained and kept clear for car parking purposes for the site thereafter.
Reason: To ensure adequate parking is provided on site in the interests of highways safety and in accordance with policies GP4 and T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 13 Prior to the first beneficial occupation of any unit hereby approved the cycle parking area shall be provided in accordance with the plans hereby approved and then maintained in that state thereafter.
Reason: To encourage the use of sustainable modes of transport, in accordance with policies SP1 and GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 14 Prior to the first beneficial occupation of any flat hereby approved full details of the bin storage, to include elevations and finish detail, shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be fully implemented as approved and then maintained thereafter in that state.
Reason: To ensure adequate bin storage is provided for the site in the interest of visual and residential amenity and to ensure that the character or appearance of the Conservation Area preserved in accordance with policy GP5 and CE7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 15 Prior to the first beneficial occupation of the building hereby approved, suitable boundary treatments shall have been constructed in accordance with details which shall have previously been submitted to and agreed in writing by the Local Planning Authority and then shall be maintained accordingly thereafter.
Reason: To ensure the development is completed in a satisfactory manner in accordance with policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 16 Prior to the first beneficial occupation of the extension hereby approved, a foul and surface water drainage system shall be installed in accordance with full details which shall have first been submitted to and agreed in writing with the Local Planning Authority.
Reason: To ensure an orderly form of development and complies with Policy GP3 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 17 Except where otherwise agreed in writing by the Local Planning Authority no existing trees shall be felled, topped or lopped, and no existing hedges shall be removed.
Reason: To protect existing landscape features on the site, in accordance with policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

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.

The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP9, SP12, SP13, SP18, GP2, GP3, GP4, GP5, GP6, CE7, H2, H4, T4 and W3 were relevant to the determination of this application.

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.

Signed on behalf of the 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).