

Notice of Decision



D Andrews
Cotswold Architectural
Flat 2
Pullman House
Foundry Road
Cinderford
GL14 2JP

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

Application No: **25/0909**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 2 (LANDSCAPING), 3 (ECOLOGICAL ENHANCEMENT), 4 (REFUSE STORE), 5 (CYCLE STORE), 7 (PARKING SPACES) AND 9 (PRIVACY SCREENS) OF 23/0418 CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS**

Site/Location: **The Old Post Office , 2 Tregarn Road, Langstone, Newport, NP18 2JS**

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 16th April 2026. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development shall be implemented in accordance with the following plans and documents: Drawing No. GA04 - GA Elevation Rev DC (Received 16.04.2026); Drawing No. GA04 - Site Plan Rev DC (Received 16.04.2026); Drawing No. GA08 - Landscaping Plan & Ecological Management Plan Rev DC; Revised Scheme of Ecological Enhancement (17.06.2026); 5 Year Planting Management Plan (17.06.2026)
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Soft Landscaping
The scheme of soft landscaping for the site hereby approved shall be carried out in entirety by a date not later than the end of the full planting season immediately following the date of this permission. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. No planting at the front of the site shall reach a height greater than 600mm. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of October 2026 to March 2027.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity, ecological enhancement and placemaking having regard to Policy GP2, GP5 and GP6 of the adopted NLDP 2011-2026 (adopted January 2015).

3. Ecological Enhancement

The bird boxes, bat boxes and bug hotel hereby approved shall be installed within 3 months of the date of this permission, and shall be retained thereafter.

Reason: To ensure the proposal benefits from ecological enhancement in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and PPW 11.

4. Refuse Store

Within 3 months of the date of this permission, the approved refuse store shall be provided in full accordance with the approved plans, made available for use and shall be kept free from obstruction and retained in that state thereafter.

Reason: In the interests of providing acceptable refuse storage and preserving visual amenity and highway safety in accordance with Policy GP2, GP4 and W3 of the NLDP 2011-2026 (adopted January 2015).

5. Cycle Store

Within 3 months of the date of this permission, the approved cycle store shall be provided in full accordance with the approved plans, made available for use and shall be kept free from obstruction and retained in that state thereafter.

Reason: In the interests of promoting sustainable travel in accordance with Policy SP1 and GP4 of the NLDP 2011-2026 (adopted January 2015).

6. Parking Spaces

Within 3 months of the date of this permission, the approved parking layout shall be permanently marked out on site and provided in full accordance with the approved plans (including provision of aco drain), made available for use and shall be kept free from obstruction and retained in that state thereafter.

Reason: In the interests of highway safety in accordance with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

7. Pre Occupation Conditions

Front Boundary

Within 3 months of the date of this permission, the approved 600mm high brick dwarf wall to the front of the site shall be installed in full and retained in that state thereafter.

Reason: In the interests of visual amenity and highway safety in accordance with Policy GP2 and GP4 of the NLDP 2011-2026 (adopted January 2015).

8. First Floor Side Windows

Prior to the occupation of any first floor unit hereby approved all first floor windows fitted in the side elevations shall be obscure glazed (to a minimum Pilkington Level 3 Rating) and non-opening unless any part of the window which can be opened is, when measured at any point along the lowest edge of that part, at least 1.7 metres above the internal floor.

Reason: To safeguard the amenities of neighbouring residents and in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

9. Privacy Screens

Prior to occupation of any first and second floor flat hereby approved the privacy screens serving the balconies as shown on the approved plans shall be installed in full and retained in that state thereafter.

Reason: To safeguard residential amenity in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

10. General conditions

Boundary Treatments

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure (other than those shown on the approved plans) shall be erected or planted on site without the prior written permission of the Local Planning Authority.

Reason: In the interests of the visual amenities and character and appearance of the area and in accordance with Policy GP2 of the NLDP.

11. Welsh Water Dwr Cymru - Surface Water Drainage

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy GP3 of the NLDP.

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.

1. This decision relates to plan Nos: Site Photograph 1; Site Photograph 2.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1 (Sustainability), SP10 (Housebuilding Requirement), SP13 (Planning Obligations), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), H6 (Sub-division of Curtilages, Infill and Backland Development) and W3 (Provision for Waste Management Facilities in Development) were relevant to the determination of this application.
3. 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).