

# Newport City Council

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

01633 656656  
planning@newport.gov.uk  
www.newport.gov.uk



## 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

1 Ground Floor Flat

Address Line 1

Ridgeway Avenue

Address Line 2

Town/city

Newport

Postcode

NP20 5AJ

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

Easting (x)

329617

Northing (y)

187990

Description

#### Applicant Details

Name/Company

Title

First name

George

Surname

Michalatos

Company Name

Address

Address line 1

1 ridgeway avenue

Address line 2

newport

Address line 3

Town/City

newport

Country

United Kingdom

Postcode

np20 5aj

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

# Description of the Proposal

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

24/0734 Full GARAGE EXTENSION AND LINK EXTENSION (COMPLETION AND RETENTION) 1 Ridgeway Avenue, Newport, South Wales, NP20 5AJ

Reference number

24/0734

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

20/12/2024

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

Condition number(s)

condition 1

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/08/2024

Has the development been completed?

- ☒ Yes
- ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

09/11/2024

## 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

With regards to the biodiversity enhancement scheme for the application Ref. No: 24/0734, I hope the following meets your requirements for the discharge of application.

1. 2 nest boxes facing northerly on a wooden post.
2. A dead wood area between the garage and the boundary hedge approximately 4 square meters and 0.2M deep for saproxylic species.
3. I will also plant a border in autumn of: All Things Bright and Beautiful Bee & Butterfly Wildflower Seeds LWBP 100%

The species included in this mixture create an attractive display from May to October and is suitable for creating habitats for bees, butterflies and other pollinating insects. It contains a wide range of species to create a diverse environment and range of food to support local wildlife.

Attached are pictures of the dead wood area and the installed 2 nest boxes.

Kind regards,  
George

## 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

email

Date (must be pre-application submission)

16/06/2025

Details of the pre-application advice received

Thank you for your email. The biodiversity schemes are proportionate to the development and would likely be considered acceptable. A discharge of application will need to be submitted. The fee is £35. The details can be submitted to the planning inbox with an application form and the details submitted.

## 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

George Michalatos

Date

27/06/2025

Amendments Summary

removal of second planning permission needed for application to be accepted