



CASTELL CONSTRUCTION
Property Development Specialists

24th October 2025

FAO Jacob Cooke
Newport City Council

Dear Jacob,

RE: Non-Material Amendment to vary the trigger for the submission of details required under Condition 6 (Landscaping) of Planning Permission 23/0163 for the residential development of 43 units at Newport Export Packing, Queens Hill, Newport (NP20 5HJ).

I am writing on behalf of Castell Group to formally request non-material amendments to Condition 6 of planning application 23/0163.

Following recent correspondence, we are looking to amend the trigger relating to condition 6 from:

Before the commencement of development (excluding demolition), written approval of the Local Planning Authority is required to a scheme of hard and soft landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

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Before the commencement of the superstructure, written approval of the Local Planning Authority is required to a scheme of hard and soft landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion

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In accordance with Section 96A, the changes have been assessed against the appropriate tests:

(a)(i) Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?

The proposed change relates solely to the timing for the submission of information and does not alter the approved scale, layout, or form of the development. The Council will retain full control over the acceptability of the submitted details through the relevant condition. Accordingly, the scale and impact of the development will remain unchanged as a result of this NMA.

(a)(ii) Would the proposed change result in a detrimental impact either visually or in terms of local amenity?

The proposed change relates solely to the timing of the submission of information and does not involve any physical alterations to the approved development. As such, there will be no visual changes to the appearance of the scheme, nor any adverse effect on neighbouring amenity in terms of overlooking, loss of light, noise, or general disturbance. The proposal therefore would not result in any detrimental visual or amenity impacts.

(b) Would the interests of any third party or body be disadvantaged in planning terms?

The proposed change does not introduce any physical alterations to the approved development or alter the nature or scale of the proposal. It simply relates to the timing of information submission, over which the Council will retain control through the relevant condition. As such, the interests of third parties or statutory bodies will not be disadvantaged, and there will be no additional impacts beyond those already assessed and deemed acceptable as part of the original approval.

(c) Would the proposed change conflict with national or development plan policies?

The proposed change does not alter the nature, scale, or form of the approved development and therefore raises no new policy considerations. The principle of development has already been established through the original permission, and the amendment - relating only to the timing of information submission - does not conflict with any national or local development plan policies. Accordingly, the proposal remains fully compliant with the relevant policy framework.

Castell Group will pay the appropriate fee for the Non Material Amendment Application.

Thank you for your attention to this matter, and we look forward to receiving your confirmation of validation of the application.

Yours sincerely,

Llyr Morris

Senior Development and Planning Manager

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