

# Notice of Decision



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## TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0561**  
Application Type: **Full**  
Proposal: **PROPOSED REPLACEMENT CHILDREN'S PLAY AREA**  
Site/Location: **Tredeggar House, Pencarn Way, Duffryn, Newport, South Wales, NP10 8TH**  
Decision Date: **12th March 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 22nd July 2025. The application has been:-

### Granted with Conditions

## STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

**Reason:** To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

## ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: 20260131 Play area compound maps; Tredeggar House Play Area TCP-TPP a4 Plan; Excavating holes in a rooting area JPTC; Play Overlay Tredeggar House Play Area 5837 tree info; 415\_TH123.04.01 Tree Overlay; Site Location Plan; 415 TH123.03.01 - Play Stag Swings Trails.; 415 TH123.02.01 - Play Gatehouses Panels; 415 TH123.01.01 - Play Area Plan.; Email from Oliver O'Neil 16/02/2025- Tree info; Tredeggar House Play Area TCP-TPP a4 Plan; Tredeggar House Play Area BS5837; HIA AA035 V2; Arboricultural Tree Report; Design and Access Statement  
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. The playground equipment shall be constructed and completed of the materials specified within section 4.2 of the Design and Access Statement July 2025 V2 and Section 1 of HIA AA035 V2 and shall be maintained as such for the lifetime of development.  
Reason: To ensure the development is completed in a manner compatible with its surroundings.
3. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.  
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

4. Prior to the demolition and erection of play equipment, the Project Arborist must undertake an Arboricultural Watching Brief visit to ensure all the tree protection measures including protective fencing and ground protection measures are in place and 'signed off'. Arboricultural Watching Brief visits must occur weekly during periods when work is occurring in the Root Protection Area of trees, and monthly reports shall be submitted to the Local Planning Authority.  
Reason: To ensure there is sufficient protection of trees in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

#### NOTE TO APPLICANT

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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.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email [building.control@newport.gov.uk](mailto:building.control@newport.gov.uk). For advice on obtaining relevant permissions from the Highway Authority, please contact [highway.planning@newport.gov.uk](mailto:highway.planning@newport.gov.uk)

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP5, GP6, CE4, CE5, CE7, CF1, CF2, CF12, SP1, SP18 were relevant to the determination of this application.
2. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.
3. Bats often roost in trees, and work on these trees may disturb a bat roost if one is present. All bats and their roosts are protected against disturbance under UK legislation. If works are planned on a tree in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.  
If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.  
Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.  
Where bats or their roosts are present, no works of felling or removal of major limbs should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result. NRW can be contacted at:-  
Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000