

Notice of Decision



V Hughes
Mott MacDonald
2 Callaghan Square
Caerdydd
CF10 5BT

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0792**

Application Type: **Full**

Proposal: **DEMOLITION OF THE OLD BASSALEG BRIDGE AND CONSTRUCTION OF A REPLACEMENT SINGLE SPAN BRIDGE STRUCTURE ACROSS THE EBBW RIVER TO FACILITATE VEHICULAR ACCESS TO FORGE MEWS FROM VIADUCT WAY**

Site/Location: **Bridge Over Ebbw River , Forge Mews, Bassaleg, Newport, NP10 8NE**

Decision Date: **21st May 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 6th October 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

01 The development shall be implemented in accordance with the following plans and documents:

100119581-MMD-XX-XX-DR-HW-3201-P04 General Arrangement;
100119581-MMD-XX-XX-DR-PL-1201 -Site Layout Plan;
100119581-MMD-XX-XX-DR-PL-1301 - Proposed Elevation;
100119581-MMD-XX-XX-DR-PL-1302 - Proposed Sections;
100119581-MMD-XX-XX-SK-HW-0008 - Detailed Design Highways Vehicle Tracking Sketch Personal Vehicles;
100119581-MMD-XX-XX-SK-HW-0007 - Detailed Design Highways Vehicle Tracking Sketch Station Approach to Viaduct Way;
100119581-MMD-XX-XX-SK-HW-0006 - Detailed Design Highways Caerphilly Road to Viaduct Way Visibility Envelope;
100119581-MMD-XX-XX-SK-HW-0002-P04 - Visibility Splays – Crossing;
100119581-MMD-00-XX-DR-EN-00002 – Basseleg Bridge Replacement Tree Protection Plan;
Green Infrastructure Assessment (May 2025);
Habitats Regulations Assessment (April 2025);
Ecological Impact Assessment (June 2025);
Water Framework Directive Assessment (September 2025);
Geomorphology Report (August 2025);

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

02 No development or demolition shall commence until a Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority. The DCEMP should include, but not be limited to:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction and demolition programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and the watercourse;
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill; external lighting details;
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;
- Traffic Management: details of site deliveries, including timings to avoid school drop off and pick up times, plant on site and wheel wash facilities;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations;
- Safety measures for working in the proximity of a gas pipeline.

The DCEMP shall be implemented as approved during the demolition and construction phases of the development.

Reason: To ensure necessary management measures are agreed and implemented for the protection of the environment, residential amenity and highway safety for the demolition and construction phases in accordance with Policy GP2, GP5 and GP7 of the NLDP 2011-2026 (adopted January 2015).

03 No development (to include demolition) shall take place until details of a construction design method statement and risk assessment for the protection of the structural condition of the public water main and sewer assets crossing the site has been submitted to and approved in writing by the Local Planning Authority. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. Thereafter, the protection measures shall be retained at all times during the lifetime of this permission.

Reason: To protect the integrity of the public watermain(s) and sewer(s) and avoid damage thereto in accordance with Policy GP3 and GP7 of the NLDP 2011-2026 (adopted January 2015).

04 Prior to the commencement of development (including demolition) full details of all mitigation as recommended in Section 6.2 of the approved Ecological Impact Assessment (EclA) (June 2025) shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details thereafter.

Reason: To secure appropriate mitigation as part of the development in accordance with Policies SP9 and GP5 of the NLDP 2011–2026 (adopted January 2015).

Pre – construction conditions

Details of Materials and Finishes

05 Prior to the construction of the bridge hereby approved, final details and specification of the external surfaces and materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be applied prior to the first beneficial use of the bridge hereby approved and retained in that state thereafter.

Reason: In the interest of good design and acceptable visual amenity in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Pre –use conditions

06 Prior to the first beneficial use of the bridge hereby approved, a final scheme and details of ecological enhancement, based on the principles set out in the approved Green Infrastructure Statement, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to the following and shall include a timetable for implementation and details of ongoing management and maintenance;

- o Grassland Creation;
- o Coir Roll Installation;
- o Invasive Non-Native Species Management;
- o Bird and Bat Boxes;
- o Retention of Otter Holt and provision of new Otter resting ledge.

The ecological enhancements shall be implemented in full in accordance with the approved timetable and shall be retained and maintained thereafter.

Reason: To provide a netbenefit for biodiversity in accordance with PPW12, Policy 9 of Future Wales and Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

07 Prior to the first beneficial use of the bridge hereby approved, a detailed scheme for the off site planting of a minimum of 24 replacement trees (of appropriate native species) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location, number, species and height of the trees at the time of planting. The approved scheme shall be implemented in full no later than the end of the first full planting season following the first beneficial use of the bridge. For the

purposes of this condition, a full planting season shall be taken to mean the period between October and April inclusive. All trees shall thereafter be maintained for a period of five years from the date of planting in accordance with an approved management schedule. Any trees which die, are removed, or become seriously damaged or diseased within this period shall be replaced in the next available planting season with specimens of the same size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure appropriate off site mitigation and compensation in accordance with Planning Policy Wales (Edition 12) and Policies SP1, SP9 and GP5 of the NLDP 2011–2026 (adopted January 2015).

- 08 The bridge hereby approved shall not be brought into use until the shared use path/active travel verge and associated uncontrolled crossing points at Viaduct Way and Forge Mews as shown on the approved plans have been provided in full and are made available for use.

Reason: To encourage active travel and to ensure pedestrian/highway safety in accordance with Policy SP1 and GP4 of the NLDP 2011-2026 (adopted January 2015).

- 09 No operations of any description (this includes but is not limited to all forms of demolition, 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 for Tree T9 as shown on "Drawing No. 100119581-MMD-00-XX-DR-EN-00002 – Basseleg Bridge Replacement Tree Protection Plan" contained within approved document "Arboricultural Impact Assessment (March 2025)" has been installed on site. 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. The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Once erected the approved Tree Consultant should provide written, dated and signed confirmation that the fencing has been installed as detailed in the Tree Protection Plan .

Reason: To protect important landscape features within the site in accordance with Policy SP1, SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015).

- 10 Prior to the demolition of the existing bridge, full details for the making good of the existing embankment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and retained thereafter.

Reason: To ensure the development is undertaken in an acceptable manner in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

General conditions

- 11 The development shall be undertaken in accordance with the Mitigation measures set out in Section 6.2 of the approved Ecological Impact Assessment (EclA) (June 2025).

Reason: To ensure the development preserves matters of biodiversity and ecological interest in accordance with Policy SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015).

- 12 The tree removal shall take place outside of the bird nesting season (March to August Inclusive).

Reason: To ensure the development preserves matters of biodiversity and ecological interest in accordance with Policy SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015).

- 13 The existing bridge shall not be demolished until the replacement bridge hereby approved has been completed in full and is open and available for use by vehicles and pedestrians (including active travel users). The demolition of the existing bridge shall take place no later than six months from the date of first use of the replacement bridge, unless an alternative timescale has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the availability of access for existing residents during the construction and commissioning of the replacement bridge, in the interests of residential amenity, in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

- 14 The piling method shall be Continuous Flight Auger (CFA) only, as shown on the approved drawing "100119581 MMD XX XX DR PL 1302 – Proposed Sections".

Reason: To protect the local environment in accordance with Policy GP5 of the NLDP 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.

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. For advice on obtaining relevant permissions from the Highway Authority, please contact 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. This decision relates to plan Nos:

Site Location Plan;

100119581-MMD-XX-XX-DR-PL-1001 - Existing Plan and Elevation.

100119581-MMD-XX-XX-DR-PL-1002 - Demolition Plan and Elevation.

100119581-MMD-XX-XX-DR-UT-5001- Existing Utilities;

100119581-MMD-XX-XX-RP-LI-0002 -Traffic Geometric Lighting Review;

100119581-MMD-XX-XX-RP-TP-0003 Bassaleg Bridge Transport Statement;

100119581-MMD-XX-XX-RP-FL-0002 Flood Consequences Assessment;

Arboricultural Impact Assessment;

100119581-MMD-XX-XX-RP-PL-0001 - Bassaleg Bridge Planning Statement.

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP9, SP14, GP1, GP2, GP4, GP5, GP6, GP7, CE7, CE8, T4, T5 and T7 were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
4. Warning: A European Protected Species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or on the NRW website

Development shall not be commenced until you have been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/development to go ahead. Please note that any changes between planning consent and the licence application may affect the outcome of a licence application.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM

Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0792

Decision Date: 21st May 2026

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).