

# Notice of Decision



L Griffiths  
Asbri Planning Ltd  
Unit 9  
Oak Tree Court  
Cardiff Gate Business Park  
Cardiff  
CF23 8RS  
United Kingdom

**Town and Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)**

Application No: **20/0875**

Application Type: **Discharge Conditions**

Proposal: **PARTIAL DISCHARGE OF CONDITION 12 (DETAILS OF GLAZING AND VENTILATION) AND 16 (REMEDATION VERIFICATION) IN RELATION TO PLOTS 39-46 AND 56-75 OF PLANNING PERMISSION 18/0293 FOR THE DEVELOPMENT OF 195NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY 407/1**

Site/Location: **Land To South Of Glan Usk Primary School, Herbert Road, Newport, South Wales, ,**

Decision Date: **1st February 2021**

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 7th December 2020. The application has been:-

**Approved**

## NOTE TO APPLICANT

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The development should 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 [streetscene@newport.gov.uk](mailto:streetscene@newport.gov.uk)

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

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: Drawing No. 3073(04)001B Site Location Plan; Drawing No. PRL-01 - Phasing Plan; Terra Firma Report Schedule; Ground Water Monitoring Letter (30th August 2016); Reen Monitoring Letter (2nd August 2018); Preliminary Earthworks Report Part 1/2/3/4; Acoustic Report; Geotechnical and Geo-Environmental Site Investigation Report Phase 1; Summary of Remediation Implemented; Ground Floor Details; Ground Gas Validation Report, Ground Gas Verification Plan; Imported Fill Validation Report (October 2016) and (September 2018); Piling Mat Main Site; Radbar Amber 1 Membrane; Settlement Report; Validation of Capping; Validation Report.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). No policies 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.
4. This approval only approves the partial discharge of Condition 16 in relation to Plots 39-46 and 56-75. All other plots are required to be submitted for partial discharge in line with the requirements of the condition.

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Signed on behalf of the Council



Newport City Council  
Regeneration, Investment and Housing  
Civic Centre  
Newport  
South Wales  
NP20 4UR

**Tracey Brooks Bsc Hons Dip TP MRTPI ILM**  
**Pennaeth Adfywio Buddsoddi a Thai dros dro / Acting Head of Regeneration, Investment and Housing**  
**Cyngor Dinas Casnewydd / Newport City Council**

**Application Number: 20/0875**

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*IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM*

# Notes for Applicants

## TOWN AND COUNTRY PLANNING ACT 1990

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be 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.
- **If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)**