

Newport City Council

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

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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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Giles

Surname

Armstrong

Company Name

Address

Address line 1

633 Chepstow Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP19 9BN

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

New vehicular access off Chepstow Road and associated off road parking area to front of property (part retrospective)

Reference number

24/0727

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

13/02/2025

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

Condition number(s)

1 and 3

Has the development already started?

- ☐ Yes
- ☒ No

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

As part of the Notice of Decision, Condition 1 requires that, in widening the currently existing driveway, as per the agreed Notice Decision, that the "development shall be implemented in accordance with the" specified "plans and documents". We agree to comply, and ensure the development is implemented in accordance with the documents specified by the condition, namely [Proposed Layout CR-03 Rev C] and [Swept Path Analysis CR-TR001 Rev B]. No materials are being submitted regarding Condition 1.

Condition 3 requires "No development, other than demolition, shall commence until the visibility splays and sight line areas shown on the approved drawings have been provided." All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres." Minor demolition has now occurred to achieve the required pedestrian visibility. As evidence of the visibility splays and sight lines being achieved, a PDF is attached. This is a seven-page PDF and includes: - A detailed area plan of the development, drawn to a recognised scale. - Photographs showing the primary obstructions within the visibility splay. - Photographs showing the new approximate measurements of the primary obstructions within the designated area, demonstrating all obstructions to have a height of less than 0.6 metres.

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

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

Giles Armstrong

Date

14/09/2025