

Notice of Decision



S Gadsby
Skerryvore Designs
Sextons Tower
2 Caerphilly Road
Bassaleg
Newport
NP10 8LE

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0352**
Application Type: **Full**
Proposal: **REPLACEMENT DWELLING IN THE COUNTRYSIDE COMPRISING A HIGH QUALITY, LOW CARBON HOME WITH ASSOCIATED LANDSCAPING**
Site/Location: **Plough House , Druidstone Road, Old St Mellons, Cardiff, CF3 6XD**
Decision Date: **6th August 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 May 2026. 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:

Site Location Plan
SD1118-20E Proposed Ground Floor Plan & Front Elevation
SD1118-21E Proposed First Floor Plan & Side (North East) Elevation
SD1118-22E Proposed Attic Plan & Rear Elevation
SD1118-23E Proposed Side (South East) Elevation & Section AA
SD1118-24C Proposed Roof Plan
SD1118-25C Proposed Site Layout
SD1118-26B Site Sections
Soft Landscape Plan 261128 01A
Soft Landscape Planting and Maintenance Schedule v2
Green Infrastructure 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.

(02) Notwithstanding the provisions of Schedule 2, Part 1, Class A, B, C, D, E or F of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking or re-enacting that order with or without modification), no development shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place in order to protect the character and appearance of the countryside and the openness of the Green Wedge, in accordance with Policies SP7 and H12 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

(03) Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking or re-enacting that order with or without modification), no means of enclosure shall be erected on site without the prior written consent of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place in order to protect the character and appearance of the countryside and the openness of the Green Wedge, in accordance with Policies SP7 and H12 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

(04) In the event of the Solar Photovoltaic Panels failing to produce electricity for a continuous period of six months, then they will be deemed to have ceased to be required, and the Solar Photovoltaic Panels and their ancillary equipment shall be dismantled and removed from the site within six months of the deemed cessation date and the roof shall be made good.

Reason: In the interests of visual amenity and to protect the character of the countryside in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

(05) A minimum of 3 no. car parking spaces as shown on the approved plans shall be provided within the curtilage of the site and be permanently retained for the parking of motor vehicles associated with the use of the dwellinghouse at all times.

Reason: To ensure adequate car parking provision is available at the site, in accordance with Policy GP4 of the Newport Local Development Plan.

(06) Notwithstanding the approved details, all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing landscape features.

(07) 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).

(08) No development shall take place, including any demolition and any works of site clearance, until a Bat Mitigation Method Statement, which shall include timing of works, and the location, design and timing of any alternative roosts to be provided, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

(09) No development shall take place until a site-specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours.
- Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus.

Reason: To protect the amenities of occupiers of other premises in the vicinity.

(10) Prior to the construction of the dwelling hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the dwelling is finished in acceptable materials in accordance with Policy GP2 and GP6 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. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP2, SP9, GP1, GP2, GP4, GP5, GP6, GP7, CE3, H2, H12, T4 and W3 were relevant to the determination of this application.
2. The Wildlife and Development, New Dwellings, Waste Storage and Collection, Parking Standards and Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance was relevant to the determination of this application.
3. Due to the minor nature of the proposed development (including any demolition) and having regard to the location of the site in relation to sensitive areas, it is considered that the proposals would not have the potential for environmental effects and so did not need to be screened under the Environmental Impact Assessment Regulations.
4. Warning: An European Protected Species (EPS) Licence is required for this development.
This notice 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 recklessly 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 at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european>

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: 26/0352

Decision Date: 6th August 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).