

Notice of Decision



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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0757**
Application Type: **Full**
Proposal: **CONSTRUCTION OF A GARDEN RETAINING WALL AND DOUBLE GARAGE TO THE SIDE OF THE PROPERTY**
Site/Location: **24 Park End, Langstone, Newport, NP18 2NB**
Decision Date: **16th July 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 29th September 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:
 - R961-05 A1 Proposed Elevations
 - R961-05 - Proposed Elevations
 - R961 - GI Statement
 - R961-06 - Waterproofing Foundation Detail
 - R961-04 A1- Proposed Plans
 - R961-03 - Proposed Site Plan
 - Site Location Plan.

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 external surfaces of the development hereby permitted shall only be of materials to match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the NLDP 2011-2026.

3. Prior to the construction of the garage hereby approved, a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall:
- Identify the location of exclusionary fencing by plan and include details of the form of that fencing.
 - Exclusionary fencing shall be kept in place whilst construction works are being undertaken and none of the following activities shall take place within that fencing:
 - Storage of materials, waste or spoil
 - Parking or trafficking of vehicles
 - Disposal of fluids
 - Lighting of fires
 - Any works of excavation
 - Any activity likely to be prejudicial to the long-term retention of trees on the site.
- Reason: To protect existing green infrastructure on the site in the interests of visual amenity, biodiversity and overall sustainability. Policies SP1, SP9, GP2 & GP5.
4. Prior to construction of the detached garage hereby approved, an Arboriculturist shall be appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for:
- o Supervision and monitoring of the approved Tree Protection Plan
 - o Supervision of the alteration or temporary removal of any Barrier Fencing;
 - o Oversee working within any Root Protection Area;
 - o Reporting to the Local Planning Authority;
- The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.
- Reason: To protect important landscape features within the site in accordance with Policy GP5 NLDP 2011-2026 (adopted January 2015).
5. The development shall be undertaken in accordance with an Arboricultural Mitigation and Tree Recovery Scheme for Tree T3 that shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared by a suitably qualified Arboricultural Consultant and shall include:
- a) An assessment of the impact of the existing retaining wall on the health and long-term viability of Tree T3;
 - b) Measures to promote recovery and minimise the effects of root loss and soil disturbance;
 - c) Details of any soil amelioration, mulching, irrigation, fertilisation or other arboricultural treatments considered necessary;
 - d) A timetable for implementation and ongoing management;
 - e) A monitoring programme, including annual inspections and reporting to the Local Planning Authority for a period of not less than three years.
- The approved scheme shall be implemented in full in accordance with the approved timetable.
- Reason: To protect existing green infrastructure on the site in the interests of visual amenity, biodiversity and overall sustainability. Policies SP1, SP9, GP2 & GP5.
6. Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'R961 - GI Statement' shall be undertaken in full and retained for the lifetime of development.
- Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

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: R961-05 A1 Proposed Elevations, R961-02 A1 Existing Plan and Elevations, R961 - GI Statement, R961-06 - Waterproofing Foundation Detail, R961-05 - Proposed Elevations, R961-04 A1- Proposed Plans, R961-03 - Proposed Site Plan, R961-02 - Existing Plan and Elevation, R961-01- Existing Site Plan, Site Location Plan.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP5, GP2, GP4, GP5 and GP6 were relevant to the determination of this application.
3. 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

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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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).