

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

Paolo

Surname

Meletti

Company Name

Address

Address line 1

The Friars

Address line 2

Christchurch

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP18 1jj

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

VARIATION OF CONDITION 01 (APPROVED PLANS) OF PLANNING PERMISSION 24/0379 FOR NEW VEHICULAR ACCESS, HARD
STANDING AND CONSTRUCTION OF GARAGE WITH SOLAR PANELS FOR PROPOSED CHANGES TO DRIVEWAY

Reference number

25/0125

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

01/05/2025

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

Condition number(s)

1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12

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

- 1: This will be adhered too.
- 2: Piers.pdf uploaded to show the agreed design and location of the Piers with the Heritage officer.
- 3: Example roof tiles have been sent to and confirmed by the Heritage officer, Picture attached RoofTile.jpg and AgreedPanelMakeup.docx
- 4: The makeup of stone and mortar has been sent to and approved by the Heritage officer, this is to be carried out by Taliesin Conservation and the description from them is: "The mortar will consist of one part feebly hydraulic lime to three parts aggregate, matched to the existing outbuilding." StoneForCladding.jpg to show the stone to be used. File uploaded AgreedPanelMakeup.docx, shows email trail confirming this
- 6: The Heritage officer has visited the site, viewed samples and agreed on the pavers to be used. AgreedPaver.jpg and AgreedPaveremail.jpg files uploaded showing the agreed paver.
- 7: Tree protection plan will be implemented with security fence as shown in tree protection plan.
- 8: Root protection barrier will be installed in accordance with Treecare consulting 1st July 2024 and no works will take place until this is in place, notices will be placed 1 per 10 panels stating "CONSTRUCTION ZONE EXCLUSION ZONE NO ACCESS", Heras fencing will be retained for full duration of works and wont be removed or repositioned without prior written approval of the local planning authority.
- Condition 9:
- James Pinder Tech Cert (Arbor A)
- Treecare Consulting
- 1 Horsingtons Yard
- Lion Street
- Abergavenny
- NP7 5PN
- Has been appointed. Shona can confirm and approved of him. Files uploaded: Trees.docx, Tree Protection Sign 2.png, The Friars TCP-TPP a4.pdf, Excavating holes in a rooting area JPTC.pdf, Tree & Root protection all sites.pdf
- a) James will inspect the barrier fencing and "sign off" in writing and submit a copy of this to the Local Planning Authority stating that the protective fencing in the correct location and is fit for purpose.
- b) James will run with the watching brief
- c) James will oversee working within any Root Protection Area including excavating the holes in the root protection area, Hand excavation method for fence post holes within tree rooting areas/under tree canopies as Treecare Consulting method statement submitted 1 July 2024
- d) James will report to the Local Authority
- e) James from Treecare Consulting will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Councils Tree Officer.
- 10: This will be adhered too.
- 11: This will be adhered too.
- 12: This will be adhered too.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Declaration

To submit your building control application you must agree to the below 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.

Approval of details reserved by a condition (discharge): Approval of details reserved by a condition (discharge) I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council
- 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

Date