

Notice of Decision



A Tarnowiecki
Lovell Partnerships Ltd
Unit 5 Cae Gwyrdd
Cae Gwyrdd
Greenmeadow Business Park
Cardiff
CF15 7AB

Town and Country Planning Act 1990 (as amended)

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

Application No: **25/0028**

Application Type: **Discharge Conditions**

Proposal: **PARTIAL DISCHARGE OF CONDITIONS 12 (PART D) (VERIFICATION PLAN), 13 (VALIDATION REPORT) AND 21 (VERIFICATION REPORT) OF 19/0439 CONSTRUCTION OF 529NO. RESIDENTIAL UNITS, 24NO. ASSISTED LIVING UNITS, PUB/RESTAURANT, RETAIL UNITS, PRIMARY SCHOOL AND ASSOCIATED LANDSCAPE AND HIGHWAY INFRASTRUCTURE**

Site/Location: **Land Formerly Known As Whitehead Works, Mendalgief Road, Newport, South Wales**

Decision Date: **11th July 2025**

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 19th June 2025. The application has been:-

Approved

NOTE TO APPLICANT

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. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@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: Plots 369 to 384 Garden Capping Validation Report, Plots 87 to 95 Garden Capping Validation Report., Plot 484 to 486 358 359 Garden Capping Validation Report, Plot 481 to 483 357 Garden Capping Validation Report., Plot 475 to 480 Garden Capping Validation Report, Plot 474 Garden Capping Validation Report., Plot 435 to 440 Garden Capping Validation Report., Plot 422 to 429 Garden Capping Validation Report., Plot 416 to 420 Garden Capping Validation Report., Plot 351 to 356 and 360 Garden Capping Validation Report., Plot 349 Remedial Capping Works to Gardens, Plot 348 to 350 361 to 368 Garden Capping Validation Report.p, Plot 324 to 347 Garden Capping Validation Report, Plot 320 to 323 Garden Capping Validation Report, Plot 311 to 314 503 to 505 Garden Capping Validation Report., Plot 297 to 304 Garden Capping Validation Report., Plot 287 to 296 Garden Capping Validation Report, Plot 285 286 315 to 317 501 502 Garden Capping Validation Report., Plot 277 to 283 421 Garden Capping Validation Report., Plot 253 to 276 Garden Capping Validation Report., Plot 241 to 247 Garden Capping Validation Report., Plot 239 to 240 248 to 252 430 to 434 Garden Capping Validation Report., Plot 217 to 238 215 216 Garden Capping Validation Report, Plot 210 to 214 Garden Capping Validation Report., Plot 190 Garden Capping Validation Report, Plot 184 to 187 Garden Capping Validation Report., Plot 164 to 169 Garden Capping Validation Report., Plot 162 163 Garden Capping Validation Report 2., Plot 162 163 Garden Capping Validation Report 1., Plot 158 to 161 Garden Capping Validation Report 2., Plot 152 to 157 Garden Capping Validation ReportPlot 148 to 151 Garden Capping Validation Report., Plot 131 to 139 Garden Capping Validation Report. Plot 122 to 130 Garden Capping Validation Report, Plot 114 115 Garden Capping Validation Report., Plot 96 to 102 110 to 113 Garden Capping Validation Report 2, Plot 96 to 102 110 to 113 Garden Capping Validation Report, Plot 305 to 310 Garden Capping Validation Report, Plot 82 to 84 490 to 494 Garden Capping Validation Report., Plot 73 to 81 Garden Capping Validation Report., Plot 69 to 72 Garden Capping Validation Report, Plot 60 to 68 33 34 Garden Capping Validation Report., Plot 16 Garden Capping Validation Report., Plot 14 to 15 17 to 19 35 to 37 50 to 53 Garden Capping Validation Report, Plot 13 Garden Capping Validation Report, Plot 158 to 161 Garden Capping Validation Report 1., Plot 385 to 406 Garden Capping Validation Report, Northern POS Garden Capping Validation Report, Plot 82 to 84 Garden Capping Validation Report, Plot 2 to 12 Garden Capping Validation Report, 17020 05 100 Rev A - Site Location Plan., 240114-Tested Material Verification Plan.
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. Consideration of this subsequent consent did not raise significant additional environmental matters over and above those previously considered as part of the original application and the development, if changed or extended, will not have potential for significant adverse effects on the environment. The proposal is not located within a sensitive area. It is therefore considered that the proposals do not need to be screened under the Environmental Impact Assessment Regulations

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: 25/0028

Decision Date: 11th July 2025

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).