

VARIATIONS OF CONDITIONS:

- 1 - Development in accordance with plans.
- 2 - Landscaping prior to first Occupation
- 3 - Ecological Enhancements
- 4 - Refuse Store
- 5 - Cycle Store
- 7 - Parking
- 9 - Privacy Screens.

For:

Construction of 5no flats, parking, landscaping, and associated works.

At:

Site of 2, Tregarn Road, Langstone, Newport, NP18 2JS.

Newport City Council ref: **23/0418**

This document consists of supporting information for the variation of conditions 1, 2, 3, 4, 5, 7 & 9 relating to the above application site.

The description of the conditions and their responses are as follows:

COND 1	<i>The development shall be implemented in accordance with the following plans and documents: Drawing No. GA04 - Site Plan Received Rev 0 (23/05/2024); Drawing No. GA04 - GA Elevations; Drawing No. GA08 - Landscaping Plan Rev 0 (Relating to proposed landscaping scheme only); Drawing No. GA04 - GA Elevations Rev 0; Drawing No. TF01 - Ground Floor Plan Rev 0; Drawing No. GA02 - First Floor Plan Rev 0; Drawing No. GA03 - Second Floor Plan Rev 0.</i> <i>Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.</i>
RESPONSE	As per comments by enforcement, the applicant has installed safety screening upon the second floor balcony to allow access onto the roof for maintenance - this has now been added to the plans and elevations accordingly, as shown on: Condition 1 - Elevations.pdf Condition 1 - Second Floor Plan.pdf

COND 2	<i>Landscaping</i> <i>Notwithstanding the information submitted, prior to the first occupation of any unit a scheme of landscaping to include green infrastructure and biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out in entirety by a date not later than the end of the full planting season immediately following the date of this permission. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:</i> <i>a)A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc.</i>
RESPONSE	Planting will be installed according to approved plans: GA08 - Landscaping Plan Rev 0 With photo evidence below, for the planter in which the application relates: 



COND 3	<i>Pre -occupation conditions</i> <i>Ecological Enhancement</i> <i>Notwithstanding the information submitted, no occupation of any flat hereby approved shall take place until a scheme of ecological enhancement (including timetable for provision) has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in full prior to first occupation and retained thereafter.</i> <i>Reason: To ensure the proposal benefits from ecological enhancement in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and PPW 11.</i>
RESPONSE	Refer to document: CONDITION 3 - SCHEME OF ECOLOGICAL ENHANCEMENT.pdf

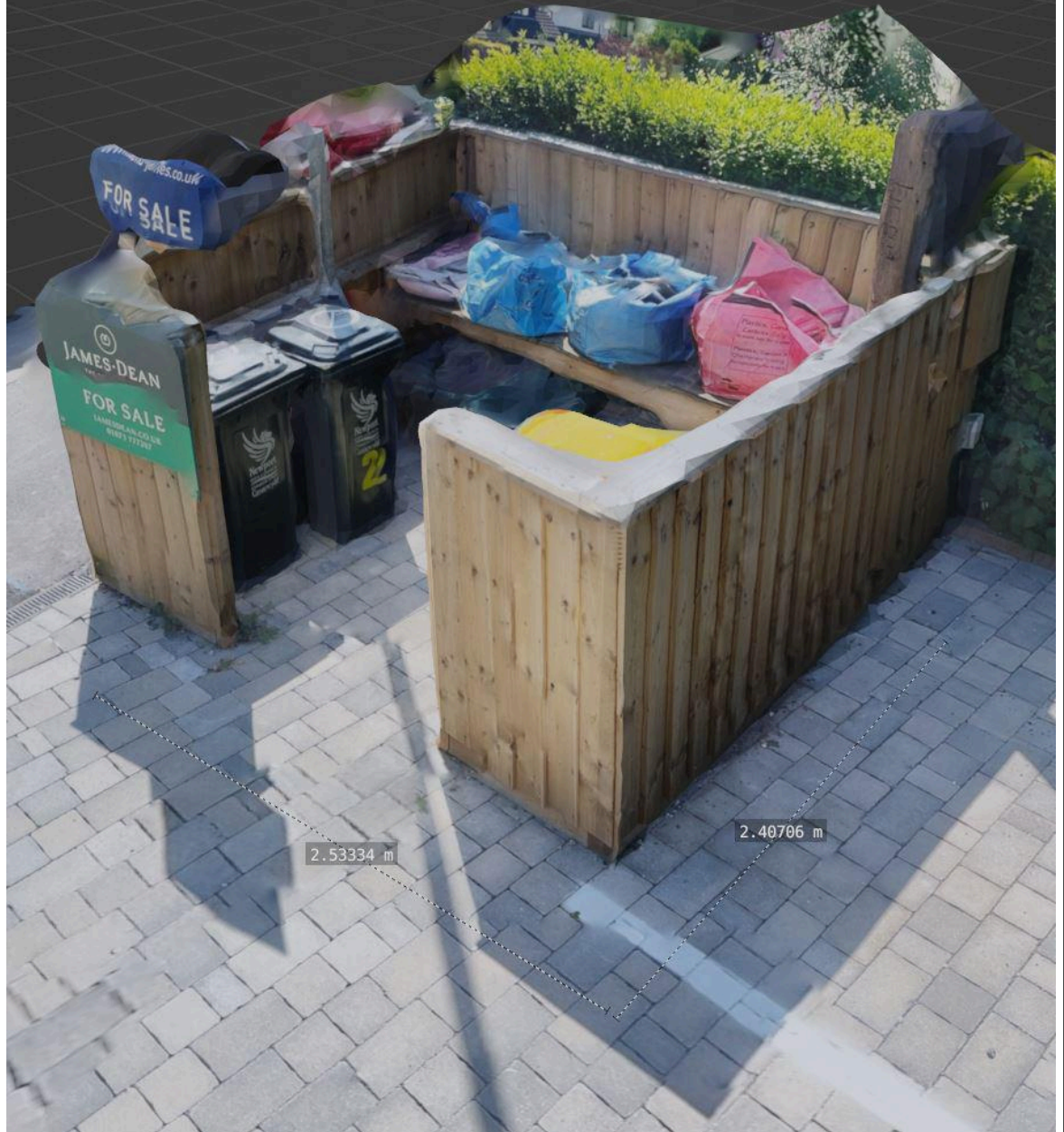
COND 4	<i>Refuse Store</i> <i>Notwithstanding the information submitted details for the enclosure of the refuse store shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the development the agreed refuse store details shall be installed in full, made available for use and retained in that state thereafter.</i> <i>Reason: In the interest of visual amenity and highway safety and in accordance with Policy GP2 and GP4 of the NLDP.</i>
RESPONSE	The refuse store has now been installed in accordance to the approved plans, and details of such are below, and shown on Revised document: CONDITION 7 - REVISED SITE PLAN PARKING LAYOUT.pdf 

*ACTUAL 3D SCAN FROM SITE

REFUSE STORE

2.4 x 2.5x1.3m

Close board timber structure



COND 5	<i>Cycle Store</i> <i>No occupation of any flat shall take place until the proposed cycle store has been installed and made available for use in full accordance with details firstly submitted to and approved in writing by the Local Planning Authority. At all times the approved cycle store shall be kept clear of obstruction and available for use.</i> <i>Reason: In the interest of visual amenity, highway safety and to promote sustainable travel in accordance with Policy SP1, GP2 and GP4 of the NLDP.</i>
RESPONSE	Refer to below image: 

COND 7	<i>Parking Spaces</i> <i>Prior to the first beneficial use of the building hereby approved, the parking layout as shown on approved document Drawing No. GA04 - Site Plan (Received 23/05/2024) shall be provided and made available for use and retained in that state at all times thereafter.</i> <i>Reason: In the interest of highway safety and in accordance with Policy GP4 of the NLDP.</i>
RESPONSE	The parking layout has since changed from the approved plans triggering a variation of condition, please refer to the attached documents for the change in scheme: CONDITION 7 - REVISED SITE PLAN PARKING LAYOUT.pdf CONDITION 7 - PARKING LAYOUT SITE SCAN ANNOTATED.pdf

COND 9	<i>Privacy Screens</i> <i>Prior to occupation of any first and second floor flat hereby approved the privacy screens serving the balconies as shown on approved document "Drawing No. GA04 - GA Elevations" shall be installed in full and to a minimum Pilkington Level 3 Rating retained in that state thereafter</i> <i>Reason: To safeguard the amenities of neighbouring residents in accordance with Policy GP2 of the NLDP.</i>
RESPONSE	Privacy Screens have since been added as shown by below photographs:

