

Notice of Decision



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Newport Norse
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Caradog House
Cleppa Park
Duffryn
Newport
NP10 8GU

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0542**

Application Type: **Full**

Proposal: **PROPOSED DEVELOPMENT OF ASTRO TURF PLAY AREA (195 SQUARE METRES) AND TIMBER VERTEX PLAY FRAME WITH EPDM GROUND SURFACING BELOW (49.87 SQUARE METRES) AND LOW LEVEL PICKET FENCING**

Site/Location: **St Woolos Primary School, Stow Hill, Newport, South Wales, NP20 4DW**

Decision Date: **20th November 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 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

(01) The development shall be implemented in accordance with the following plans and documents: Site Location Plan (NPS-DR-A-(**)-001 PA), Existing and Proposed Block Plans (NPS-DR-A-(**)-004 PA), Proposed Site Plan (NPS-DR-A-(**)-003 A), Plan of Vortex Play Frame (NPS-DR-A-(**)-005 P1), Details Of Wire Mesh Fencing, Playframe Specification.

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) 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 Local Planning Authority. 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.
- Construction hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Access routes.
- Contractor parking.
- Contractor compound including space for storage and drop off/collection of materials.
- Details relating to construction traffic and delivery vehicles to demonstrate that they will not conflict with the times children will be arriving and leaving the school.
- Confirmation that construction works will not interfere with existing vehicle and pedestrian access to the school. If this is not the case then details will need to be submitted for consideration.

- Dust suppression.
- Wheel wash facilities to prevent debris being carried onto the highway.

Reason: In the interests of residential amenity and highway safety, in accordance with Policies GP2 and GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

(03) Prior to its installation, details of any external lighting associated with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and maintained fully in accordance with the approved details.

Reason: In the interests of residential amenity, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP2, GP5, GP6, GP7, CE6 and CE7 were relevant to the determination of this application.

02 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.

03 Any development with a construction area of 100 square metres or more, or of more than one dwelling, may require the prior approval of the Sustainable Drainage Approval Body (SAB) to a system of sustainable drainage (SuDS). This is mandatory and projects cannot lawfully commence without this approval. SAB approval is separate to planning permission and you must make separate applications for each. You are advised to obtain early professional drainage advice if your project meets or exceeds the above thresholds. Further information can be found at Sustainable drainage systems | Newport City Council

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.

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Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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NP20 4UR

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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).