

PLANNING STATEMENT

Former Car Park adjacent to Endeavour House, Usk Way, Newport

Prepared by LRM Planning on behalf of Tai Hedyn Limited

August 2026



PLANNING
LIMITED

Contents

1 Introduction3

2 Site description and context..... 8

3 Proposed development11

4 Pre-application engagement14

5 Planning policy framework15

6 Appraisal.....22

7 Conclusion26

APPENDICES

Appendix 1. Proposed amendments to conditions27

DOCUMENT CONTROL

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1 Introduction

- 1.1 This Planning Statement accompanies a variation of conditions (Section 73) application pursuant to full planning approval referenced 21/0983 for *‘Proposed development of 122 dwellings, two commercial units (A1 and A3 use classes) and associated works including landscaping, sustainable drainage, car and cycle parking’* at the former car park adjacent to Endeavour House, Usk Way, Newport. This application is submitted on behalf of Tai Hedyn Limited (‘Hedyn’).
- 1.2 The original consent is held by Jehu Group and Newport City Homes. In April 2025, Melin Homes and Newport City Homes merged to form Hedyn. The contractor now tasked with delivering the project for Hedyn is Wates.
- 1.3 This Section 73 application seeks to amend the approved conditions to change the layout of the scheme to accommodate new requirements under the Building Safety Act 2022. This includes omission of the sixth floors to blocks B and D, and other reconfigurations. These other changes largely comprise revisions to single maisonettes such that they are now designed as pairs of flats, in order to ensure that the total dwelling numbers are not altered from the approved description of development. Other changes proposed are more minor in nature and are set out through this document.
- 1.4 The associated planning consent (ref. 21/0983) was granted by Newport City Council (‘NCC’) on the 1st of December 2021. The Building Safety Act 2022 was enacted following the approval of the application which introduced an 18m height threshold for higher-risk residential buildings for fire safety regulation purposes. This requires new residential buildings of over 18m to provide two staircases and under the extant consent, this would apply to blocks B and D.
- 1.5 The approved scheme has been designed to meet the Welsh Development Quality Requirements 2021 (‘WDQR’). Introducing a second staircase into blocks B and D would not align with the DQR minimum space standards, resulting in reduced usable living space and an overall adverse impact on residential amenity. The scheme has therefore been subject to a minor redesign as to not trigger the 18m threshold requirement while ensuring a high standard of residential amenity is retained for future occupiers of the site.
- 1.6 Accordingly, this application seeks to vary conditions 1, 2¹, 5², 6, 10, 13, 16, 17, 19, 20, 21 and 25. The purpose of seeking variation of these conditions is explained within appendix 1 of this document, but summarily, in each case these conditions mention documents that are superseded by more up to date information submitted herein.
- 1.7 This Planning Statement and accompanying information support and justify the application for the redesign on the scheme. The full list of documents and drawings submitted with this application, all of which are updated to reflect the latest proposals, therefore comprise:

DOCUMENT	PREPARED BY	DATE / REFERENCE
Variation of condition application forms	LRM Planning	N/A
Planning Statement	LRM Planning	26.112/07 August 2026

¹ Amendments to condition pending determination of DOC application (Planning Portal ref. PP-15133430).

² Amendments to condition pending determination of DOC application (Planning Portal ref. PP-15133430).

Site Location Plan	Pentan Architects	4211-PEN-ZZ-ZZ-DR-A-1001-S4-P2 - Site Location Plan
Proposed Site Plan	Pentan Architects	4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan
External Bike & Bin Store Treatment	Pentan Architects	4211-PEN-ZZ-ZZ-DR-A-1500-S4-P2 - External Bike & Bin Store Treatment
External Boundary Treatments	Pentan Architects	4211-PEN-ZZ-ZZ-DR-A-1502-S4-P2 - External Boundary Details
Proposed Floor Plans – Block A	Pentan Architects	4211-PEN-01-00-DR-A-1600-S4-P3 - Block A - Ground Floor GA Plan
Proposed Floor Plans – Block A	Pentan Architects	4211-PEN-01-01-DR-A-1601-S4-P3 - Block A - First Floor GA Plan
Proposed Floor Plans – Block A	Pentan Architects	4211-PEN-01-02-DR-A-1602-S4-P3 - Block A - Second Floor GA Plan
Proposed Floor Plans – Block A	Pentan Architects	4211-PEN-01-03-DR-A-1603-S4-P3 - Block A - Third Floor GA Plan
Proposed Floor Plans – Block A	Pentan Architects	4211-PEN-01-04-DR-A-1604-S4-P3 - Block A - Fourth Floor GA Plan
Proposed Floor Plans – Block B	Pentan Architects	4211-PEN-02-00-DR-A-1610-S4-P3 - Block B - Ground Floor GA Plan
Proposed Floor Plans – Block B	Pentan Architects	4211-PEN-02-02-DR-A-1612-S4-P3 - Block B - Second Floor GA Plan
Proposed Floor Plans – Block B	Pentan Architects	4211-PEN-02-03-DR-A-1613-S4-P3 - Block B - Third Floor GA Plan
Proposed Floor Plans – Block B	Pentan Architects	4211-PEN-02-04-DR-A-1614-S4-P3 - Block B - Fourth Floor GA Plan
Proposed Floor Plans – Block B	Pentan Architects	4211-PEN-02-05-DR-A-1615-S4-P3 - Block B - Fifth Floor GA Plan
Proposed Floor Plans – Block C	Pentan Architects	4211-PEN-03-00-DR-A-1620-S4-P3 - Block C - Ground Floor GA Plan

Proposed Floor Plans – Block C	Pentan Architects	4211-PEN-03-01-DR-A-1621-S4-P3 - Block C - First Floor GA Plan
Proposed Floor Plans – Block C	Pentan Architects	4211-PEN-03-02-DR-A-1622-S4-P3 - Block C - Second Floor GA Plan
Proposed Floor Plans – Block C	Pentan Architects	4211-PEN-03-03-DR-A-1623-S4-P3 - Block C - Third Floor GA Plan
Proposed Floor Plans – Block C	Pentan Architects	4211-PEN-03-04-DR-A-1624-S4-P3 - Block C - Fourth Floor GA Plan
Proposed Floor Plans – Block D	Pentan Architects	4211-PEN-04-00-DR-A-1630-S4-P3-Block D - Ground Floor GA Plan
Proposed Floor Plans – Block D	Pentan Architects	4211-PEN-04-01-DR-A-1631-S4-P3-Block D - First Floor GA Plan
Proposed Floor Plans – Block D	Pentan Architects	4211-PEN-04-02-DR-A-1632-S4-P3-Block D - Second Floor GA Plan
Proposed Floor Plans – Block D	Pentan Architects	4211-PEN-04-03-DR-A-1633-S4-P3-Block D - Third Floor GA Plan
Proposed Floor Plans – Block D	Pentan Architects	4211-PEN-04-04-DR-A-1634-S4-P3-Block D - Fourth Floor GA Plan
Proposed Floor Plans – Block D	Pentan Architects	4211-PEN-04-05-DR-A-1635-S4-P3-Block D - Fifth Floor GA Plan
Proposed Floor Plans – Block E	Pentan Architects	4211-PEN-05-00-DR-A-1640-S4-P3 - Block E - Ground Floor GA Plan
Proposed Floor Plans – Block E	Pentan Architects	4211-PEN-05-01-DR-A-1641-S4-P3 - Block E - First Floor GA Plan
Proposed Floor Plans – Block E	Pentan Architects	4211-PEN-05-02-DR-A-1642-S4-P3 - Block E - Second Floor GA Plan
Proposed Floor Plans – Block E	Pentan Architects	4211-PEN-05-03-DR-A-1643-S4-P3 - Block E - Third Floor GA Plan
Proposed Site Elevations	Pentan Architects	4211-PEN-ZZ-ZZ-DR-A-1700-S2-P2 Site Elevations 01

Proposed Elevations – Block A	Pentan Architects	4211-PEN-01-ZZ-DR-A-1701-S4-P3 - Block A - Proposed Elevations
Proposed Elevations – Block B	Pentan Architects	4211-PEN-02-ZZ-DR-A-1702-S4-P3 - Block B - Proposed Elevations
Proposed Elevations – Block C	Pentan Architects	4211-PEN-03-ZZ-DR-A-1703-S4-P3 - Block C - Proposed Elevations
Proposed Elevations – Block D	Pentan Architects	4211-PEN-04-ZZ-DR-A-1704-S4-P3-Block D - Elevations
Proposed Elevations – Block E	Pentan Architects	4211-PEN-05-ZZ-DR-A-1705-S4-P2 - Block E - Proposed Elevations
Proposed Roof Plan – Block A	Pentan Architects	4211-PEN-01-RP-DR-A-1800-S4-P2 - Block A - Roof Plan
Proposed Roof Plan – Block B	Pentan Architects	4211-PEN-02-RP-DR-A-1801-S4-P2 - Block B - Roof Plan
Proposed Roof Plan – Block C	Pentan Architects	4211-PEN-03-RP-DR-A-1802-S4-P2 - Block C - Roof Plan
Proposed Roof Plan – Block D	Pentan Architects	4211-PEN-04-RP-DR-A-1803-S4-P3-Block D - Roof Plan
Proposed Roof Plan – Block E	Pentan Architects	4211-PEN-05-RP-DR-A-1804-S4-P3 - Block E - Roof Plan
Engineering Layout	PHG Consulting	2177-100 Rev G - Engineering Layout
Transport Note	Apex Transport Planning	16 June 2026
Planting Management Plan	Catherine Etchell Associates Ltd	538.04.B. Management Plan
Landscape, Biodiversity & Amenity Strategy with Green Infrastructure Statement	Catherine Etchell Associates Ltd	538.01.C. Jack's Pill, Usk Way GI
Views Assessment	Catherine Etchell Associates Ltd	538.02.B. Views Assessment

Planting Plan	Catherine Etchell Associates Ltd	538.03.C. Planting Plan
Landscape Sections	Catherine Etchell Associated Ltd	538.05.A. Sections
Flood Consequences Assessment	JBA Consulting	June 2026
Drainage Strategy	PHG Consulting	7 th August 2026
Preliminary Ecological Appraisal	JBA Consulting	August 2026
Ecological Impact Assessment	JBA Consulting	August 2026
Habitat Regulations Assessment	JBA Consulting	August 2026
Noise Assessment	InAcoustic	19 June 2026
Tree Survey	Treescene	16 February 2026
Tree Constraints Plan	Treescene	February 2026

- 1.8 The following sections discuss the site and its context; the proposed development; a summary of pre-application discussions; planning policy context; an appraisal of the development, and a conclusion in respect of the application submitted.

2 Site description and context

SITE DESCRIPTION

- 2.1 The site is situated off Usk Way, within the Pillgwenlly Ward, in close proximity to the city centre, approximately 650m south of Friars Walk. The site measures 0.76ha and is rectangular in shape, adjacent to Usk Way to the south-west, and abutting the bank of the River Usk.
- 2.2 The site was formally used as a car scrap yard and has since been cleared and remediated. The site was most recently used as a car park, but has been fenced off over roughly the past two years. The site is finished with a gravel surface so is effectively cleared for development.
- 2.3 The extant access arrangement to the site is from the northwest via Usk Way, through a “left in”, “left out” traffic arrangement. Usk Way is a north-south A-road that connects the A48 Southern Distributor Road and the M4 to the north. This access is also used by the student accommodation block to the north of the site. Pedestrian access to the site is also available off Usk Way, utilising the same access as the car park.
- 2.4 A 1.8m high chain link fence and a timber boarded enclosure of around 2.5m in height are erected along the boundaries of the site and low-level planting and trees surround the site. There are three existing trees within the red line boundary of the site.

SITE CONTEXT

- 2.5 The site has a dual frontage onto the River Usk as its positioned on the corner of the River Usk with the Jacks Pill inlet. To the north lies Endeavour House (currently occupied as student accommodation) which itself lies immediately south of George Street Bridge. A footpath and cycle route runs along the eastern and southern boundaries of the site, which forms part of the Riverside Walk along the River Usk.
- 2.6 The local vernacular within the immediate surrounding area is varied, having benefitted from major regeneration works over the last 20+ years. There is such no distinct overarching vernacular with a number of waterfront residential developments all distinctively different, but representative of both Victorian and contemporary styles. This is characterised by a mixture of material palettes, high-quality brick work and stone detailing.
- 2.7 The site is located within 500m walking distance of the city centre which includes a wide range of amenities including retail, food and beverage, health care facilities, and community services. In addition, Friars Walk Shopping Centre is located approximately 650m to the north of the site. The site is also within the catchment of Pillgwenlly Primary school for English language primary education (1km walking distance); and Ysgol Gymraeg Bro Teyrnnon for Welsh primary education (4.4km). In terms of secondary education, The English-language John Frost School (4.1km) lies alongside the Welsh-medium Ysgol Gyfun Gwent Is Coed (4km). The site is within 1.5km of recreational facilities Belle Vue park and Lysaghts Park.
- 2.8 Newport bus station is located approximately 800m to the north of the site. The station serves 53 bus routes and has 34 bus routes and 24 stands, 15 at Friars Walk and 9 at Market Square. It is the largest road transport hub for public services in Wales, and provides connections to a wide variety of destinations including Cardiff, Risca, Cwmbran, Chepstow, city districts and a host of other regional locations. A number of other bus stops lie within walking distance of the site, the nearest of which lies 200m north of the site on Usk Way.
- 2.9 Newport train station is approximately 1.5km to the north-west of the site which provides services to a number of local, regional and national locations, including Cardiff, Bristol and London.

- 2.10 The site is adjacent to the River Usk which is a designated Special Landscape Area, Site of Special Scientific Interest, Special Area of Conservation and Special Protection Area. In relation to heritage assets, there are no listed buildings, scheduled monuments, or other asserts on or in proximity to the site. The Lower Dock Street Conservation Area is located over 100m to the west of the site. The nearest listed buildings are also on Lower Dock Street, in the form of Grade-II structures at nos. 108 and 109, though these are upwards of 150m west of the site, and direct relationships are broken by existing high-density development. The nearest scheduled monument is Newport Castle, over 1km due northwest of the site.
- 2.11 The Welsh Government Flood Maps for Planning identifies the entirety of the site is located within Flood Zone 3 and is therefore subject to potential risk from tidal and fluvial flooding.

PLANNING HISTORY

- 2.12 As set out in the introduction, in December 2021, an application was granted for the construction of 122 dwellings, two commercial units (A1 and A3 use classes) and associated works including landscaping, sustainable drainage, car and cycle parking on the site (ref. 21/0983). This application seeks to vary conditions applied to that consent.
- 2.13 Otherwise, the following is a summary of the planning history of the site as available from the NCC planning register:

REFERENCE	PROPOSAL	DECISION
00/0788	Mixed commercial and leisure development	Granted
05/0316	Programme of land remediation	Granted
06/0546	Creation of riverside park including viewing decks, seating terraces, earth work sculpture, local play area, footpaths/cycleways, kick-about area, and parking facilities (affecting public right of way 403/1Pillgwenlly)	Granted
07/0539	Proposed development including 228 residential units with associated parking, landscaping and highways works and 3 retail/B1 commercial units	Granted
07/1547	Demolition of all existing structures and redevelopment by the construction of 254 residential units with associated parking, landscaping and highway works together with 6 commercial units falling within use classes order B1, A1, A2 and A3	Refused
10/0148	Development of site into a car park for up to 258 cars for a temporary period of up to 3 years with associated access works, landscaping and boundary treatment	Granted

13/0068	Variation of condition 13 (temporary period of use) of planning permission 10/0148 for development of site into a car park for up to 258 cars with associated access works, landscaping and boundary treatment to allow for a further temporary period of up to 3 years	Granted
14/0858	Proposed residential development to create 17no. dwelling houses and 76no. apartments	Withdrawn
16/0040	Variation of condition 03 (temporary period of use) of planning permission 13/0068 for the variation of condition 13 (temporary period of use) of planning permission 10/0148 for development of site into a car park for up to 258 cars with associated access works, landscaping and boundary treatment to allow for a further temporary period of up to 3 years	Granted
16/0789	Proposed residential development for 93no. Units, comprising of 17no. Houses and 76no. Apartments, with associated car parking, access, landscaping, flood and drainage infrastructure works	Granted
19/0327	Variation of condition 03 (temporary period of use) of planning permission 16/0040 for development of site into a car park for up to 258 cars with associated access works, landscaping and boundary treatment to allow for a further temporary period of 18 months	Granted
19/1206	Section 73 application to extend time for implementation to 21st September 2022 under condition 01 of application 16/0789 for residential development of 93no. units	Granted
20/1118	Variation of condition 03 (temporary period of use) of planning permission 19/0327 for development of site into a car park for up to 258 cars with associated access works, landscaping and boundary treatment to allow for a further temporary period up to 21st September 2022	Granted

3 Proposed development

OVERVIEW

Approved development

- 3.1 The approved development comprises of 122 apartments, including 82 affordable homes and 40 open-market homes. These include 10 three-bedroom affordable maisonettes, 37 affordable two-bedroom apartments, 35 affordable one-bedroom apartments, 35 open-market two-bedroom apartments and five open-market one-bedroom apartments.
- 3.2 The apartments are serviced by a communal bin and cycle storage space on the ground floor level of Block E and a large central courtyard and amenity space as part of a wider landscape strategy for the site.
- 3.3 On the ground floor level of approved Block D, the development also includes approximately 200m² of non-residential floor space comprising a 166m² café (A3 use class) and a 48m² bicycle store and rental unit (A1 use class).
- 3.4 Access to the approved development is via the existing site access off Usk Way through an upgraded communal driveway and internal courtyard. The courtyard contains a total of 55 car parking spaces, three wheelchair accessible spaces, seven electric vehicle parking spaces, and three motorcycle parking spaces. A total of 110 long stay cycle parking spaces and 18 short stay cycle parking spaces were also approved.
- 3.5 In regard to drainage, surface water runoff is approved to be managed through sustainable drainage systems ('SuDS') that provide on-site attenuation. These include temporary storage within bio-retention trenches around each block, together with rain gardens and filter trenches, prior to controlled discharge to the existing surface water sewer network beneath Usk Way.

Proposed amendments

- 3.6 Following the approval of the extant planning consent in December 2021 (ref. 21/0983), the Building Safety Act 2022 was enacted. The Act introduced an 18m height threshold for higher-risk residential buildings for fire safety regulation purposes. This requires new residential buildings of over 18m to provide two staircases. This requirement applies to blocks B and D of the approved application.
- 3.7 The approved scheme has been designed to meet the Welsh DQR 2021. Introducing a second staircase into blocks B and D would compromise the ability to align with the WDQR minimum space standards. The scheme has therefore been subject to a minor redesign as to not trigger the 18m threshold requirement. This includes omitting the sixth floor from both block B and D and reconfiguring the dwelling types across all blocks.
- 3.8 As a result of the minor redesign, on the ground floor level of Block D, the larger commercial unit is also proposed to be split into two, with the adjacent smaller unit converted into a plant room and bin storage.
- 3.9 Other small consequential changes to the design are also proposed and are set out further below. Many of these are internal changes of no consequence to the planning consideration and there is repetition of some of the changes from one block to the next, but all are included for transparency.

Block A

- 3.10 It is proposed to replace the two maisonettes located on the ground and first floor with four one-bedroom apartments.

- 3.11 As ensuing changes, three windows are proposed to be added to the eastern and western elevations, alongside a service riser door adjacent to the main entrance on the northern elevation. The communal riser ducts within the stair core are also proposed to be reconfigured and sliding doors added to the flat balconies on the southern elevation.

Block B

- 3.12 The revised scheme proposes to omit the sixth floor of block B and incorporate a number of resulting internal and external design amendments.
- 3.13 Internally, the lift is proposed to be integrated with the main stair core, while the communal riser ducts and smoke shafts within and adjacent to the stair core have been reconfigured. On the north-western and western elevations, the balcony returns will be removed, and an escape door is proposed to replace a window on the main stairs adjacent to the main entrance.

Block C

- 3.14 It is proposed to replace the three maisonettes on the ground floor and first floor with six one-bedroom apartments
- 3.15 As consequential changes, three additional windows are proposed on the eastern and western elevations, alongside a service riser door adjacent to the main entrance on the northern elevation. The communal riser ducts within the stair core are also proposed to be reconfigured and sliding doors added to the flat balconies on the southern elevation.

Block D

- 3.16 The revised scheme proposes to omit the sixth floor of block D and incorporate a number of resultant internal and external design amendments.
- 3.17 On the ground floor level, the larger commercial unit is proposed to be split into two, with the adjacent smaller unit converted into a plant room and bin storage.
- 3.18 Internally, the stair core and communal riser ducts are proposed to be reconfigured, while sliding doors will be added to the flat balconies. In addition, the main entrance door and the windows directly above it will be repositioned.

Block E

- 3.19 The stair core and communal riser ducts are proposed to be reconfigured and sliding doors added to the flat balconies. The windows above the main entrance door are also proposed to be repositioned.

Other changes

- 3.20 This application also proposes a small number of other arising changes to the site layout as a consequence of the reconfiguration of apartments, and rationalisation of the design.
- 3.21 The EV electric vehicle charging spaces and accessible bays are proposed to be reconfigured and repositioned where the remaining general parking spaces will be reallocated. The motorcycle parking spaces will also be repositioned. The total number of parking spaces, including accessible, EV charging, motorcycle spaces, remains consistent with the consented scheme.
- 3.22 A 1000mm high railing is proposed between the footpath and blocks A, B and C. Along the frontage of blocks D and E, a timber knee-rail is to be installed between the pavement and the buildings.
- 3.23 Across the blocks external materials choices are amended including to the brickwork and window colours. The projecting brick detailing has also been omitted from the lower levels of the apartment blocks.

- 3.24 The below-ground cellular attenuation storage within the communal outdoor amenity space is proposed to be relocated southward to avoid conflict with the proposed planting. There are no other changes proposed to the overall surface water drainage strategy.

4 Pre-application engagement

- 4.1 An informal pre-application meeting was held online via Microsoft Teams with Planning Officers Adam Foote and Grant Hawkins on 21st November 2025. The intention of the meeting was to discuss the proposed amendments to blocks B and D, in terms of their reduction in height by a storey and the resultant amendments to other blocks on site. It is understood that the proposals were discussed with the Head of Planning prior to the meeting, in addition.
- 4.2 Officers advised the development team that a non-material amendment would not be appropriate to regularise the proposed changes, as alterations to building height would result in a different impact to that approved. Accordingly, a variation of conditions (section 73) application was advised to be the most appropriate route.
- 4.3 Officers also advised that any resultant changes from the amendments to the heights of blocks B and D would need to ensure no overall changes to the dwelling numbers, as this would require an amendment to the description of development, which cannot be done via a section 73 application.
- 4.4 The legislative position in respect of a new Technical Advice Note 15 being adopted in relation to flooding since the original consent was also discussed. Officers were content that a section 73 would be able to be approved given the existence of the extant consent and advised that this would be an especially strong position if a lawful commencement of works was made.
- 4.5 At a later stage in proceedings, officers also confirmed the extent of supporting documents that would be required to accompany a section 73 application. It was also advised that the red line drawn on the site location plan should comprise the entire site, in order to avoid any potential for confusion if certain blocks were constructed under different planning consent to others. This would also simplify the ability to demonstrate compliance with the approved scheme if and when a lawful commencement of works is undertaken.

5 Planning policy framework

OVERVIEW

- 5.1 The planning policy context for the determination of this application is provided by national and local planning policy guidance. National guidance is set out within Future Wales, Planning Policy Wales, and its accompanying Technical Advice Notes. Local policy comprises the adopted Newport City Council Local Development Plan (2011-2026), and its supporting Supplementary Planning Guidance.

FUTURE WALES: THE NATIONAL PLAN 2040

- 5.2 Future Wales is Welsh Government's top-tier national development framework. It is a strategy for addressing key national priorities through the planning system over the next two decades. The key priorities include sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

WELL-BEING OF FUTURE GENERATIONS ACT

- 5.3 The Well-being of Future Generations Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principles, and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Its content is sought to be delivered through the planning system via the intertwining of the Act through the new PPW.

PLANNING POLICY WALES

- 5.4 Planning Policy Wales ('PPW') is the principal national planning policy document which sets out the land use policies of the Welsh Government against which development proposals should be assessed. The latest version is the 12th edition, published in February 2024.
- 5.5 The main thrust of PPW is to ensure that the planning system contributes towards sustainable development and improves the social, economic, environmental, and cultural well-being of Wales. Placemaking lies at the heart of PPW, with policy and development management decisions required to seek to deliver development that adheres to these principles.
- 5.6 In a bid to ensure placemaking is prioritised, and in order to aid in implementing the Well-being of Future Generations Act, policy topics within PPW have been grouped under four themes, namely 'Strategic and Spatial Choices'; 'Active and Social Places'; 'Productive and Enterprising Places'; and 'Distinctive and Natural Places'. Each of the four headed chapters is supplemented by detailed and interwoven policy, which seeks to work together in delivering sustainable places.

Strategic and Spatial Choices

- 5.7 It is indicated within PPW that the first stage of the assessment of proposals must take place in respect of Strategic and Spatial Choices. In this regard it is stated that *"Effective strategic placemaking requires early collective consideration of placemaking issues at the outset... when developing specific proposals"*.
- 5.8 Paragraphs 3.3 to 3.18 of PPW highlight the importance of good design in *"creating sustainable places where people want to live, work and socialise"*. To achieve good design development, proposals need to meet the five overarching aims of design which comprise of access, character, community safety, environmental sustainability, and movement.

- 5.9 Accessibility is covered between paragraphs 3.49 and 3.52, wherein it is stated that the overarching aim of spatial strategies should be minimising the need to travel, reducing reliance on the private car, and increasing walking, cycling and use of public transport.
- 5.10 PPW seeks to ensure that proposals achieve a broad balance between housing, community facilities, services, and employment opportunities. Major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities should be sited within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.
- 5.11 PPW indicates at paragraphs 3.61 to 3.63 that development should be located so that it can be well serviced by existing or planned infrastructure.

Active and Social Places

- 5.12 A key theme of PPW is creating places that are active and social, this includes sustainable transport provision for housing development. The opening paragraphs to this chapter include the following aspiration of PPW: *“New development should prevent problems from occurring or getting worse such as the shortage of affordable homes, the reliance on the private car and the generation of carbon emissions.”*
- 5.13 PPW places importance on locating development so as to minimise the need to travel and increasing accessibility by modes other than the private car.
- 5.14 In terms of car parking, paragraph 4.1.50 indicates that *“A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down”*.
- 5.15 With respect to housing, the Welsh Government recognise the importance of a home to people's lives and indicates that the planning system must:
- *identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;*
 - *enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*
 - *focus on the delivery of the identified housing requirement and the related land supply.”*
- 5.16 Paragraph 4.2.5 states that *“Planning authorities should plan for a mix of market and affordable housing types to meet the requirement and specifically consider the differing needs of their communities.”*
- 5.17 Paragraph 4.2.25 states that *“a community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications.”*

Productive and Enterprising Places

- 5.18 This section relates primarily to economic development, tourism, infrastructure, the rural economy, energy, and waste, and is thus less directly applicable to this proposal.

Distinctive and Natural Places

- 5.19 This chapter of PPW covers a range of topics, including cultural heritage matters, natural assets, and environmental quality. The opening statement of the chapter states that: *“Development proposals*

should be formulated to look to the long-term protection and enhancement of the special characteristics and intrinsic qualities of places...Problems should be prevented from occurring or getting worse. Biodiversity loss should be reversed, pollution reduced, environmental risks addressed and overall resilience of ecosystems improved."

- 5.20 Paragraph 6.2 relates to Green Infrastructure and notes that *"at a local scale, [green infrastructure] might comprise parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks."* Green infrastructure provides multiple benefits for social, economic, and cultural as well as environmental resilience. These benefits are important in domestic environments where they can facilitate health and well-being related benefits.

TECHNICAL ADVICE NOTES

- 5.21 The following Technical Advice Notes (TANs) are of relevance in the consideration of these proposals.
- 5.22 TAN 2, published in June 2006, is of relevance to affordable housing developments, providing practical guidance on the role of the planning system in delivering affordable housing.
- 5.23 TAN 12 relates to Design and was updated in March 2016. It provides advice and information on a number of related areas including the definition of design for planning purposes; design considerations in planning decisions; and local planning authority design policy and advice.
- 5.24 TAN 15, published in March 2025, provides guidance for development in relation to flood risks and offers a framework to assess risks associated with coastal and fluvial flooding.
- 5.25 TAN 18, which was published in March 2007, deals with Transport matters, and advocates locating development where there is good access by public transport, walking and cycling; generally advocating development at sustainable sites.

WELSH NATIONAL MARINE PLAN

- 5.26 National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals. The Marine Plan is relevant given the proximity of the site to the River Usk, which is a protected Special Area of Conservation (SAC).

LOCAL DEVELOPMENT PLAN

- 5.27 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.28 The statutory development plan for this site is the Newport City Council Local Development Plan (LDP) which was adopted in January 2015. Work has commenced on the Replacement LDP, with the Deposit Plan preparation underway and planned to be reported to Council in late September / October 2026. The consultation period for the Deposit Plan would follow around October to December 2026. The current LDP therefore remains extant in consideration of this proposal and all current development management decisions.
- 5.29 The vision for the city in the extant LDP is to *"be a centre of regeneration that celebrates its culture and heritage, while being a focus for varied economic growth that will strengthen its contribution to the region. It will be a place that people recognise as a lively, dynamic, growing city, with communities living in harmony in a unique natural environment."*

- 5.30 In order to achieve the vision, a sustainable development strategy is proposed with a focus on regeneration and maximising the use of previously developed land. It is recognised that part of this involves bringing derelict and rundown areas and buildings back into beneficial use. Further, several key issues facing Newport have been identified which need to be addressed if the Plan is to achieve its vision, including a lack of affordable housing, which is as acute as ever. To address the key issues a number of objectives are outlined. These include:
- *Sustainable use of Land: it is a clear objective to focus development on previously developed sites;*
 - *Climate Change: to locate development in sustainable locations and of particular note, managing the impacts of flooding; and*
 - *Housing provision: To ensure an adequate supply of land for housing to meet all the needs of the population.*
- 5.31 The LDP proposals map shows that the site is a Housing Commitment, allocated for residential development under reference H1(15). Policy H1(15) outlines that the site has planning permission for 130 units. The LDP maps show that the north-eastern boundary of the site is approximately 250 metres away from the city centre.
- 5.32 Policy SP10, House Building Requirements, outlines that provision is made for 11,623 units to deliver a housing requirement of 10,350 units over the plan period. The affordable housing target is set at 2,061 units. The units are expected to be provided on previously developed land in the following ways:
1. *Sites with planning permission, including sites under construction;*
 2. *The eastern expansion area;*
 3. *Allocated sites set out in policy H1; and*
 4. *Infill, windfall and small sites.*
- 5.33 Policy SP1 relates to sustainability, requiring that proposals make a positive contribution towards sustainable development by focusing on sustainable locations on brownfield land within the settlement boundary, in particular contributing towards:
- *The efficient use of land;*
 - *The re-use of previously developed land in preference to greenfield sites;*
 - *Providing integrated transportation systems and encouraging the co-location of housing and other uses which will reduce the overall need to travel;*
 - *Minimising the risk of flooding; and*
 - *Improving facilities, services and overall social and environmental equality of existing and future communities.*
- 5.34 Policy SP2 is focused on promoting health and requires proposals to be located in sustainable locations close to public transport.
- 5.35 Policy H3 states that residential development of 10 dwellings or more should be built to a density of at least 30 dwellings per hectare. Development should meet the housing standard set out in Policy H2, which requires residential development to be built to high standards of environmental and sustainable design, taking into account the whole life of the dwelling.
- 5.36 Policy H4 relates to affordable housing and requires substantial increase in the delivery of affordable housing with the “Local Housing Market Assessment [indicating] an on-going requirement for affordable housing totalling 86% of the overall housing requirement for the LDP”.

5.37 A summary of the pertinent LDP policies is provided below:

LDP POLICY	RELATING TO
Strategic Policies	
SP1	Sustainability
SP2	Health
SP3	Flood Risk
SP4	Water Resources
SP8	Special Landscape Area
SP9	Conservation of the Natural, Historic and Built Environment
SP10	House Building Requirement
SP13	Planning Obligations
SP18	Urban Regeneration
SP20	Waste Management
General Policies	
GP1	Climate Change
GP2	General Amenity
GP4	Highways and Accessibility
GP5	Natural Environment
GP6	Quality of Design
GP7	Environmental Protection and Public Health
Environment	

CE2	Waterfront
CE6	Archaeology
Housing	
H1	Housing Sites
H2	Housing Standards
H3	Housing Mix and Density
H4	Affordable Housing
Transport	
T3	Road Hierarchy
T4	Parking
T5	Walking and Cycling
Retailing and the City Centre	
R8	Small Scale Retail Proposals
Community Facilities and Other Infrastructure	
CF4	Riverfront Access
Waste	
W3	Provision for Waste Management Facilities in Development

SUPPLEMENTARY PLANNING GUIDANCE

5.38 The following SPG documents are applicable in consideration of the proposed development:

- Affordable Housing SPG (October 2021);
- New Dwellings SPG (January 2020);
- Flat Conversions SPG (October 2021);

- Wildlife and Development SPG (December 2025);
- Waste Storage and Collection SPG (December 2025);
- Parking Standards SPG (August 2015);
- Sustainable Travel SPG (July 2020); and
- Planning Obligation (December 2025).

6 Appraisal

OVERVIEW

- 6.1 This section of the Planning Statement identifies the main issues relevant to the determination of the application and assesses the scheme against pertinent considerations.
- The **principle** of the section 73 application being used to make the changes to the design.
 - The acceptability of the changes from the perspective of **flooding**.
 - The acceptability of the resultant **design** changes to the proposed development.
 - Other material considerations, including **highways and access, noise, green infrastructure and landscaping, ecology, trees** and **drainage**.

PRINCIPLE OF THE DEVELOPMENT

- 6.2 The site comprises previously developed land in a sustainable location within the settlement boundary for Newport. Its suitability for development is established by this, in addition to multiple other factors including the site being allocated housing land in the LDP and there being multiple historic planning consents for residential-led redevelopment of the site, including the extant consent that this application seeks to vary.
- 6.3 This is combined with the positive feedback received from officers as to the nature, principle and means of regularising the proposed changes submitted herein, via section 73 application.
- 6.4 Though the extant consent was approved under the same local plan context as is relevant today, it is worthy of reiteration that the proposal accords with the principles and policies of the LDP. In this regard, it is identified as a housing commitment under policy H1(15), and its redevelopment would help deliver the LDP regeneration-led vision for Newport by bringing underused land back into beneficial residential use. The scheme supports the LDP objectives of focusing growth on previously developed land, making efficient use of land, contributing to the housing requirement, and assisting with the delivery of affordable housing.
- 6.5 The proposal also aligns with Policies SP1 and SP2 by placing homes close to shops, services, employment opportunities, schools, recreation, bus services, Newport railway station and walking and cycling routes, thereby reducing the overall need to travel and supporting healthier, more sustainable travel choices. The density of the development exceeds the minimum threshold set by Policy H3 and is appropriate to its urban context, while the continued residential use of an allocated site is consistent with policies H1, H2, H3, H4 and SP10.
- 6.6 Similarly, compliance with national policy is also demonstrated, with the proposal according strongly with the placemaking principles in PPW. Delivering a high-density residential development in this location makes efficient use of land, supports regeneration, and directs homes to an accessible urban location where future residents can meet many day-to-day needs by walking, cycling and public transport. This aligns with PPW's emphasis on strategic and spatial choices which reduce the need to travel, support sustainable movement patterns, and locate major generators of travel demand within existing urban areas.
- 6.7 The scheme also supports PPW's Active and Social Places objectives by contributing to housing delivery, including affordable housing, in a location where reduced reliance on the private car can be justified by the availability of existing services and sustainable transport choices. The redevelopment of underused brownfield land also avoids pressure on greenfield sites and helps create a more compact, efficient and sustainable urban form. The proposal therefore represents the type of sustainable, well-located and efficient urban development encouraged by PPW.

- 6.8 Accordingly, as evidenced by extant consent and the supportive discussions held by the development team with officers, the principle of the development is firmly established.

FLOODING

- 6.9 The application is accompanied by an updated Flood Consequences Assessment (FCA) prepared by JBA Consulting, given that the site lies in Flood Zone 3. The FCA concludes that the proposed amendments to the consented development are acceptable in flood risk terms and fully consistent with the requirements of TAN 15 and Planning Policy Wales. This conclusion is reached on the basis that the site is a previously developed brownfield parcel that benefits from extant planning permission, and the current application proposes only minor design amendments while retaining the approved flood mitigation strategy, including the previously agreed site raising and finished floor levels. The assessment confirms that the site is at very low risk from fluvial, surface water, groundwater, sewer and reservoir flooding, with tidal flooding from the River Usk representing the only material source of flood risk. Detailed hydraulic modelling undertaken by JBA demonstrates that, even when accounting for climate change over the 100-year lifetime of the development, all residential buildings and commercial units will remain flood-free in both the design flood event and the more extreme assessment scenarios.
- 6.10 Importantly, the report concludes that the redevelopment will not increase flood risk elsewhere and that the consequences of flooding can be safely managed through the approved site levels, flood warning arrangements and a future Flood Response Plan. Whilst limited flooding may occur on parts of the site access during extreme tidal events, this is unavoidable due to the need to connect to existing highway levels and does not affect the safety of the proposed buildings. The FCA finds that the development satisfies the TAN 15 acceptability criteria, therefore concluding that both the extant consent and the proposed section 73 application are resilient and acceptable forms of redevelopment at this sustainable urban location.

DESIGN

- 6.11 The design changes proposed are set out succinctly in section 3. The main alterations are the reduction by one storey in height of blocks B and D, and the reconfiguration of other blocks to convert two-bedroom maisonettes into pairs of one-bedroom flats, thereby retaining the overall dwelling numbers on the site. The only other change of any significance in planning terms is the splitting of one of the commercial units into two smaller units, and the conversion of the second unit into a plant room. Otherwise, external changes largely relate to additions of windows and amendments to balconies and sliding doors. All other changes set out in section 3 relate to internal changes, which are only included in the interests of completeness.
- 6.12 Accordingly, the proposed amendments are justifiable in planning terms on the basis that the number of dwellings is not altered, and the overall scheme in terms of visual appearance and impact is largely unaltered. The changes are limited in the scope of the extant approval and do not alter the overall uses on site. The retention of the approved dwelling numbers, alongside revisions required to respond to Building Safety Act requirements whilst maintaining WDQR standards, is consistent with LDP policies SP1, SP10, H1, H2, H3 and H4.
- 6.13 The removal of a storey height will be a material difference, but not one that results in any cause for objection, given that the overall quantum of development remains and no greater impact is arising. The other changes are minor in nature and do not give rise to a materially different planning impact from the approved scheme. The proposed additional windows, minor internal reconfigurations, changes to dwelling types and parking layout remain compatible with the approved high-density urban form.
- 6.14 Approval of details including external materials and finishes, and boundary treatments, would remain governed by condition, but the extant scheme themes are retained in the form of a high-

quality brick-faced design, with interest provided in the form of recessed windows and brickwork elements, chamfered elevations, balconies and fenestration variation.

- 6.15 In terms of amenity impact on the nearest receptor, the student accommodation to the north at Endeavour House, the footprints of the site layout are unchanged from the extant scheme. Accordingly, block A, the nearest block to Endeavour House, includes solely secondary small windows, thereby ensuring no unacceptable amenity impacts. No other amenity concerns arise, with 21m distance achieved between habitable rooms within the site. The other properties in the vicinity are separated from the site by Usk Way and are commercial in nature. On this basis, the development would not have any adverse impact on these neighbouring uses. This is similarly the case to the south, where the nearest property is over 100m away.

OTHER MATERIAL CONSIDERATIONS

- 6.16 The following paragraphs summarise the accompanying documents, which all comprise of updates by the same consultant team who prepared supporting documents and surveys for the 2021 consent.
- 6.17 **Highways and access** – The Transport Note, by Apex Transport, has reviewed the transport implications of the proposed amendments. The assessment confirms that the number of homes on site, number of cycle storage spaces, site access arrangements, pedestrian and cycle access, and the internal road layout all remain unchanged. The only changes to the site layout are minor reconfiguration and improvements to the car parking provision, which has been subject to swept path analysis to ensure safe access and egress to and from the parking spaces, as well as for larger vehicles including emergency vehicles and refuse vehicles.
- 6.18 As the proposed amendments do not alter the scale of development, the findings of the previous consent by the Local Highways Authority should remain unchanged, and the Transport Note concludes that there should be no barrier to development from a highways perspective.
- 6.19 **Noise** – This application is accompanied by an updated Noise Assessment prepared by InAcoustic, who prepared the noise assessment on the extant approved application. The new report, supported by an environmental noise survey and detailed modelling undertaken in 2026, concludes that the proposals remain entirely suitable from an acoustic perspective and that noise does not present a constraint to the development of the site. The principal source of noise is traffic on the adjacent Usk Way, though this only impacts the façades facing the highway. The majority of the site otherwise falls within the more favourable TAN 11-defined Noise Exposure Categories A and B. The balconies facing Usk Way will experience elevated noise levels, but this is acknowledged as a common characteristic of sustainable urban developments adjacent to strategic transport routes and is appropriately balanced by the provision of quieter communal amenity areas within the heart of the scheme.
- 6.20 Internally, the assessment demonstrates that, through the incorporation of standard modern construction techniques, appropriate glazing specifications and the proposed Mechanical Ventilation Heat Recovery (MVHR) system, all residential units can achieve the internal noise standards set out in the relevant British Standard (BS8233:2014). The assessment concludes that the proposed development can be accommodated without adverse effects on residential amenity and comply with relevant planning policy requirements.
- 6.21 **Green infrastructure and landscaping** – A comprehensive on-site landscape strategy has been prepared by Catherine Etchell Associates and accompanies this application. The strategy includes various hard and soft landscaping treatments which are central to the scheme, in terms of contributing to amenity, both on and off-site, and managing other potential impacts of the development including on biodiversity and drainage provision.
- 6.22 The Green Infrastructure statement also proposed by Catherine Etchell Associates outlines how the landscape strategy has applied the step-wise approach of PPW in maintaining and enhancing

biodiversity on the site. The brownfield site currently has very limited vegetation and habitat potential. The landscaping strategy will therefore significantly improve biodiversity on the site through the planting of native and species-rich vegetation and trees. The planting will also provide for habitat creation and habitat connectivity within the site and surrounding area, in particular with the River Usk.

- 6.23 **Ecology** – A Preliminary Ecological Appraisal ('PEA'), an Ecological Impact Assessment ('EclA') and Habitat Regulations Assessment ('HRA') have been prepared by JBA consulting. The PEA and EclA conclude that while the proposal will result in the loss of small areas of scrub and tall ruderal vegetation, the potential habitats are of negligible value where the wider scheme results in an overall increase in biodiversity on the site.
- 6.24 The HRA concludes the proposal will not have an adverse impact on the River Usk SAC or other surrounding internationally important wildlife sites provided the recommended mitigation measures are implemented.
- 6.25 **Trees** – The accompanying Tree Survey by Treescene concludes that the trees nearest to the site, which lie marginally within the western boundary in the cases of T1, T2 and T3, and otherwise are outside of the boundary, are of the same quality as when surveyed under the 2021 consent. As there are no layout changes that would result in any greater impact on the trees, it is reasonable to conclude that there should be no objection from an arboricultural perspective.
- 6.26 **Drainage** – A drainage strategy addendum has been prepared by PHG consulting. The strategy confirms the overall surface water drainage strategy remains unchanged from the original application and approved SuDS. The exception being a minor relocation of the below-ground cellular attenuation storage. On this basis, the strategy confirms the proposed changes will not adversely affect the drainage or flood risk performance of the development.

7 Conclusion

- 7.1 This Planning Statement accompanies a variation of condition application, submitted on behalf of Tai Hedyn Limited to vary conditions applied to the full planning consent referenced 21/0983 for *‘Proposed development of 122 dwellings, two commercial units (A1 and A3 use classes) and associated works including landscaping, sustainable drainage, car and cycle parking’*. This relates to land at the former car park adjacent to Endeavour House, Usk Way, Newport. The amendments seeks to remove a storey from each of blocks B & D, and make other minor changes as outlined above. This is as a result of requirements of the Building Safety Act 2022.
- 7.2 The predominant change is to amend condition 1 to list new approved plans and documents, and in addition, minor changes are sought to conditions 1, 2³, 5⁴, 6, 10, 13, 16, 17, 19, 20, 21 and 25, as they otherwise refer to older versions of documents that are superseded by those submitted herein.
- 7.3 The principle of the development is established by its extant consent, allocation for housing in the current LDP, its brownfield nature and the sustainable location of the site, in close proximity to the city centre of Newport and various services and amenities.
- 7.4 The proposals have been subject to positive informal pre-application discussions between the applicant and the Local Authority. Officers confirmed that a section 73 application was the correct route to regularise the proposed changes, and accepted the architectural changes in broad terms.
- 7.5 The design amendments to the scheme result in no greater impact on any receptors in amenity terms, nor impacts on any interested parties. This is demonstrated by the submitted drawings, wherein the footprint of buildings is unchanged, and a suite of supporting documents that demonstrate no unacceptable impacts. This follows on from that conclusion being reached by officers in respect of the extant consent, which was approved under the same local planning policy framework.
- 7.6 Wellbeing goals of the WFGA are adhered to through this application in that there would be no significant or unacceptable impacts upon the achievement of wellbeing objectives as a result of the application being approved and development being carried out. PPW brings the objectives of the Act into clear focus in a planning context, and it is demonstrated through the planning policy analysis undertaken herein that compliance with PPW, and thus the WFGA, is achieved.
- 7.7 In conclusion, the proposal will ensure that the already approved scheme is able to be delivered with minimal significant changes. Whilst the removal of a story from each of two of the blocks is a material change, it results in no greater impact. The design team has ensured that the number of dwellings proposed remains unaltered from the approved application, and there is a contractor ready to construct and provide these much-needed affordable homes. On this basis, and as set out above, it is respectfully recommended that Newport city the application.

LRM Planning
August 2026

³ Amendments to condition pending determination of DOC application (Planning Portal ref. PP-15133430).

⁴ Amendments to condition pending determination of DOC application (Planning Portal ref. PP-15133430).

Appendix 1. Proposed amendments to conditions

21/0983 Conditions and amendments required

# Ref	Condition	Amendments Required														
1	The development shall be carried out in accordance with the following approved plans and documents: 3828-PEN-ZZ-00-DR-A-1001-P2 - Site Location Plan 3858-PEN-ZZ-00-DR-A-1101-P9 - Proposed Site Plan 3858-PEN-ZZ-00-DR-A-1501-P1 - Proposed Bike Store Layouts 3858-PEN-ZZ-ZZ-DR-A-1600-P2 - Block A Floor Plans 3858-PEN-ZZ-ZZ-DR-A-1610-P2 - Block B Floor Plans 3858-PEN-ZZ-ZZ-DR-A-1620-P3 - Block C Floor Plans 3858-PEN-ZZ-ZZ-DR-A-1630-P1 - Block D Floor Plans 3858-PEN-ZZ-ZZ-DR-A-1640-P3 - Block E Floor Plans 3858-PEN-ZZ-ZZ-DR-A-1700-P4 - Site Elevations 3858-PEN-AA-ZZ-DR-A-1701-P2 - Block A Elevations 3858-PEN-BB-ZZ-DR-A-1702-P4 - Block B Elevations 3858-PEN-CC-ZZ-DR-A-1703-P2 - Block C Elevations 3858-PEN-DD-ZZ-DR-A-1704-P2 - Block D Elevations 3858-PEN-EE-ZZ-DR-A-1705-P4 - Block E Elevations C21028-ATP-DR-TP-002 - Refuse Swept Path Analysis Usk Way View 1 Usk Way View 2 rev A 2177-100 Rev B - Engineering Layout 538.01.A - Landscape Biodiversity and Amenity Strategy 538.02.A - Views Assessment 538.03 rev A - Planting Plan 538.05 - Sections Shadow Habitats Regulations Assessment (JBA Consulting, Nov 2021) Air Quality Report (Air Quality Consultants, Oct 2021) Transport Statement (Apex Transport Planning, July 2021) Noise Assessment (InAcoustic, July 2021) Flood Consequences Assessment and Drainage Strategy (in particular reference to finished floor levels of 10.0m AOD) (PHG Consulting Engineers, July 2021) Preliminary Ecological Appraisal (JBA consulting, July 2021)	The below table sets out the required amendments to each of the approved plans: <table><tr><th>Plan / document</th><th>Amendment required</th></tr><tr><td>3828-PEN-ZZ-00-DR-A-1001-P2 - Site Location Plan</td><td>Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1001-S4-P2 - Site Location Plan</td></tr><tr><td>3858-PEN-ZZ-00-DR-A-1101-P9 - Proposed Site Plan</td><td>Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan</td></tr><tr><td>3858-PEN-ZZ-00-DR-A-1501-P1 - Proposed Bike Store Layouts</td><td>Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1500-S4-P2 - External Bike & Bin Store Treatment</td></tr><tr><td>3858-PEN-ZZ-ZZ-DR-A-1600-P2 - Block A Floor Plans</td><td>Delete and replace with: 4211-PEN-01-00-DR-A-1600-S4-P3 - Block A - Ground Floor GA Plan 4211-PEN-01-01-DR-A-1601-S4-P3 - Block A - First Floor GA Plan 4211-PEN-01-02-DR-A-1602-S4-P3 - Block A - Second Floor GA Plan 4211-PEN-01-03-DR-A-1603-S4-P3 - Block A - Third Floor GA Plan 4211-PEN-01-04-DR-A-1604-S4-P3 - Block A - Fourth Floor GA Plan </td></tr><tr><td>3858-PEN-ZZ-ZZ-DR-A-1610-P2 - Block B Floor Plans</td><td>Delete and replace with: 4211-PEN-02-00-DR-A-1610-S4-P3 - Block B - Ground Floor GA Plan 4211-PEN-02-00-DR-A-1610-S4-P3 - Block B - Ground Floor GA Plan 4211-PEN-02-02-DR-A-1612-S4-P3 - Block B - Second Floor GA Plan 4211-PEN-02-03-DR-A-1613-S4-P3 - Block B - Third Floor GA Plan 4211-PEN-02-04-DR-A-1614-S4-P3 - Block B - Fourth Floor GA Plan 4211-PEN-02-05-DR-A-1615-S4-P3 - Block B - Firth Floor GA Plan </td></tr><tr><td>3858-PEN-ZZ-ZZ-DR-A-1620-P3 - Block C Floor Plans</td><td>Delete and replace with: 4211-PEN-03-00-DR-A-1620-S4-P3 - Block C - Ground Floor GA Plan 4211-PEN-03-01-DR-A-1621-S4-P3 - Block C - First Floor GA Plan 4211-PEN-03-02-DR-A-1622-S4-P3 - Block C - Second Floor GA Plan 4211-PEN-03-03-DR-A-1623-S4-P3 - Block C - Third Floor GA Plan </td></tr></table>	Plan / document	Amendment required	3828-PEN-ZZ-00-DR-A-1001-P2 - Site Location Plan	Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1001-S4-P2 - Site Location Plan	3858-PEN-ZZ-00-DR-A-1101-P9 - Proposed Site Plan	Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan	3858-PEN-ZZ-00-DR-A-1501-P1 - Proposed Bike Store Layouts	Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1500-S4-P2 - External Bike & Bin Store Treatment	3858-PEN-ZZ-ZZ-DR-A-1600-P2 - Block A Floor Plans	Delete and replace with: 4211-PEN-01-00-DR-A-1600-S4-P3 - Block A - Ground Floor GA Plan 4211-PEN-01-01-DR-A-1601-S4-P3 - Block A - First Floor GA Plan 4211-PEN-01-02-DR-A-1602-S4-P3 - Block A - Second Floor GA Plan 4211-PEN-01-03-DR-A-1603-S4-P3 - Block A - Third Floor GA Plan 4211-PEN-01-04-DR-A-1604-S4-P3 - Block A - Fourth Floor GA Plan	3858-PEN-ZZ-ZZ-DR-A-1610-P2 - Block B Floor Plans	Delete and replace with: 4211-PEN-02-00-DR-A-1610-S4-P3 - Block B - Ground Floor GA Plan 4211-PEN-02-00-DR-A-1610-S4-P3 - Block B - Ground Floor GA Plan 4211-PEN-02-02-DR-A-1612-S4-P3 - Block B - Second Floor GA Plan 4211-PEN-02-03-DR-A-1613-S4-P3 - Block B - Third Floor GA Plan 4211-PEN-02-04-DR-A-1614-S4-P3 - Block B - Fourth Floor GA Plan 4211-PEN-02-05-DR-A-1615-S4-P3 - Block B - Firth Floor GA Plan	3858-PEN-ZZ-ZZ-DR-A-1620-P3 - Block C Floor Plans	Delete and replace with: 4211-PEN-03-00-DR-A-1620-S4-P3 - Block C - Ground Floor GA Plan 4211-PEN-03-01-DR-A-1621-S4-P3 - Block C - First Floor GA Plan 4211-PEN-03-02-DR-A-1622-S4-P3 - Block C - Second Floor GA Plan 4211-PEN-03-03-DR-A-1623-S4-P3 - Block C - Third Floor GA Plan
Plan / document	Amendment required															
3828-PEN-ZZ-00-DR-A-1001-P2 - Site Location Plan	Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1001-S4-P2 - Site Location Plan															
3858-PEN-ZZ-00-DR-A-1101-P9 - Proposed Site Plan	Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan															
3858-PEN-ZZ-00-DR-A-1501-P1 - Proposed Bike Store Layouts	Delete and replace with 4211-PEN-ZZ-ZZ-DR-A-1500-S4-P2 - External Bike & Bin Store Treatment															
3858-PEN-ZZ-ZZ-DR-A-1600-P2 - Block A Floor Plans	Delete and replace with: 4211-PEN-01-00-DR-A-1600-S4-P3 - Block A - Ground Floor GA Plan 4211-PEN-01-01-DR-A-1601-S4-P3 - Block A - First Floor GA Plan 4211-PEN-01-02-DR-A-1602-S4-P3 - Block A - Second Floor GA Plan 4211-PEN-01-03-DR-A-1603-S4-P3 - Block A - Third Floor GA Plan 4211-PEN-01-04-DR-A-1604-S4-P3 - Block A - Fourth Floor GA Plan															
3858-PEN-ZZ-ZZ-DR-A-1610-P2 - Block B Floor Plans	Delete and replace with: 4211-PEN-02-00-DR-A-1610-S4-P3 - Block B - Ground Floor GA Plan 4211-PEN-02-00-DR-A-1610-S4-P3 - Block B - Ground Floor GA Plan 4211-PEN-02-02-DR-A-1612-S4-P3 - Block B - Second Floor GA Plan 4211-PEN-02-03-DR-A-1613-S4-P3 - Block B - Third Floor GA Plan 4211-PEN-02-04-DR-A-1614-S4-P3 - Block B - Fourth Floor GA Plan 4211-PEN-02-05-DR-A-1615-S4-P3 - Block B - Firth Floor GA Plan															
3858-PEN-ZZ-ZZ-DR-A-1620-P3 - Block C Floor Plans	Delete and replace with: 4211-PEN-03-00-DR-A-1620-S4-P3 - Block C - Ground Floor GA Plan 4211-PEN-03-01-DR-A-1621-S4-P3 - Block C - First Floor GA Plan 4211-PEN-03-02-DR-A-1622-S4-P3 - Block C - Second Floor GA Plan 4211-PEN-03-03-DR-A-1623-S4-P3 - Block C - Third Floor GA Plan															

Ecological Impact Assessment (JBA consulting, July 2021) Tree Survey Report (Treescene, July 2021)			4211-PEN-03-04-DR-A-1624-S4-P3 - Block C - Fourth Floor GA Plan
	3858-PEN-ZZ-ZZ-DR-A-1630-P1 - Block D Floor Plans	Delete and replace with:	4211-PEN-04-00-DR-A-1630-S4-P3-Block D - Ground Floor GA Plan 4211-PEN-04-01-DR-A-1631-S4-P3-Block D - First Floor GA Plan 4211-PEN-04-02-DR-A-1632-S4-P3-Block D - Second Floor GA Plan 4211-PEN-04-03-DR-A-1633-S4-P3-Block D - Third Floor GA Plan 4211-PEN-04-04-DR-A-1634-S4-P3-Block D - Fourth Floor GA Plan 4211-PEN-04-05-DR-A-1635-S4-P3-Block D - Fifth Floor GA Plan
	3858-PEN-ZZ-ZZ-DR-A-1640-P3 - Block E Floor Plans	Delete and replace with:	4211-PEN-05-00-DR-A-1640-S4-P3 - Block E - Ground Floor GA Plan 4211-PEN-05-01-DR-A-1641-S4-P3 - Block E - First Floor GA Plan 4211-PEN-05-02-DR-A-1642-S4-P3 - Block E - Second Floor GA Plan 4211-PEN-05-03-DR-A-1643-S4-P3 - Block E - Third Floor GA Plan
	3858-PEN-ZZ-ZZ-DR-A-1700-P4 - Site Elevations	Delete and replace with	4211-PEN-ZZ-ZZ-DR-A-1700-S2-P2 Site Elevations 01
	3858-PEN-AA-ZZ-DR-A-1701-P2 - Block A Elevations	Delete and replace with	4211-PEN-01-ZZ-DR-A-1701-S4-P3 - Block A - Proposed Elevations
	3858-PEN-BB-ZZ-DR-A-1702-P4 - Block B Elevations	Delete and replace with	4211-PEN-02-ZZ-DR-A-1702-S4-P3 - Block B - Proposed Elevations
	3858-PEN-CC-ZZ-DR-A-1703-P2 - Block C Elevations	Delete and replace with	4211-PEN-03-ZZ-DR-A-1703-S4-P3 - Block C - Proposed Elevations
	3858-PEN-DD-ZZ-DR-A-1704-P2 - Block D Elevations	Delete and replace with	4211-PEN-04-ZZ-DR-A-1704-S4-P3-Block D - Elevations
	3858-PEN-EE-ZZ-DR-A-1705-P4 - Block E Elevations	Delete and replace with	4211-PEN-05-ZZ-DR-A-1705-S4-P2 - Block E - Proposed Elevations
	4211-PEN-01-RP-DR-A-1800-S4-P2 - Block A - Roof Plan	Add	
	4211-PEN-02-RP-DR-A-1801-S4-P2 - Block B - Roof Plan	Add	
	4211-PEN-03-RP-DR-A-1802-S4-P2 - Block C - Roof Plan	Add	

		4211-PEN-04-RP-DR-A-1803-S4-P3-Block D - Roof Plan	Add
		4211-PEN-05-RP-DR-A-1804-S4-P3 - Block E - Roof Plan	Add
		4211-PEN-ZZ-ZZ-DR-A-1502-S4-P2 - External Boundary Details	Add
		Usk Way View 1	Delete
		Usk Way View 2 rev A	Delete
		2177-100 Rev B - Engineering Layout	Delete and replace with 2177-100 Rev G - Engineering Layout
		538.01.A - Landscape Biodiversity and Amenity Strategy	Delete and replace with 538.01.C - Landscape Biodiversity and Amenity Strategy
		538.02.A - Views Assessment	Delete and replace with 538.02.B - Views Assessment
		538.03 rev A - Planting Plan	Delete and replace with 538.03.C - Planting Plan
		538.05 - Sections	Delete and replace with 538.05.A - Sections
		538.04.B - Management Plan	Add
		Shadow Habitats Regulations Assessment (JBA Consulting, Nov 2021)	Delete and replace with Habitats Regulations Assessment (JBA consulting, August 2026)
		Air Quality Report (Air Quality Consultants, Oct 2021)	No amendment required
		Transport Statement (Apex Transport Planning, July 2021)	Delete and replace with Transport Statement (Apex Transport Planning, 16 June 2026)
		Noise Assessment (InAcoustic, July 2021)	Delete and replace with Noise Assessment (InAcoustic, 19 June 2026)
		Flood Consequences Assessment and Drainage Strategy (in particular reference to finished floor levels of 10.0m AOD) (PHG Consulting Engineers, July 2021)	Add Flood Consequences Assessment (JBA Consulting, June 2026) Add Drainage Strategy Addendum (PHG Consulting Engineers, 7 th August 2026)
		Preliminary Ecological Appraisal (JBA consulting, July 2021)	Delete and replace with Preliminary Ecological Appraisal (JBA consulting, August 2026)
		Ecological Impact Assessment (JBA consulting, July 2021)	Delete and replace with Ecological Impact Assessment (JBA consulting, August 2026)
		Tree Survey Report (Treescene, July 2021)	Tree Survey Report (Treescene, 16 February 2026)
		Tree Constraints Plan (Treescene, February 2026)	Add
2	No development, (other than demolition) shall commence until:	Delete pending determination of DOC application (Planning Portal ref. PP-15133430).	

	a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority. b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority. c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied until: d) Following remediation a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority. Reason: In the interests of residential amenity and human health. To prevent pollution of the water environment, to protect the ecological interests of the area and in the interests of safeguarding the features of the River Usk SAC, in accordance with policies SP9, GP2, GP5 and GP7 of the Newport Local Development Plan and the Wales Marine Plan.	
3	No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) and Pollution Prevention Plan (PPP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following as a minimum: a) Construction methods: details of materials, how waste generated will be managed; b) General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain; c) Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures**; measures to control light spill and the conservation of dark skies; d) Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use; e) Traffic Management: identify when HGVs visit the site, avoiding peak hours and school hours; identify HGV routes; identify off street parking facilities for all vehicles linked to the site; describe wheel cleaning facilities; identify office and welfare facilities plant; wheel wash facilities and a routing plan for construction vehicles to avoid Air Quality Management Areas and avoid vehicle idling ; f) Pollution Prevention Plan: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan; g) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;	No amendments required.

	h) Silt run off from the site should be prevented by incorporating the following action: Silt traps, or other appropriate method of silt containment, should be used to prevent silt from the construction works entering surface water drainage and the watercourse. The approved CEMP and PPP shall be implemented during the site preparation and construction phases of the development. ** The applicant should have regard to BRE guide 'Control of Dust from Construction and Demolition, February 2003 Reason: In the interests of residential amenity, human health and air quality. To prevent pollution of the water environment, to protect the ecological interests of the area and in the interests of safeguarding the features of the River Usk SAC,	
4	Prior to the commencement of development, a piling method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall detail the type of piling and the timing, duration and frequency of that piling method. The development shall take place in accordance with the approved method statement. Reason: To prevent pollution of the water environment and to protect the ecological interests of the area and in the interest of safeguarding the features of the River Usk SAC, in accordance with policies SP9 and GP5 of the Newport Local Development Plan and the Wales Marine Plan.	No amendments required.
5	No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, in accordance with policy CE6 of the Newport Local Development Plan.	Delete pending determination of DOC application (Planning Portal ref. PP-15133430).
6	No development, other than demolition, shall commence until a scheme of sound insulation measures in accordance with the internal noise level limits identified in the approved noise assessment (InAcoustic, July 2021) has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows (see informative 02). No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity. Reason: To ensure that the amenities of future occupiers are protected, in accordance with policies GP2 and GP7 of the Newport Local Development Plan.	Amend to reference Noise Assessment (InAcoustic, 19 June 2026).
7	Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen	No amendments required.

	above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with policies GP2 and GP7 of the Newport Local Development Plan.	
8	Prior to the commencement of development, a scheme of ecological enhancement to provide net benefit to biodiversity shall be submitted to and approved in writing by the Local Planning Authority. This shall include full details of the location and specification of ecological enhancements and the timing of their inclusion. The details shall then be implemented as approved and shall be retained in perpetuity. Reason: To provide ecological net benefit on the site, in accordance with policy GP5 of the Newport Local Development Plan and Planning Policy Wales (Edition 11).	No amendments required.
9	Prior to the commencement of development, including any site clearance, an Invasive Species Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented during construction and site clearance. Reason: To ensure an invasive species is adequately eradicated, to prevent pollution of the water environment and to protect the ecological interests of the area, in accordance with policies SP9 and GP5 of the Newport Local Development Plan.	No amendments required.
10	No work shall be commenced on the construction of the development until full details of any boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be maintained as such thereafter. Reason: To ensure that the development is completed in a manner compatible to its surroundings, in accordance with policies GP2 and GP6 of the Newport Local Development Plan.	Delete condition (addressed by 4211-PEN-ZZ-ZZ-DR-A-1502-S4-P2 - External Boundary Details).
11	No work shall commence on the construction of the development until details/samples of materials and finishes to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the agreed materials. Reason: To ensure that the development is completed in a manner compatible with its surroundings, in accordance with policies GP2 and GP6 of the Newport Local Development Plan.	No amendments required.
12	Prior to its installation of any external lighting a sensitive lighting strategy shall first be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall include: • Details of the siting and type of external lighting to be used; • Drawings (including a lux contour plan) setting out light spillage in key sensitive areas, in particular the River Usk corridor; • Details of lighting to be used during operation;	No amendments required.

	Measures to monitor light spillage once development is operational. The lighting shall be installed and retained as approved thereafter. Reason: To prevent pollution of the water environment and to protect the ecological interests of the area and in the interest of safeguarding the features of the River Usk SAC, in accordance with policies SP9 and GP5 of the Newport Local Development Plan and the Wales Marine Plan.	
13	The landscaping scheme shall be carried out in accordance with drawing 538.03 rev A in its entirety by a date not later than the end of the full planting season immediately following the completion of the associated development. Thereafter, the trees and shrubs shall be adequately maintained in accordance with a maintenance and management plan, which shall be submitted to and approved in writing by the Local Planning Authority. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition a full planting season shall mean the period from October to April. Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner, in accordance with policy GP5 of the Newport Local Development Plan.	Amend to reference 538.03.C - Planting Plan.
14	Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority. No other fill material shall be imported onto the site. Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed, in accordance with policies SP9, GP5 and GP7 of the Newport Local Development Plan.	No amendments required.
15	Prior to first beneficial use of each commercial unit (A1 and A3 units) hereby approved, details of the opening hours shall be submitted to and approved in writing by the Local Planning Authority. The use shall operate in accordance with the approved hours. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policies GP2 and GP7 of the Newport Local Development Plan.	No amendments required.
16	There shall be no beneficial use of the residential development until electric vehicle charging points have been provided as shown in drawing 3858-PEN-ZZ-00-DR-A-1101-P9 and in accordance with details previously submitted to and approved in writing by the Local Planning Authority and they shall be retained and operated in perpetuity. Reason: In the interests of air quality and sustainability, and to ensure compliance with policies SP1 and GP7 of the Newport Local Development Plan.	Amend to reference 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan.
17	Prior to the occupation of any dwelling unit in blocks A, B and C the bin storage building shall be provided in accordance with drawing 3858-PEN-ZZ-00-DR-A-1101-P9 and retained thereafter.	Amend to reference 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan.

	Reason: In the interests of residential amenity, in accordance with policy GP2 of the Newport Local Development Plan.	
18	Prior to the first beneficial use of the commercial units hereby approved, waste and recycling storage shall be provided in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. The approved storage areas shall be retained thereafter. Reason: In the interests of general amenity, in accordance with policy GP2 of the Newport Local Development Plan.	No amendments required.
19	Prior to the occupation of any dwelling unit in blocks A, B and C, the cycle storage building shall be provided in accordance with drawings 3858-PEN-ZZ-00-DR-A-1101-P9 and 3858-PEN-ZZ-00-DR-A-1501-P1 and retained thereafter. Reason: In the interests of residential amenity, sustainability and air quality, in accordance with policies SP1, GP2 and GP7 of the Newport Local Development Plan.	Amend to reference 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan and 4211-PEN-ZZ-ZZ-DR-A-1500-S4-P2 - External Bike & Bin Store Treatment.
20	Prior to the occupation of any dwelling unit the long stay cycle parking shall be provided in accordance with drawing 3858-PENZZ-00-DR-A-1101-P9 and retained thereafter. Reason: In the interests of residential amenity, sustainability and air quality, in accordance with policies SP1, GP2 and GP7 of the Newport Local Development Plan.	Amend to reference 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan.
21	Prior to the occupation of any dwelling the areas for parking shall be provided in accordance with drawing 3858-PEN-ZZ-00-DR-A-1101-P9 and retained thereafter. Reason: In the interests of highway safety, in accordance with policies GP4 and T4 of the Newport Local Development Plan.	Amend to reference 4211-PEN-ZZ-ZZ-DR-A-1101-S4-P2 - Proposed Site Plan.
22	If at any time the use of the approved A3 unit is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the above equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the approved details. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities, in accordance with policies GP2 and GP7 of the Newport Local Development Plan.	No amendments required.
23	Prior to the occupation of any dwelling unit hereby approved a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details. Reason: In the interests of air quality and sustainability, in accordance with policies SP1 and GP7 of the Newport Local Development Plan.	No amendments required.

24	Prior to first beneficial use of the commercial units hereby approved, a scheme of sound insulation works to the floor/ceiling structure between flats 64, 65 and 66 shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policies GP2 and GP7 of the Newport Local Development Plan.	No amendments required.
25	The development shall take place in accordance with the mitigation and compensation measures identified in the Preliminary Ecological Appraisal and Ecological Impact Assessment (both JBA consulting, July 2021). Reason: In the interests of safeguarding the features of the River Usk SAC, in accordance with policies SP9 and GP5 of the Newport Local Development Plan and the Wales Marine Plan.	Amend to reference Preliminary Ecological Appraisal and Ecological Impact Assessment (JBA consulting, August 2026).
26	Unless otherwise agreed by condition 4, no piling shall be undertaken during the period from 1 March to 30 June inclusive. Reason: To avoid disturbance during the main Shad and Lamprey spawning and migration period, in the interests of protecting the integrity of the River Usk SAC, in accordance with policies SP9 and GP5 of the Newport Local Development Plan and the Wales Marine Plan.	No amendments required.
27	Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of residential amenity and human health. To prevent pollution of the water environment, to protect the ecological interests of the area and in the interests of safeguarding the features of the River Usk SAC, in accordance with policies SP9, GP2, GP5 and GP7 of the Newport Local Development Plan and the Wales Marine Plan.	No amendments required.
28	No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour nighttime as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. Reason: To ensure that the amenities of future occupiers are protected, in accordance with policies GP2 and GP7 of the Newport Local Development Plan.	No amendments required.
29	The windows in the east elevation of Block A, serving units 8, 12 and 16 shall be obscurely glazed and retained as such in perpetuity.	No amendments required.

	Reason: In the interests of residential amenity, in accordance with policy GP2 of the Newport Local Development Plan.	
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