

Delegated Decision Report

Application No:	25/0912	Statutory Period Expires:	18th December 2025
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Site:	23 Collier Street Newport NP19 7AT		
Proposal:	PARTIAL DISCHARGE OF CONDITION 4 (BIO DIVERSITY ENHANCEMENT) OF 25/0473 PROPOSED LOFT CONVERSION AND SINGLE STOREY REAR EXTENSION		
Applicant:	Ciku		
Type:	Discharge Conditions	Ward:	St Julians
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application for a loft conversion and single storey rear extension was granted with conditions under permission 25/0473 in August 2025.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a two-storey terraced dwelling located on Collier Street in the St Julians ward. Externally, the property is finished in a white roughcast render with black UPVC windows.
- 2.2 The site is within the defined settlement boundary as identified by Policy SP5 of the Newport Local Development Plan 2011 – 2026. To the northwest of the property is the River Usk (SSSI and SLA). To the east of the property is a communal play area. Surrounding the property is predominantly residential dwellings

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to partially discharge condition 4 (Biodiversity Enhancement) of permission 25/0473. Condition 4 reads:

“Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).”

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0473	PROPOSED LOFT CONVERSION AND SINGLE STOREY REAR EXTENSION	GRANTED WITH CONDITIONS	07.08.2025

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER: No response received to date.

7. PUBLIC REPRESENTATIONS NONE.

8. ASSESSMENT

8.1 1no bird box is proposed beneath the eaves at first floor level on the rear elevation and 1no bat box is proposed beneath the eaves of the rear dormer on the northern side elevation.

8.2 The details provided are commensurate with the approved scheme and sufficiently address the requirements of condition 4, insofar as it relates to the submission of a scheme.

9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It

is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle 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. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The information submitted provides sufficient details relating to a biodiversity enhancement scheme. The information is sufficient to partially discharge condition 4 (biodiversity enhancement) of permission 25/0473.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2501.13.B - Proposed Elevations, Site Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP5 was relevant to the determination of this application.

03 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.