

Delegated Decision Report

Application No:	25/0790	Statutory Period Expires:	19th November 2025
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Site:	25 First Floor Charles Street Newport NP20 1JT		
Proposal:	CHANGE OF USE OF FIRST AND SECOND FLOORS TO 2 NO. FLATS (RESUBMISSION OF 25/0317)		
Applicant:	C Peters		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS SUBJECT TO S106 WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN THREE MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION		

1. BACKGROUND

1.1 At the application site, a previous application 25/0317, for the CHANGE OF USE OF FIRST AND SECOND FLOORS TO 2 NO. FLATS was refused for the following reasons:

01 The development would have an adverse impact upon interests of acknowledged importance, namely, upon residential amenity. There is no information provided on noise levels that would be experienced by future residents within the flats and lack of natural ventilation. No information has been provided in the form of a noise impact assessment to mitigate these concerns. The proposal is contrary to Policy GP2 and H8 of the Newport's Local Development Plan 2011-2026 (Adopted January 2015) and Flat Conversions SPG (2021).

02 The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

2. SITE LOCATION AND CONTEXT

2.1 The development site is a three-storey terraced property on Charles Street located within the settlement boundary. The ground floor currently contains a commercial unit, whilst the first and second floors are currently vacant on a site visit undertaken. Council Tax have confirmed that the ground, first and second floors have individual assessments in the business rates system since 1997. The host site is defined within the Town Centre Conservation Area and Archaeological Sensitive Area. There is a grade II listed community building (23105) at 16 Charles Street. The street is predominantly defined with residential properties on the upper floors above commercial ground floor units.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks the change of use of the first and second floors to 2no. self-contained flats. Both flats would be access off Charles street through a separate entrance door. Flat 1 is across the first floor only, and would contain 2no. bedrooms, 1no. kitchen/living area, and 1no. bathroom. Flat two is across the second and converted loft space, with 2no. bedrooms, 1no.lounge, 1no. kitchen, and 1no. bathroom. Whilst the planning statement suggests there are no external changes, 1no. velux roof light is proposed on the rear roof plane.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0317	CHANGE OF USE OF FIRST AND SECOND FLOORS TO 2 NO. FLATS	R	24/07/2025
11/0372	VARIATION OF CONDITION 1 (OPENING HOURS) OF PLANNING PERMISSION 00/1285 FOR A CHANGE OF USE FROM CLASS A1 (RETAIL) TO A3 (CAFE / RESTAURANT) TO ALLOW EXTENSION OF OPENING HOURS TO 00.00 (MIDNIGHT) EVERYDAY	GC	20/04/2011
03/0902	CHANGE OF USE TO A CLINIC PRACTISING COMPLIMENTARY THERAPIES	GC	18/06/2003
00/1285	CHANGE OF USE FROM CLASS A1 (RETAIL) TO A3 (CAFE RESTAURANT)	GC	08/12/2000

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 Technical Advice Note
 - Technical advice note (TAN) 11: noise
 - Technical advice note (TAN) 12: design
 - Technical advice note (TAN) 21: waste
 - Technical advice note (TAN) 24: the historic environment
- 5.4 The Historic Environment Act (2023)
- 5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)
 - Policy GP2 (General Amenity)
 - Policy GP4 (Highways and Accessibility)
 - Policy GP5 (Natural Environment)
 - Policy GP6 (Quality of Design)
 - Policy CE6 (Archaeology)
 - Policy CE7 (Conservation Areas)
 - Policy SP9 (Conservation of the Natural, Historic and Built Environment)
 - Policy SP18 (Urban Regeneration)
 - Policy H8 (Self Contained Accommodation and Houses in Multiple Occupation)
- 5.6 SUPPLEMENTARY PLANNING GUIDANCE
 - SUSTAINABLE TRAVEL SPG 2020
 - PLANNING OBLIGATIONS 2020
 - WILDLIFE AND DEVELOPMENT 2015
 - FLAT CONVERSIONS 2021
 - PARKING STANDARDS 2015
 - WASTE STORAGE AND COLLECTION 2020

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

The property is located within the Town Centre Conservation Area.

There are no external changes proposed, apart from a rooflight to the rear slope. Contrary to the statement within drawing PP/003 (Rev. A), where houses are located on Article 1(5) land, roof lights are not 'permitted development', following the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

Considering the proposed rooflight location and the long-range CA views available of the rear roof slope, the proposed rooflight should be of the 'conservation' type, to minimise its visibility. If the below condition is fulfilled, these proposals would be considered to result in minimal impact upon the character and appearance of the Town Centre Conservation Area.

The roof light shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. It shall have a surround of a dark matt finish.

6.2 Local Highways Authority:

The applicant has not addressed parking policy requirements, however we would accept that any impact is marginal. No provision is made for cycle storage, arguably increasing

the need for car use. Highways cannot support the development without cycle provision. Refuse is potentially to be stored at a property three doors down. Other properties already keep bins in the ginnel serving this property and we would consider this to be an unsatisfactory arrangement for a commercial use and two flats in addition to whatever properties it already serves. If /when these are all put out, they will have an adverse impact on highway movement and amenity. We consider the application fails to comply with policies relating to parking, refuse management and cycle parking. It is not supported.

6.3 Welsh Water:

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Condition and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6.4 SAB:

Having reviewed this, it is unlikely that SAB application will be required due to the size possibly not exceeding 100m².

6.5 Drainage Manager: No comments.

6.6 Environmental Health Officer: I refer to the above application passed to the Environmental Protection Team for comment.

I have no objections to the proposed development, have reviewed the submitted environmental noise assessment addressing the noise and natural ventilation concerns and the recommendations that should be followed by the developer to achieve the internal ambient noise criteria contained in WHO AND BS8233:2014 Guidance.

6.7 Senior Scientific Officer: No Comments received.

6.8 Waste Manager: No comments received.

6.8 HENEB:

Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is

not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows: The proposed works are within the Conservation Area of Newport Town Centre and Archaeologically Sensitive Area (ASA) of Newport. A review of the 1st – 3rd Edition (1883; 1902; 1920) historic Ordnance Survey maps show the footprint of the property. The proposal includes a change of use with internal alterations. The works are of relatively small scale, and with our understanding of the historic environment, it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 03/10/2025.

7.1 24no neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The proposal relates to the use of the upper floors of an existing building in the urban area within the defined limits of the City Centre, providing additional residential accommodation whilst retaining a commercial frontage at ground floor. The planning statement outlines that the current use of the upper floors could have sustained residential accommodation previously, although the floors are now vacant, and Council tax have confirmed no residential payments have been made. On site, the applicant confirmed that there has been no interest in commercial letting on the first and second floors. The reuse of a building within the City Centre would be looked upon favourably and would be in line with Policy SP18. In principle the development is accepted.

8.1.2 Policy H8 sets out criteria for self-contained accommodation.

Within the defined settlement boundaries, proposals to subdivide a property into self-contained accommodation, bedsits or a house in multiple occupation will only be permitted if:

- i) *The scale and intensity of use does not harm the character of the building and locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on street parking problems;*

When assessing the scale of development, it is not uncommon for residential properties to be located on upper floors on Charles Street, therefore, the creation of 2no. self contained apartments would not harm the character of the building or area. The development would not adversely impact neighbouring properties given that no direct overlooking is proposed. Moreover, no living rooms are proposed beneath or above a bedroom in another flat. In terms of parking, given its location within a City Centre, no parking provision is required in this instance, however, cycle storage should be provided and will be secured via condition. A full assessment is carried out below.

- ii) *The proposal does not create an over concentration of houses in multiple occupation in any one area of the city which would change the character of the neighbourhood or create an imbalance in the housing stock;*
Given the application does not propose a HMO, this is not applicable in this instance.
- iii) *Adequate noise insulation is provided;*
A noise assessment has now been provided in line with the submission. It demonstrates that the day and night-time noise levels from external noise would be regarded as low to medium risk. Recommendations have been set out within the assessment which should be adhered to. This is further discussed below.
- iv) *Adequate amenity for future occupiers.*
There are adequate living space standards for residents, and all rooms will be serviced with natural light. Whilst there is no outdoor amenity space, given the City Centres sustainable location, this is deemed acceptable. The site is also serviced by city centre daily waste collections and there is scope for bin storage at the neighbouring piece of land to the front of 27a and 27b which is within the applicants land ownership. A full assessment is carried out below.

8.1.3 Overall, it is considered that the application in principle meets the requirements of Policy H8. As forementioned, a full assessment is carried out below.

8.2 Previous reasons for refusal

8.2.1 A full evaluation of the scheme was undertaken within 25/0317. This application is a resubmission to overcome the previous issues, and therefore, the reasons for refusal should be addressed.

8.2.2 *01 The development would have an adverse impact upon interests of acknowledged importance, namely, upon residential amenity. There is no information provided on noise levels that would be experienced by future residents within the flats and lack of natural ventilation. No information has been provided in the form of a noise impact assessment to mitigate these concerns. The proposal is contrary to Policy GP2 and H8 of the Newport's Local Development Plan 2011-2026 (Adopted January 2015) and Flat Conversions SPG (2021).*

8.2. The Flat Conversions SPG suggests, *In order to ensure that occupants have adequate living conditions, a converted flat in a noisy location should feature noise-attenuation and ventilation measures.* Given the location of the proposed development within a City Centre location, and that the ground floor unit remains as a commercial unit which could have the capacity to open until midnight, regard should be given to the noise levels experienced by future occupiers. The applicant has provided a noise assessment in line with the application. The day and night-time noise levels from external noise would be regarded as low to medium risk in an initial site noise risk assessment according to ProPG Planning & Noise (England only but given to illustrate the magnitude of the noise impact). The levels are in TAN 11 Noise Exposure Category B. The assessment has found that the suggested BS8233/WHO criteria can be met on the front facades with the existing façade and closed existing glazing with open trickle ventilation. It should be possible to ventilate each apartment to a higher level by opening windows in unoccupied rooms or for brief periods

in occupied rooms (longer if the occupants are not disturbed). Additional suggestions have been offered for enhanced ventilation levels whilst also meeting the noise criteria. Environmental Health have reviewed the environmental noise assessment addressing the noise and natural ventilation concerns and the recommendations outlined within the report should be followed by the developer to achieve the internal ambient noise criteria contained in WHO AND BS8233:2014 Guidance. Therefore, reason 01 falls away.

8.2.4 The second reason for refusal stated that,

02 The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

8.2.5 The applicant has agreed to the revised Heads of Terms and is discussed within section 8.8. This reason falls away.

8.2.6 It is considered that the previous reasons for refusal have been overcome. It is noted that no other material changes have been made since the previous application, however, the full assessment of other material considerations are discussed below.

8.3 **Visual Amenity/Heritage**

8.3.1 The host site is defined within the Town Centre Conservation Area and the development site is also situated opposite the Grade II listed building at 16 Charles Street. The proposed scheme needs to accord with section 96 and 160 of the Historic Environment (Wales) Act 2023 which requires the Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area or building. Whilst the planning statement states no external alterations are proposed as part of the development, there is 1 no. proposed velux roof light within the converted loft on the rear roof plane. No details of this have been submitted. Given its setting within the Conservation Area and Listed Building, a condition will be attached to necessitate that the rooflight is installed of a Conservation Area style and retained thereafter, in line with Policy CE7 and The Historic Environment Act (2023). The Heritage Officer has no objections subject to the type of roof light.

8.4 **Residential Amenity**

8.4.1 Both flats are 2 no. bedroom flats, and The Council's Flat Conversion SPG specifies desired standards for internal floorspace:

Beds/bedrooms	Flat type			
	<i>Studio</i>	<i>Converted</i>	<i>New</i>	
			<i>Common Access²</i>	<i>Walk Up³</i>
1	32	45	46	50
2	n/a	58	59	65
3	n/a	74	84	90
4	n/a	86	93	99

Figure 1: Desired standards for gross internal floor space (square metres)

The proposed flats floor space equates to:

- Flat 1= 49sqm
- Flat 2= 44sqm

8.4.2 Flat 1 exceeds the space requirements, however, flat 2 falls marginally short. Given the marginal shortfall, this is deemed acceptable.

8.4.3 Outlook and Overlooking

The Flat Conversions SPG suggests, *Rooms should be arranged and designed in a manner that maximises the living standards of occupants. For instance, living rooms, kitchens and bedrooms should neither overlook adjoining properties nor face high boundary walls. Living rooms, moreover, should not be next to, directly above or directly below a bedroom in a neighbouring property unless the fabric of the building contains suitable acoustic insulation.*

8.4.4 In terms of outlook, all rooms are served by windows with adequate outlook. The outlook to the rear is shown below and would overlook the rear garden area of the commercial café. However, given the sites location in the City Centre, this is deemed acceptable. There are no other properties directly to rear to create direct overlooking into habitable windows and there is an adequate separation distance. The loft conversion would only be served by a roof light. Plans do not demonstrate the exact location of this on the loft section, thereby the height cannot be determined for outlook. However, it is considered, even if the outlook is poor, the velux window would still allow light into the room, and adequate outlook would be achieved from the flats other main living areas, and this would be deemed acceptable.

Outlook from rear windows:



8.4.5 No living rooms are proposed beneath or above a bedroom in another flat. Any noise insulation should be fitted in accordance with building regulations and in accordance with the approved noise assessment.

8.4.6 Outdoor amenity space

Due to the city centre location, the application site does not benefit from private outdoor space. This is typical of city centre living whereby one would not expect to have provision to a private outdoor amenity space within a built up urban environment. Furthermore, in line with the Flat Conversions Supplementary Planning Guidance document FC 5.1 private amenity space is only required where the opportunity exists. As the opportunity does not exist, the proposal is considered to accord with the Flat Conversions SPG guidance on amenity space. There is accessible transport to amenity areas such as Belle Vue Park situated along Cardiff Road and the City Centre along the Usk River.

8.4.7 Waste

The Waste Storage and Collection SPG states, flats should hold external bin storage. The storage of bins on Charles Street would not be appropriate and would not be respectful of the Conservation Area contrary to s160 of the Historic Environment Act (2023). The applicant has suggested the applicant also owns 27a and 27b where external bins can be stored. However, it is noted under 25/0317 that the waste officer provided comment and stated that the property would be serviced with free city centre bag collection for both residual waste and recycling. For the reasons detailed above, this is deemed acceptable.

8.5 Access/Movement

8.5.1 In terms of access, there is a single access to the flats from Charles Street separate to the ground floor commercial unit. The SPG states, *in no circumstances may a flat and a non-residential unit (e.g. a shop) share a single entrance*. This separated relationship would be deemed acceptable compliant with the SPG.

8.5.2 The highways officer states there is no mention of cycle storage and details of this would need to be provided. It is considered that there is scope for cycle storage within the

ownership of land provided and noted on a site visit conducted. No information has been provided to detail this, therefore, a suitably worded condition will be attached to any permission granted.

- 8.5.3 In relation to parking, the site does not have capacity for off-street parking and given the site is defined within Parking Zone 1 and within the City Centre, car parking is not feasible and deemed acceptable given the highly sustainable location.
- 8.5.4 The Highways Officer has raised concerns over the bin storage. Other properties already keep bins in the ginnel serving this property and we would consider this to be an unsatisfactory arrangement for a commercial use and two flats in addition to whatever properties it already serves. If /when these are all put out, they will have an adverse impact on highway movement and amenity. However, it is considered that the external storage allows bins to be pulled back off the streetscene, and given that the property would benefit from free city centre bin collections this arrangement is considered acceptable.

8.6 Biodiversity

- 8.6.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. The applicant has stressed that there are no external changes to the existing building. The 1st and 2nd floors don't have access to the rear garden, and therefore no additional measures can easily be implemented. However, it is considered that if a biodiversity enhancement cannot be implemented on site, this should be provided elsewhere and details of this should be provided to the Local Planning Authority and will be secured via condition. This can be secured via condition.
- 8.6.2 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step wise approach (Paragraph 6.4.15) has been applied.* No GI statement has been provided as part of the development, however, given the scale of the change, it is not required in this instance.

8.7 Archaeology

The site is defined within the Town Centre Archaeologically Sensitive Area. As no ground works are proposed, it is considered that a written archaeology report would not be needed in this instance in line with Policy CE6. HENEB have no objections.

8.8 Section 106 Planning Obligation matters

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and

the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
<i>Regeneration, Investment and Housing</i>	<i>To provide on site affordable housing</i>	<i>30% affordable housing units at £2,436</i>	<i>30% affordable housing units at £2,436</i>	<i>No</i>
<i>Regeneration, Investment and Housing</i>	<i>Admin Fee</i>	<i>£200</i>	<i>£200</i>	<i>No</i>
<i>Regeneration, Investment and Housing</i>	<i>Legal Fees</i>	<i>£700</i>	<i>£700</i>	<i>No</i>

HEADS OF TERMS AGREED BY APPLICANT

The applicant agreed to the HOT on 06/10/2025.

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 previous reasons for refusal have been addressed under this resubmission. The noise assessment states there would be a low to medium risk of noise levels to the flats experienced and noise insulation measures have been provided and will be conditioned. There is adequate internal space within the flats for residents. Whilst there is limited outlook from the velux roof light, this is deemed acceptable given the context. There would be no demonstrable harm to the Conservation Area or Listed asset nearby, however, a condition will be imposed to ensure the roof light is fitted in accordance with Conservation Area style. The highways officer has raised concerns over bin storage within the alley of a neighbouring property within the applicants ownership, however, it has also been confirmed that the site is serviced by the city centre collections, and therefore, this will reduce waste around the site. Moreover, the lack of cycle storage was raised as an issue, however, given the land identified by the applicant, there is scope for some cycle storage and therefore, this is conditioned. Whilst the applicant suggests there is no scope for a biodiversity enhancement scheme, given the scale of development, a bird or bat box would suffice. If this cannot be provided, then an enhancement would need to be provided elsewhere. Therefore, for the reasons set out above, the scheme is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS SUBJECT TO S106 WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN THREE MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan; Proposed Floor Plans; Existing Floor Layouts; Planning Statement; Environmental Noise Assessment.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the commencement of development, secure storage of cycles shall be submitted to the Local Planning Authority. The approved scheme shall be carried out in accordance with the agreed details and retained in perpetuity.

Reason: To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policies T4 and T5 of the Adopted Local Development Plan.

03 Prior to the first beneficial occupation of the proposed development, the recommended noise mitigation, insulation and ventilation measures, as defined within the Environmental Noise Assessment 18th September 2025, shall be provided in accordance with the approved document and retained in perpetuity.

Reason: To ensure that there is adequate noise insulation provide for future occupiers in accordance with Policy GP2 and H8 of Newport Local Development Plan (2011-2026).

04 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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

05 The proposed development, namely, the roof light, shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. It shall have a surround of a dark matt finish.

Reason: To protect the Town Centre Conservation Area and listed building in line with Policy CE7 and The Historic Environment Act 2023.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7, CE6, CE7, H8, SP18 W3, SP9 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

03 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

04 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

05 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.