

# Delegated Decision Report

<b>Application No:</b>	25/0511	<b>Statutory Period Expires:</b>	2nd September 2025
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<b>Site:</b>	<i>Vicarage 7 Gold Tops Newport NP20 4PH</i>		
<b>Proposal:</b>	<i>CHANGE OF USE FROM C3(A) DWELLINGHOUSE (VICARAGE) TO FIVE BEDROOM C2 RESIDENTIAL INSTITUTION</i>		
<b>Applicant:</b>	<i>L Bovey</i>		
<b>Type:</b>	Full	<b>Ward:</b>	Allt-yr-Yn
<b>Decision:</b>	GRANTED WITH CONDITIONS		

**1. BACKGROUND**

1.1 None.

**2. SITE LOCATION AND CONTEXT**

2.1 The application site is situated within the Allt-yr-yn ward and is an old Vicarage. St Marks Church is located to the northeast of the application site and is a Grade II listed building (3020). There are also a number of TPO trees surrounding the site. The area contains a mix of residential and commercial offices. The host site has been used as a dwellinghouse but is currently vacant.

**3. DESCRIPTION OF DEVELOPMENT**

3.1 The application seeks the change of use of the building to a C2 residential institution. The application seeks 5no. permanent rooms for residents with complex learning disabilities. These rooms include a lounge area, bed, kitchenette area, and bathroom.

3.2 The use will provide supported living accommodation for individuals requiring a degree of care or supervision in a domestic-style environment. It is a 24-hour managed care home that will be regulated by CIW. The rest of the facility contains a laundry room, shared resident bathroom, secure medical store, staff office and sleeping accommodation, and plant room.

3.3 Saludem Care and Education have been asked by Aneurin Bevan local HNS commissioning board to increase provision of services in the area. They aim to support individuals to engage in activities bespoke to them, organised based on their individual wants and needs. These include trips out into the community, promoting the use of public transport, engagement in community events. Their aim is to provide individuals with a home for as long as it is necessary whilst working with various professional support teams to be able to increase their independence and where possible they may move to support living accommodation in the future. For some individuals, this may be their forever home and they will work with the commissioners and their families to support them as appropriate.

3.4 There is a single external alteration for a new doorway located within the Northern elevation concealed behind the roadside boundary wall (to Gold Tops) and within the small service yard to the north.

3.5 Cycle storage and waste storage is proposed within the existing garage. There is also provision for EV charging within the existing driveway, along with 4no. parking spaces.

#### **4. RELEVANT SITE HISTORY**

None.

#### **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.

4.4.5- Planning authorities should consider the needs of their communities and the visitors to their places. It is important that people are not excluded from places because the community facilities they need are not available

##### **5.3 Technical Advice Notes**

Tan 24: The Historic Environment Act

##### **5.4 The Historic Environment Act 2023**

##### **5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)**

- SP1 – Sustainability
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP13 – Planning Obligations
- SP18 – Urban Regeneration
- GP1 – Climate Change
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design

- GP7 – Environmental Protection and Public Health
- H8 – Self Contained Accommodation and Houses in Multiple Occupation
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

## 5.6 SUPPLEMENTARY PLANNING GUIDANCE

- SUSTAINABLE TRAVEL
- PLANNING OBLIGATIONS
- WILDLIFE AND DEVELOPMENT
- WASTE STORAGE AND COLLECTION
- PARKING STANDARDS
- TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES

## 6. CONSULTATION RESPONSES

### 6.1 Heritage Officer: **Curtilage Listing**

Section 76(5) of the Historic Environment (Wales) Act 2023 states that:

*In this Act “listed building” means a building included in the list maintained under this section, and includes—*

*(a) any structure or artificial object that is fixed to the building and ancillary to it;*

*(b) any other structure or artificial object that—*

*(i) forms part of the land and has done so since before 1 July 1948, and*

*(ii) was within the curtilage of the building, and ancillary to it, on the date on which the building was first included in the list, or on 1 January 1969, whichever was later.*

I have reviewed the site and its history against the above, the ‘*Calderdale Tests*’ and within the context of existing Case Law:

- The Vicarage was constructed at the same time as Grade II Listed St Mark’s Church adjacent and was clearly in situ by 1881 (see OS Map Newport - Monmouthshire XXVIII.16.17 Surveyed: 1881, Published: 1884). At this time, the two buildings had clearly defined and separate curtilage boundaries (though with facing pedestrian gates).
- Considering the property is only now being sold by Church in Wales, the Vicarage was under the same ownership as the listed asset at the time of listing (02/05/1980).
- The Vicarage served an “ancillary” function to St Mark’s Church following its construction - and presumably at the time of listing. Being used to house the vicar as a benefit to its clergy, it was essential to the operation of the church and thus played a tangible role in supporting operations associated with the principal listed asset.

- Encroachment by development between 1881 and 1899 saw erosion of the church's curtilage boundary. At time of listing (as today), there remains a distinct boundary wall between Vicarage and Church. Though it features a pedestrian gateway which enables interconnection between the two, this boundary line still provides for a distinct and separate curtilage boundary for the Vicarage.
- Therefore, I would conclude that the vicarage does not fall under the Grade II listing of the church, and a Listed Building Consent application would not be required for these works.
- It should, however, be noted that the eastern boundary wall **does** fall under the Grade II Listing of the church (and would likely be dealt with under CiW's Ecclesiastical Exemption).

### **Planning Observations**

The Vicarage is intimately associated with the Grade II Listed St Mark's Church.

Located directly to the east, the church was constructed 1872-74 to the designs of Habershon, Pite & Fawckner. Though not certain, it seems that the vicarage was designed and built by the same, being formed in matching materials and of a distinctly 'Gothick' style. Both certainly appear within the OS map of 1881. Today, they share a common stone boundary, which is of considerable age, excellent historical character and appearance, and is **curtilage-listed with the Grade II Asset**.

As such, vicarage and church hold a very close and long-held contextual relationship (see below), and the vicarage is considered to make a strong positive contribution towards the Setting of the Grade II Listed church.

However, considering that the only proposed external alteration is for a new doorway located within that portion of northern elevation concealed behind the roadside boundary wall (to Gold Tops) and within the small service yard to the north, this application would not be considered to result in impact upon the Setting of the Grade II Listed asset.

#### 6.2 Local Highways Authority:

The proposed change of use is from a residential dwelling to a small-scale residential care home. We would not anticipate any traffic impact on the broader network.

Existing gated access is retained, which is not fully compliant with visibility standards etc.. However, the vehicular trip generation is likely to be similar to what may be expected of a large residential dwelling. On that basis we would not anticipate significant intensification of use and in the absence of any collision records we would not raise any objection to the access.

The site is within a highly sustainable area and cycle storage is proposed within the existing garage. It should be noted that cycle provision is intended to encourage modal shift in-line with sustainability policies and quality is therefore important. The cycles should therefore be segregated from the waste. The details can be secured by way of a condition.

Electric vehicle charging is indicated on the plans but not detailed or adjacent to the parking areas. The detail should be secured by way of condition.

There is ample space for car parking in accord with the SPG, which requires 1 space per 3 non-resident staff plus one per four beds. This development provides 5 beds and has 8 staff. Four spaces are indicated on the plans, but there is room for manoeuvring and potentially additional parking.

The indicated parking is not considered to be efficient or appropriately located/orientated for the use of the chargers. Tandem parking is not suitable for employment uses especially where shift work is necessary. As there is sufficient space, we would recommend addressing the detail via a condition.

In summary, there are no highway related objections to the proposals, subject to the following conditions.

**Suggested Conditions:**

Notwithstanding the details shown on the approved plans parking space adequate for not less than four cars to be stored clear of the highway shall be provided within the curtilage of the dwelling prior to first use of the development hereby permitted. The precise manner in which such provision is to be made shall have first been submitted to, and approved in writing by, the Council as Local Planning Authority and, if necessary, include for a widening of the existing driveway opening and associated pavement crossing facility. The parking facilities so provided shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking or re-enacting that order), no building works, would reduce this provision, shall take place except following the express grant of planning permission by the Council. Reason: To ensure adequate secondary off-street parking space is provided/maintained, without overhanging of the footway in order to maintain unimpeded visibility for all road users, to ensure the safe and free flow of traffic and to assist pedestrian safety.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council. Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter. Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport

**6.3 Ecology Officer:**

As this proposal does not result in any alterations to the outside of the building, the roof structure or any roof voids, then I would not ask for a bat survey on this occasion. However we can never totally rule out impacts upon bats, so we should attach our Bat Advisory Note as below to any consent granted.

I see that no works to trees on site are proposed but that tree protection measures will be in place as a precaution. If this is the case, then I do not have concerns over impacts on roosting bats or nesting birds in those trees.

- 6.4 SAB: A SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to contact SAB.
- 6.5 Environmental Health: No comments received.
- 6.6 Contamination Officer: No comments received.
- 6.7 Waste Manager: We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

- 6.8 CADW: No comments received.
- 6.9 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.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions 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.

6.10 Adult Social Services: No comments received.

## 7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 08/07/2025, Site Notice was put up on 11/07/2025.

7.1 NEIGHBOURS: 63no. neighbours were consulted. No comments were submitted.

7.2 COUNCILLORS: Councillor Matthew Evans, Councillor David Fouweather, and Councillor Pat Drewett were consulted on the scheme and no comments were submitted.

## 8. ASSESSMENT

### 8.1 Principle of Development

The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is acceptable in accordance with Policy SP1.

### 8.2 Urban Regeneration

The application site is currently vacant, the reuse of the site for supported housing is considered to contribute to the vitality of the area. The proposal retains the residential use within an urban area which is generally supported through Policy SP18.

### 8.3 Visual Amenity/ Character and Appearance;

8.3.1 There is 1no. single door proposed on the South elevation. No other external alterations are proposed. This addition would not impact visual amenity or the character and appearance of the area.

### 8.3.2 Heritage

Located to the northeast of the application site lies St Mark's Church, Grade II listed (3020). The use proposed aligns with a general residential use as per the existing use. There are minimal external changes. The Principal Heritage Officer has concluded that the vicarage does not fall under the Grade II listing of the church, and a Listed Building Consent application would not be required for these works. Furthermore, the vicarage is considered to make a strong positive contribution towards the Setting of the Grade II Listed church. The only proposed external alteration is for a new doorway located within a portion of northern elevation concealed behind the roadside boundary wall (to Gold Tops) and within the small service yard to the north, this application would not be considered to result in impact upon the Setting of the Grade II Listed asset and the Setting of the Grade II Listed asset would be preserved. It is considered that the proposal would not harm the setting of the listed building in accordance with The Historic Environment Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

### 8.4 Residential Amenity

- 8.4.1 Each room appears as a self-contained room offering an ensuite, bedroom, lounge area, and kitchenette. It is also noted there is a shared kitchen/dining area on the ground floor. Staff can use the kitchen to prepare their own meals while on shift and they will also be preparing meals for the residents. It is encouraged that staff and residents eat together in their accommodation. Residents may access the kitchen depending on their presentation at the time or for an activity. Staff will eat with the IWS where possible.
- 8.4.2 Given the nature of the development, there are not defined space standards for the exact development proposed. Below states the current floor area of each room proposed:
- Flat 1: 60 sqm
  - Flat 2: 41 sqm
  - Flat 3: 46 sqm
  - Flat 4: 27.1sqm
  - Flat 5: 28 sqm
- 8.4.3 Given there are no space standards for supported living accommodation, the self-contained flats, and bedsits standards should be considered. These are as follows:
- 8.4.4 The Flat Conversions SPG document sets out that a converted 1no. bedroom unit should achieve a gross internal floor space of 45sqm.
- 8.4.5 The Licensing standards for bedsits states that a one-person bedsit is 13m<sup>2</sup> including kitchen facilities.
- 8.4.6 From the information provided, it is considered that all rooms would exceed the bedsit licensing standards, but three out of the five flats would fail the flat conversions space standards. From the information provided, there is 24hour care provided and it is considered the setup is more similar to a bedsit arrangement. Additionally, there are shared living spaces and ample outdoor amenity space within the grounds for residents. It is considered in this instance, given the information provided and considering the nature of the use, the rooms are deemed an acceptable size
- 8.4.7 The area contains a mix of residential and commercial offices. To the East there is a church. It is not anticipated that the use as a supported living accommodation for individuals requiring a degree of care or supervision would result in any adverse impact on residential amenity of neighbouring properties, particularly when taking into account the proposed use is to be fully managed and staffed and there are only 5no. resident bedrooms on site.
- 8.4.8 It is not anticipated that there would be any demonstrable harm caused through issues such as noise and disturbance as a result of the change of use. Any noise insulation should be fitted according to building regulations. The proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

## 8.5 **Movement and Highways**

8.5.1 When assessing parking, the existing demand for parking as a dwelling is 3no. parking spaces. A parking plan for the proposed development has been provided showing 4no. parking spaces. According to the Parking Standards SPG in Zone 3 'special purpose housing' such as a home for elderly persons or nursing home would generate the following parking demand;

- 1no. space per resident staff;
- 1no. space per 3 non resident staff;
- 1no. visitor space per 4no. beds.

8.5.2 Given the above, the requirement would be 4no. spaces. The maximum number of residents will need to be controlled through a planning condition in order to prevent such an increase that could result in a different parking demand/impact. The highways officer was consulted on the scheme and suggests, four spaces are indicated on the plans, but there is room for manoeuvring and potentially additional parking. The indicated parking is not considered to be efficient or appropriately located/orientated for the use of the chargers. Tandem parking is not suitable for employment uses especially where shift work is necessary. As there is sufficient space, Highways would recommend addressing the detail via a condition. However, on consideration of highways comments, it is considered that tandem parking would likely have been an existing situation with the existing use as resident parking given the demand was 3no.spaces. Moreover, given the spaces can be provided and demonstrated, we would not require further detail of parking arrangements.

8.5.3 The highways officer also states that the proposed change of use is from a residential dwelling to a small-scale residential care home. Highways would not anticipate any traffic impact on the broader network. There is an existing gated access which is retained, which is not fully compliant with visibility standards etc.. However, the vehicular trip generation is likely to be similar to what may be expected of a large residential dwelling. On that basis we would not anticipate significant intensification of use and in the absence of any collision records we would not raise any objection to the access. The site is within a highly sustainable area and cycle storage is proposed within the existing garage. It should be noted that cycle provision is intended to encourage modal shift in-line with sustainability policies and quality is therefore important. The cycles should therefore be segregated from the waste. Highways suggest details can be secured by way of a condition, however, it is considered there is ample space on site for cycle storage and the plans submitted are deemed acceptable.

8.5.4 Highways further suggest electric vehicle charging is indicated on the plans but not detailed or adjacent to the parking areas. The detail should be secured by way of condition. The application suggests there is EV charging proposed on the site plan, given the scale of development, details of this are not required in this instance.

## 8.6 **Waste**

8.6.1 A space for the storage of waste have been shown on plans, and there is adequate space within the grounds for this to be accommodated. The Waste manager has stated that the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole. Specific details of storage and a waste management plan will be required via condition. The

scheme complies with the aims of Policy W3 of the NLDP 2011-2026 (adopted January 2015).

## 8.7 Biodiversity

- 8.7.1 The Ecology officer has provided comment and states, as this proposal does not result in any alterations to the outside of the building, the roof structure or any roof voids, then I would not ask for a bat survey on this occasion. Therefore, this is deemed acceptable.
- 8.7.2 A Green Travel Plan has been provided as part of the development by encouraging greener ways to travel. This would be supported in line with Policy SP1.
- 8.7.3 PPW12 in paragraph 6.2.12 states, *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.* A GI statement has not been provided, however given that the development is for a change of use of an existing unit, it is not required in this instance.
- 8.7.4 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). However, this can be secured via condition.

## 8.8 Landscaping/ Trees

There are groups of TPO trees within the grounds. The Ecology Officer has stated that no works to trees on site are proposed but that tree protection measures will be in place as a precaution. If this is the case, then I do not have concerns over impacts on roosting bats or nesting birds in those trees. No works are proposed to these, and therefore, no impacts are anticipated. If any works are proposed to a protected tree, a separate application should be submitted.

## 9 Section 106 Planning Obligation matters

- 9.1.1 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.

- 9.1.2 In accordance with the Affordable Housing SPG (2020), contributions will be required on all residential developments that result in a net gain of dwellings (i.e. C3 of the Use Classes Order (including studio flats and bedsits) and Houses in Multiple Occupation, whether classified C4 or Sui Generis within the Use Classes Order). Consequently, the proposed C2 use is exempt from affordable housing obligations. In this case, no section 106 planning obligations are required to mitigate the impact of the development.

## **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 proposal has demonstrated compliance with the relevant planning policies contained within the NLDP 2011-2026 (adopted January 2015). Therefore, the application is granted with conditions.

## **11. DECISION**

### **GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: 2518 2 PL 08 A Existing Elevs & Sections; 2518 2 PL 07 A Existing SF Plan.; 2518 2 PL 06 A Existing FF Plan; 2518 2 PL 05 A Existing GF Plan; 2518 2 PL 04 A Existing LG Plan; 2518 2 PL 15 Prop Elevs Sections; 2518 2 PL 14 Prop SF Plan; 2518 2 PL 13 Prop FF Plan; 2518 2 PL 12 Prop GF Plan; 2518 2 PL 11 Prop LG Plan; 2518 2 PL 10 Prop Site Plan; 2518 2 PL 03 Existing Site Plan.; 2518 2 PL 02 Block Plan; 2518 2 PL 01 Site Location Plan; 2518 250624 AHAL DandA Stat

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, 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).

03 Prior to the first occupation of the development hereby approved, details of a waste storage scheme and waste management plan shall be submitted to and approved by the Local Planning Authority and retained for the thereafter in perpetuity.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 and GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

04 The number of residential occupants shall not exceed 1no. person per residential unit (totalling 5no. permanent residents).

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

*NOTE TO APPLICANT*

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, SP13, SP18, GP1, GP2, GP4, GP5, GP6, GP7, CE10, H8, T4 and W3 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).

04 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](http://www.dwrcymru.com)

05 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.

06 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.

07 Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary. Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts

has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228