

Notice of Decision



M Layton
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Units 3/4
Cranmere Court,
Lustleigh Close
Exeter
EX2 8PW

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0880**

Application Type: **Full**

Proposal: **CHANGE OF USE OF REAR GROUND, WHOLE FIRST AND WHOLE SECOND FLOOR OF THREE STOREY A2 OFFICE BUILDING TO 8NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)**

Site/Location: **56 Bridge Street, Newport, NP20 4BL**

Decision Date: **23rd April 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 1st November 2024. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Waste Storage and Recycling.; Cycle Storage.; Flood Risk Assessment Decision; Noise Assessment Decision.; Parking Considerations; Site Location Plan; Revised proposed first floor and second floor plans; Revised existing floor plans; Existing/Proposed rear elevation and proposed ground floor plan; Existing/proposed front Elevation Plans; 56BridgeStreet-GardenFloorplanV2; 56BridgeStreet - Site Plan.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Prior to their installation, further details of the proposed windows and door on the front elevation, drawn at a scale of at least 1:20, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved detail.
Reason: In the interest of preserving the setting of the listed building in accordance with section 314A of the Town and Country Planning Act 1990.
3. 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.

4. Prior to first occupation of the basement and first floor flat hereby approved, a scheme of sound insulation works to the wall/floor/ceiling structure between ground floor commercial use and the residential use 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: In the interests of residential amenities.
5. Prior to the commencement of development, full details of refuse storage, waste management plan and cycle storage detailing the means of disposal of all waste generated by the residential property shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to first beneficial occupation and shall be retained for the lifetime of development.
Reason: To ensure that adequate on-site cycle parking and waste storage is retained in the interest of highway safety and residential amenity to be compliant under Policy GP2 and GP4 of Newport Local Development Plan (2011-2026).
6. No development, other than demolition, shall commence until full details of the proposed rear boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the approved details prior to the first beneficial occupation and then retained thereafter.
Reason: To ensure the development is completed in a satisfactory manner and to preserve the character of the area.
7. Prior to the first use of the building hereby approved, all 8no. bathroom windows shall be fitted with obscure glazing to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such for the lifetime of development.
Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.
8. 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).
9. Prior to the first beneficial use of the development hereby approved, the proposed doorway on the Southeastern elevation shall be implemented fully in accordance with the submitted plans.
Reason: To ensure adequate amenity to residents.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7, CE6, CE7, SP1, SP3, T4, R1, W3, H8 were relevant to the determination of this application.
2. 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.
3. As an advisory note, I query the requirement for a DPC around all openings. Given the age of this property, it is likely to be of solid construction type, therefore the masonry cannot have modern, non-permeable additions placed on to it. This would prevent the 'breathable' nature of the building which could damage the stonework and likely still result in a build-up of damp/mould. The installation of new windows with their sealants should be sufficient to prevent water ingress. However, I'm aware this falls under PD, so the owner can take this advice as they please.
4. 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
5. 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.

6. 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.

Signed on behalf of the Council



Newport City Council
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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 24/0880

Decision Date: 23rd April 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).