

APPLICATION NUMBER: 24/0044

PROPOSAL: CONVERSION OF EXISTING CHURCH TO 9NO.FLATS

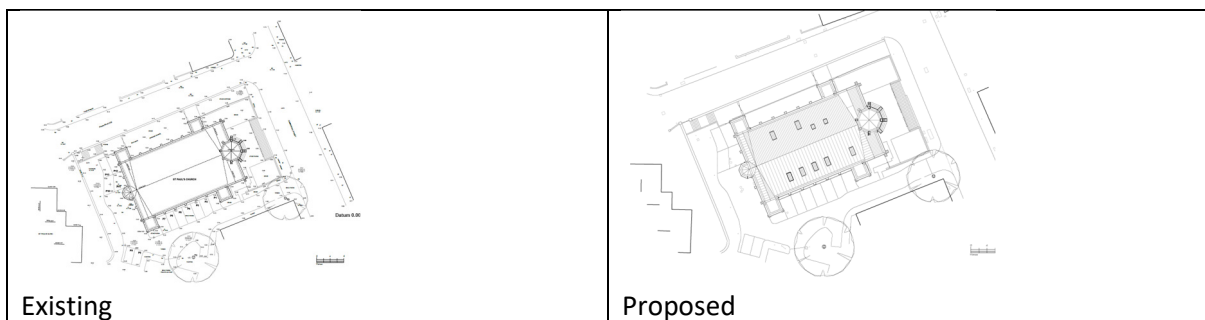
SITE: St Paul's Church Commercial Street Newport NP20 1LU

APPLICATION TYPE: Full

ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

The existing and proposed Site Plans are the same, ie there is no proposed external change other than to the building, please confirm as conversion of a church to 9no flats is likely to require some level of external change eg access, storage, bins, new or enhanced service runs. The DAS refers to the following:

- new eastern entrance on the ground floor
- a secure bike store, storage area of refuse and recycling containers will be provided



The proposal should meet the requirements of GP5 General Development Principles – Natural Environment :

- vi the proposal includes **an appropriate landscape scheme which enhances the site** and the wider context including green infrastructure and biodiversity networks.
- vii the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value

In addition, proposals are required to enhance biodiversity in line with PPW12 and to provide a proportionate Green Infrastructure Statement to demonstrate this.

The key green infrastructure assets are the trees, however no Tree Survey to BS5837 has been submitted. This is required in order to assess the condition of existing trees, along with an Arb Impact Assessment of any external works that might affect the root protection areas, note this includes trees outside the site. A protection plan will be required for the construction phase unless all materials can be stored internally.

