

# Delegated Decision Report

<b>Application No:</b>	24/0874	<b>Statutory Expires:</b>	Period 28th February 2025
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<b>Site:</b>	<i>The Queen's Hotel 19 Bridge Street Newport NP20 4AN</i>		
<b>Proposal:</b>	<b>ALTERATION AND CONVERSION/CHANGE OF USE AT FIRST FLOOR TO TURN PREVIOUSLY CONVERTED OFFICE SPACE BACK INTO 27 BEDROOMS FOR USE ANCILLARY TO THE HOTEL</b>		
<b>Applicant:</b>	<i>D O'Connell</i>		
<b>Type:</b>	Full	<b>Ward:</b>	Stow Hill
<b>Decision:</b>	<b>GRANTED WITH CONDITIONS</b>		

## 1. BACKGROUND

- 1.1 This application has been submitted to the Council alongside an application Listed Building Consent for the proposed development (Reference 24/0875).
- 1.2 A revised Heritage Impact Assessment has been submitted to the Council since its original submission. The submission of these details was in response to objections received from the Council's Principal Heritage Officer.
- 1.3 Following the submission of the requested details, the Principal Heritage Officer has removed her objection and is now in support of the proposal.

## 2. SITE LOCATION AND CONTEXT

- 2.1 The application site relates to the Grade II listed Queen's Hotel, located on Bridge Street. The building forms a prominent feature within the streetscape due to its corner location and has been listed due to it being a well-preserved hotel on an important corner site.
- 2.3 The site is positioned within the urban boundary and within the boundary of the Newport City Centre Shopping Area. It is sited adjacent to the Grade II listed No.20 Bridge Street which is a well-preserved building in Italianate style which has been listed for its group value with the adjacent hotel. The hotel is sited adjacent to the Town Centre Conservation Area and is within the Town Centre Archaeologically Sensitive Area. In addition, it is located within Parking Zone 2 and is within Flood Zone B of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004).

## 3. DESCRIPTION OF DEVELOPMENT

- 3.1 Full planning permission is sought for the change of use of the first floor of the previously converted office space to 27 bedrooms for use ancillary to the hotel.
- 3.2 The conversion works would involve the removal and insertion of a number of partitions to create bedrooms. Existing W.C. facilities would be removed and new facilities installed to create en-suite bathroom facilities. The conversion would utilise existing fenestration and staircases and the existing kitchen area within the first floor would remain.
- 3.3 There would be no change to the layouts of the lower ground, ground and second floors of the building as part of the application.
- 3.4 External changes are minor and involve the refurbishment of windows where necessary. Only where sashes or boxes are beyond repair, would they be replaced in full to match existing with all profiles and Georgian bars to be replicated. In addition, discreet ventilation grills would be installed only if required.

## 4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
24/0875	LISTED BUILDING CONSENT FOR ALTERATION AND CONVERSION/CHANGE OF USE AT FIRST FLOOR TO TURN PREVIOUSLY	Pending	N/A

	CONVERTED OFFICE SPACE BACK INTO 27 BEDROOMS FOR USE ANCILLARY TO THE HOTEL		
21/0630	CHANGE OF USE OF PART OF FIRST FLOOR OF PREMISES FROM A3 TO B1 USE	Granted with Conditions	16/01/2021
20/0263	REPAIR WORKS TO PORCH	Refused	23/10/2020
19/1175	LISTED BUILDING CONSENT FOR REPAIRS AND STRENGTHENING TO EXTERNAL PORCH	Refused	30/01/2020
18/0321	LISTED BUILDING CONSENT FOR NEW EXTERNAL BEER GARDEN / TERRACE AT REAR OF PUBLIC HOUSE AND HOTEL	Granted with Conditions	21/12/2018
18/0319	NEW EXTERNAL BEER GARDEN / TERRACE AT REAR OF PUBLIC HOUSE AND HOTEL	Granted with Conditions	14/12/2018
16/0900	LISTED BUILDING CONSENT REMOVAL OF EXISTING REAR FIRE ESCAPE AND FORMATION OF EXTERNAL RAISED SEATING AREAS TO THE REAR OF THE BUILDING TO PROVIDE 2NO. TERRACES OF CUSTOMER SEATING AND AREA BENEATH FOR THE STORAGE OF REFUSE, BEER BARRELS AND ASSOCIATED ITEMS IN CONNECTION WITH THE EXISTING HOTEL AND PUBLIC HOUSE	Withdrawn	05/10/2016
16/0898	REMOVAL OF EXISTING REAR FIRE ESCAPE AND FORMATION OF EXTERNAL RAISED SEATING AREAS TO THE REAR OF THE BUILDING TO PROVIDE 2NO. TERRACES OF CUSTOMER SEATING AND AREA BENEATH FOR THE STORAGE OF REFUSE, BEER BARRELS AND ASSOCIATED ITEMS IN CONNECTION WITH THE EXISTING HOTEL AND PUBLIC HOUSE	Withdrawn	05/10/2016
09/0548	REDECORATION OF EXTERNAL ELEVATIONS INVOLVING CHANGE OF PAINT COLOUR TO EXISTING AND INSTALLATION OF EXTERNAL LANTERNS	Granted	10/07/2009
09/0525	LISTED BUILDING CONSENT FOR EXTERNAL REDECORATION, NEW EXTERNAL SIGNS, LANTERNS AND HANGING SIGNS, INTERNAL ALTERATIONS, REDECORATION AND REFURBISHMENT, AND OPENING UP PREVIOUSLY BLOCKED WINDOWS TO SOUTH-EAST ELEVATION.	Granted	27/07/2009
09/0473	INSTALLATION OF 7 EXTERNALLY ILLUMINATED FASCIA SIGNS, 2 EXTERNALLY ILLUMINATED HANGING SIGNS AND 2 EXTERNALLY ILLUMINATED AMENITY BOARDS AND 1 SET OF VINYL LETTERS TO GLASS TRANSOME PANEL	Granted	08/07/2009
04/1100	LISTED BUILDING CONSENT APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO FORM NEW FIRE LOBBY, ENLARGEMENT OF EXISTING FIRE EXITS AND NEW INTERNAL STAIRCASE	Granted with Conditions	14/10/2004
04/1094	EXTERNAL ALTERATIONS TO PREMISES TO ALLOW FOR A NEW FIRE LOBBY AREA AND ENLARGEMENTS TO THE EXISTING FIRE EXITS	Granted with Conditions	22/09/2004

## 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

### 5.3 Technical Advice Note (TAN) 24: Historic Environment

## 5.4 FUTURE WALES

## 5.5 HISTORIC ENVIRONMENT ACT (WALES) 2023

## 5.6 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 (Sustainability)

SP2 (Health)

SP9 (Conservation of the Natural, Historic and Built Environment)

GP2 (General Development Principles – General Amenity)

GP4 (General Development Principles – Highways and Accessibility)

GP5 (General Development Principles – Natural Environment)

GP6 (General Development Principles – Quality of Design)

GP7 (General Development Principles – Environmental Protection and Public Health)

CE6 (Archaeology)

CE7 (Conservation Areas)

EM3 (Alternative uses of Employment Land)

R4 (Non-Retail Uses in City Centre Shopping Areas)

## 6. CONSULTATION RESPONSES

### 6.1 PRINCIPAL HERITAGE OFFICER:

#### 6.1.1 *1<sup>st</sup> Response:*

In principle, the conversion of the first floor into accommodation spaces would be acceptable, however there are various gaps within the application and heritage impact assessment which are concerning, and I currently cannot support the applications.

From the floor plans, existing and proposed, it is clear that there are significant alterations to layout, with walls and door openings being moved around, new drainage runs to accommodate proposed ensuite bathrooms, and removal of staircases. The plans suggest that some historic walling would be removed, notably between the existing female and male WCs and between several meeting rooms. One of which appears to remove a fireplace, which is likely historic. The application fails to address or document these elements to a suitable degree, nor has it been justified sufficiently within the HIA.

The HIA must prove that the features removed were not 'historic', and if they were, that they were not of heritage value. I would consider it fails to do so. Furthermore, several rooms would have ensuites, which would mean significantly more drainage runs within the building. Would these ensuites also require ventilation? Would rooms require additional insulation? These things must be addressed within the submitted LBC documents.

Moreover, the HIA seems to downplay the significance of the building's interior and how this contributes to historic and architectural interest of the building. It states that: 'Considering the nature of the works are to the internal areas of the building which are not referred to within the list description, it has been clearly shown that there will be no harm to the listed building, and as such, for the most part, will preserve the building and the features of importance and significance.' Cadw's listing description is not intended to be a complete inventory of what is

listed: it is principally intended to aid identification. The internals do not appear to have been assessed during the time of listing, therefore one cannot assume the listing principally lies with the externals. As it has been established that historic fabric is proposed to be removed, I would also disagree with the final statement which notes compliance with the '1990 Act' (which is now obsolete and the Historic Environment (Wales) Act 2023), and that there are 'no specific heritage policies', to which I am uncertain of what this actually means.

Overall, the application lacks detail and information of the proposed scheme and does not contain an appropriate justification for the impact it may cause on the architectural and historic interest of this listed building. Therefore, I cannot support the application as I do not believe a sufficient level of information has been given to guarantee the proposals would preserve the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023.

#### 6.1.2 *2<sup>nd</sup> Response:*

In principle I am happy to support the LBC and planning application subject to a number of conditions:

Prior to their installation, further details of all new ventilation extractions, including elevation drawings and samples of proposed vents, shall be submitted and agreed to in writing by the Local Planning Authority. Works shall then take place in accordance with the approved methodology.

Reason: In the interest of preserving the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023, and policy SP9 of the Newport Local Development Plan.

Prior to the commencement of works to the windows, a window condition survey and repairs methodology from the appointed contractor shall be submitted and agreed to in writing by the Local Planning Authority. Works shall then take place in accordance with the approved methodology. Reason: In the interest of preserving the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023, and policy SP9 of the Newport Local Development Plan.

Prior to their installation, further details of any new rainwater goods or drainage runs shall be submitted and agreed to in writing by the Local Planning Authority. Works shall then take place in accordance with the approved methodology.

Reason: In the interest of preserving the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023, and policy SP9 of the Newport Local Development Plan.

6.2 LOCAL HIGHWAYS AUTHORITY: The proposals are not anticipated to have any significant highway impacts, and no parking is required for the city centre location. It appears there is no increase in staff levels, therefore we would not anticipate any need for additional cycle storage.

6.3 ENVIRONMENTAL HEALTH OFFICER: I confirm I have no objections to the proposals; however the following condition should be attached to any permission granted:

#### **Construction Environmental Management Plan:**

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours.

- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus.

Reason: To protect the amenities of occupiers of other premises in the vicinity.

### **Development/Construction Hours**

To protect the amenity of existing residents, I would recommend that there is no arrival, departure, loading or unloading of vehicles, development and/or construction (including land raising and demolition if required) outside the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays. There shall be no development on Sundays or Bank Holidays.

## **7. PUBLIC REPRESENTATIONS**

7.1 Neighbouring properties were consulted by direct notification letter. No responses were received.

## **8. ASSESSMENT**

### **8.1 Principle of Development:**

8.1.1 The application proposes the change of use of the first floor of the building from office space to 27 hotel rooms, which would be ancillary to the existing hotel use within the building. The site is regarded as previously developed land within the settlement boundary. Policy SP18 supports the reuse of vacant land in the urban area. The proposal would therefore be consistent with this policy and the general brownfield strategy within the Local Development Plan. In addition, the site is within the city centre and its reuse for the purpose proposed would be compatible with the use of the remainder of the building.

### **8.2 Loss of Employment Floor Space**

8.2.1 The application describes the first floor of the building as office space, however it is not clear from the submission if this office space would fall within Use Class A2 or Use Class B1. Looking at the planning history of the site, the description of 21/0630 refers to B1 office space. As such, for completeness, Policy EM3 will be assessed. This policy states that development proposals promoting alternative uses on existing employment sites will be resisted unless:

- i. The site has been marketed unsuccessfully for employment purposes for a minimum of 12 months.
- ii. There remains a sufficient range and choice of employment land and premises to meet LDP requirements and local demand.
- iii. The development has no adverse impact on existing or allocated employment sites.
- iv. The development has no adverse impact on amenity or the environment.

8.2.2 The proposal would result in the loss of office space in the first floor of the building. The applicant has not provided details of marketing. The planning history of the site indicates that the first-floor office was used as a flexible space in conjunction with the remainder of the building, with circulation throughout the building remaining and no separate access for the office use. Furthermore, there is currently an over-supply of second-hand office accommodation relative to demand, with a proportion located within the city centre. In addition, the application site is not a site allocated for employment purposes. Based on the above, the loss of this office use is considered to be acceptable.

### **8.3 Non-Retail Uses in Other City Centre Shopping Areas**

8.3.1 The site is located within the City Centre, however it is not within the designated primary and secondary shopping frontage areas, as such Policy R4 is applicable. This policy states:

*PROPOSALS FOR NON-RETAIL USES IN NEWPORT CITY CENTRE OUTSIDE THE DESIGNATED PRIMARY AND SECONDARY SHOPPING FRONTAGE AREAS WILL BE PERMITTED PROVIDED THAT:*

- i) THE PROPOSED DEVELOPMENT WOULD NOT ADVERSELY AFFECT LOCAL RESIDENTIAL AMENITY, EITHER IN ITS OWN RIGHT OR CUMULATIVELY WITH OTHER USES;*
- ii) ANY ANTICIPATED ENVIRONMENTAL DISTURBANCE CAN BE EFFECTIVELY MITIGATED THROUGH THE USE OF PLANNING CONDITIONS OR NOISE ABATEMENT ZONE CONTROLS;*
- iii) THE DEVELOPMENT IS ACCESSIBLE IN TERMS OF PUBLIC TRANSPORT PROVISION, AND ASSOCIATED PEDESTRIAN MOVEMENT FOLLOWING OPERATING HOURS WILL NOT BE DIRECTED THROUGH RESIDENTIAL AREAS.*

8.3. In response to the above, it is considered that the proposed change of use would have an acceptable impact on residential amenity. This is assessed in more detail below at Para. 8.6. It is considered environmental disturbance during the construction phase of the development could be adequately managed via condition. Finally, the development is located within a highly sustainable location, in close proximity to a range of public transport facilities. It is considered that the proposal complies with Policy R4.

**8.4 Impact on Historic Assets:**

8.4.1 The host building is Grade II listed, as is the adjoining building (No.20 Bridge Street). With this in mind, special regard must be given to the desirability of preserving the listed building and its setting and any features of special architectural or historic interest the building possesses.

8.4.2 The submitted documents indicate that the works to facilitate the change of use would largely be internal, with the building having already undergone some modern interventions and alterations to its first floor. The Heritage Statement advises that no significant historic detailing or features remain in the building at first floor level and the works proposed would retain the building's general layout and form, whilst returning it to its original hotel use.

8.4.3 In terms of external works, the application details that the windows would be repaired where needed on a like for like basis, with the Council's Principal Heritage Officer recommending that a window condition survey and repairs methodology from the appointed contractor be submitted via condition. In addition, it has been recommended that details of the ventilation grills and any new rainwater goods or drainage runs are secured via condition. The works are subject to a listed building consent application and conditions securing these details have been placed on that consent. It is not considered necessary to repeat the conditions should planning permission be granted as the works cannot take place without discharging the conditions on the listed building consent decision notice.

8.4.5 The application site is located directly adjacent to the Town Centre Conservation Area. Special regard must be given to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

8.4.6 The majority of works relate to the inside of the building. As above, details of the external works can be secured via condition on the listed building consent application. This is considered acceptable and will preserve the character and appearance of the Town Centre Conservation Area, in accordance with Policy CE7 of the Newport Local Development Plan and Section 160 of the Historic Environment (Wales) Act 2023.

8.4.7 The site is within an Archaeologically Sensitive Area, as defined by Policy CE6 of the NLDP and SPG: AASA. The proposal however seeks to reuse an existing building and does not involve any ground works. It is therefore considered that there would not be any significant adverse effect on the archaeological resource, thereby satisfying Policy CE6 of the NLDP and SPG: AASA.

**8.5 Highways:**

- 8.5.1 In accordance with the Newport City Council parking standards, the site is located on the edge of Parking Zone 1 but would technically fall within Parking zone 2. The site is located on Bridge Street, a city centre mixed use road with a 20mph speed limit, on the junction with Baneswell Road. Parking close to the site is restricted by double yellow lines, 1 hour waiting restrictions, loading bays and disabled bays.
- 8.5.2 The application proposes to revert the existing first floor office space back to the former hotel use. The site has no vehicular access or off-street parking, and no opportunity to provide any. The site is however within a very sustainable location with excellent access to a range of public transport facilities. The Local Highways Authority were consulted and offered no objection to the proposed change of use. It is considered that the proposal would have an acceptable impact upon highway safety.
- 8.6 **Residential Amenity:**
- 8.6.1 The site is largely a mixture of town centre uses (non-residential properties), however there are some residential properties within the wider locality. Whilst it is noted that a degree of noise and disturbance would still be experienced as a result of movements to and from the building to access the hotel, this would not be significant enough to impact upon residential amenity. Furthermore, the change of use proposed is within the first floor of the building only, with hotel accommodation remaining within the second floor, which the proposed would have a similar impact to.
- 8.6.2 In addition to the above, the A3 use at ground floor is likely to have a greater impact upon residential amenity, however, this use is existing and there is no proposal to change its use under the current application. There would also be adequate controls under the existing premises licence to control noise from the site. The Environmental Health section was consulted and have not raised any concerns regarding noise and disturbance from the proposed first floor of the building.
- 8.6.3 Notwithstanding the above, in order to protect the residential amenities of neighbouring properties, it is recommended that a Demolition and Construction Environmental Management Plan be submitted via condition. In addition it has been recommended that development and construction hours are restricted. This is considered appropriate.
- 8.6.4 The proposal is therefore considered to comply with Policy GP7 of the Local Development Plan.
- 8.7. **Biodiversity**
- 8.7.1 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. No Green Infrastructure Statement has been submitted and no ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition and does not need to form a reason for refusal.
- 8.7.2 Based on the above, due to the lack of Green Infrastructure Statement and with no ecological enhancement, the proposal is currently not compliant with the aims of Policy 9 of Future Wales or Policy GP5 of the NLDP 2011-2026 (adopted January 2015) however, details of ecological enhancement can be conditioned to overcome this concern.
- 8.8 **Flooding**
- 8.8.1 The application site is located within Flood Zone B of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). However, NRW's Flood Map for Planning (FMfP) places the application site outside of any designated flood zone. As confirmed in the letter from Welsh Government dated 15 December 2021, the FMfP represents better and more up-to-date information on areas at flood risk than the DAM. As such, it is considered that there is no risk or concern in respect of flooding with regard to the current proposal.

## 8.9 **Other Issues:**

- 8.9.1 The proposal requires listed building consent and a current listed building consent application has been submitted which is to be determined separately (Ref: 24/0875).

## 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 To conclude, the change of use to the first floor of the building as proposed is considered acceptable and in accordance with Local Plan policies, subject to conditions.

## 11. **RECOMMENDATION GRANTED WITH CONDITIONS**

- 1) The development shall be implemented in accordance with the following plans and documents: Application Form, Location Plan & Block Plan (jw1142-01), Lower Ground Floor Plan as Proposed (jw1142-09C), Ground Floor Plan as Proposed (jw1142-10E), First Floor Plan as Proposed (jw1142-08H), Second Floor Plan as Proposed (jw1142-15), Elevations as

Proposed (jw1142-11A & jw1142-12A) and Design and Access Heritage Statement (jw1142 Rev F), dated 29<sup>th</sup> October 2024 and dated 27<sup>th</sup> January 2025.

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) No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours.
- Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus.

Reason: To protect the amenities of occupiers of other premises in the vicinity, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 3) 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).

#### *NOTES TO APPLICANT:*

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1 (Sustainability), SP2 (Health), SP9 (Conservation of the Natural, Historic and Built Environment), GP2 (General Development Principles – General Amenity), GP4 (General Development Principles – Highways and Accessibility), GP5 (General Development Principles – Natural Environment), GP6 (General Development Principles – Quality of Design), GP7 (General Development Principles – Environmental Protection and Public Health), CE6 (Archaeology), CE7 (Conservation Areas), EM3 (Alternative uses of Employment Land), R4 (Non-Retail Uses in City Centre Shopping Areas) were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and having regard to the location of the site in relation to sensitive areas, it is considered that the proposals would not have the potential for environmental effects and so did not need to be screened under the Environmental Impact Assessment Regulations.

03 There shall be no arrival, departure, loading or unloading of vehicles, development and/or construction (including land raising and demolition if required) outside the hours of 08.00 and 18.00 Monday to Friday and 08.00 and 13.00 on Saturdays. There shall be no arrival,

departure, loading or unloading of vehicles, development and/or construction on Sundays or Bank Holidays.