

Delegated Decision Report

Application No:	24/0044	Statutory Period Expires:	20 th June 2025
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Site:	<i>St Paul's Church Commercial Street Newport NP20 1LU</i>		
Proposal:	<i>CONVERSION OF EXISTING CHURCH TO 9NO.FLATS</i>		
Applicant:	<i>A Brown</i>		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 This application has been submitted to the Council alongside an application for Listed Building Consent for the proposed development (Reference 24/0045).
- 1.2 The application has been revised since its original submission due to concerns raised by the Council.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site relates to the Grade II listed St Pauls Church, located on the corners of Commercial Street and Palmyra Street. The building forms a prominent feature within the streetscape and is considered an attractive landmark within the locality. The list description describes the building as a rare example of a church in Wales from the late Georgian period, which embodies architectural arrangements found prior to the dominance of the Pugin and Camden movement.
- 2.3 The site is positioned within the urban boundary and is directly adjacent to the boundary of the Newport City Centre Shopping Area. The site itself is not subject to any constraints on the Local Development Plan (LDP) Constraints Map or any proposals on the LDP Proposals Map. It is however situated directly adjacent to the Town Centre Archaeologically Sensitive Area and is approximately 30 metres away from the St Woolos Conservation Area, from which it can be seen. At the time of the application's submission, the site was located within Flood Zone B of the former Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The current NRW Flood Map for Planning (FMfP) places the application site outside of any designated flood zone.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Full planning permission is sought for the conversion of St Pauls Church to nine flats. The conversion would create 6 no. two bedroom flats and 3 no. three bedroom flats spread over three floors. Eight of the flats would be split level with new staircases created to provide accommodation at ground and first floor level. The ninth flat would be contained within the roof space of the building.
- 3.2 The flats would be formed through the removal of a number of existing internal rooms and the creation of new partitions and staircases. Existing W.C. facilities would be removed and new facilities installed to serve each flat. Two of the 3 no. bedroom flats would be sited towards the front of the building, with the remaining 3 no. bedroom flat accessed via a new staircase located within the existing 'Locked Room' at the rear of the building. The two bedroom flats would be formed on either side of the building, accessed internally via a newly created central walkway. With the exception of Flat 9 (sited within the roof space), the units would consist of bedroom and bathroom space on the ground floor, with open plan kitchen and living space at first floor level.
- 3.3 The conversion works would utilise existing openings, however the glazing itself would be replaced to provide better levels of light and outlook when compared to the existing stained glass. Notwithstanding this, the existing stained glazing is proposed to be reused internally as full height feature windows and would be placed alongside the staircases of the units and within the walls of the entrance lobby to create light and colour in the communal areas of the converted building.

- 3.4 Externally, the fabric and stonework of the building would be cleaned and refurbished, as would the stone wall and railing boundaries. In addition, eight new rooflights would be inserted into the roof to serve Flat 9.
- 3.5 Vehicular access into the site would be provided off Commercial Street and the existing tarmac surface would be repaired and retained, whilst the existing pedestrian access off Palmyra Place would remain for that purpose. In addition, there would be external space allocated within the site for the purposes of bike and bin storage.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
24/0045	LISTED BUILDING CONSENT FOR CONVERSION OF CHURCH TO 9.NO FLATS	Pending	N/A
21/1272	LISTED BUILDING CONSENT FOR CONVERSION OF CHURCH TO 20 NO. FLATS (COMPRISING 16 NO. 1 BED AND 4 NO. 2 BED FLATS) INCLUDING CONSTRUCTION OF DORMER	Refused	18/02/2022
12/0004	INSTALLATION OF TELECOMMUNICATIONS CABINET	Withdrawn	10/01/2012
10/0283	LISTED BUILDING CONSENT FOR RETENTION OF STUD PARTITIONS IN THE BALCONY AREA ATTACHED TO EXISTING CEILING BEAMS AND GENERAL REFURBISHMENT WORKS	Granted	29/04/2010
10/0278	RETENTION OF EXTERNAL LIGHTING AND CCTV CAMERA COLUMN	Granted	22/04/2010
99/0120	LISTED BUILDING CONSENT - REFURBISHMENT INTERNAL ALTS. INC. NEW LAYOUT INSTALLATION OF SCREENS/PARTITIONS & NEW GROUND FLOOR; PROVISION OF CARPARKING INCREASE IN ACCESS WIDTH/ALTERATION TO RAILINGS	Granted with Conditions	24/04/2001

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.

4.3.34 - Leisure and entertainment, and food and drink uses can benefit retail and commercial centres, and with adequate attention to safeguarding amenities can contribute to a successful evening economy. In addition to general diversity of uses, mixed use developments, which

combine retailing with entertainment, restaurants and, where appropriate, residential in a comprehensive and planned way should also be encouraged where appropriate to promote lively centres during both the day and the evening.

Technical Advice Note (TAN) 11: Noise

Technical Advice Note (TAN) 12: Design

Technical Advice Note (TAN) 21: Waste

Technical Advice Note (TAN) 23: Economic Development

Technical Advice Note (TAN) 24: The Historic Environment

5.3 HISTORIC ENVIRONMENT ACT (WALES) 2023.

5.4 Newport Local Development Plan (2011-2026) (NLDP):

SP1 (Sustainability)

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

SP12 (Community Facilities)

SP13 (Planning Obligations)

SP18 (Urban Regeneration)

GP2 (General Amenity)

GP4 (Highways and Accessibility)

GP5 (Natural Environment)

GP6 (Quality of Design)

GP7 (Environmental Protection and Public Health)

CE7 (Conservation Areas)

T4 (Parking)

W3 (Provision for Waste Management Facilities in Development)

5.5 Supplementary Planning Guidance (SPG):

Planning Obligations SPG (Adopted January 2020)

Flat Conversions SPG (Adopted October 2021)

Parking Standards Supplementary Planning Guidance (Adopted August 2015)

Waste Storage and Collection (Adopted January 2020)

6. **CONSULTATION RESPONSES**

6.1 Local Highways Authority (*Final Comments*):

No objection subject to conditions.

The amended plans show sufficient parking, a waste collection area and bike shelter, as well as delivery turning area.

We would expect to see more detail, but this can be addressed via conditions. There are therefore no objections subject to the following conditions.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

The layout of the development shall include a turning facility to enable goods vehicles to enter and leave the highway in forward gear in accordance with details to be approved in writing by the Council as Local Planning Authority. The turning facility shall be kept free of all obstructions and be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.

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, 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.

Informative Notes:

Street name and/or property numbering is required as part of this development. Developers are required to contact Newport Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the Council's Traffic Management, Road Safety & Adoptions Team for further details. Please note there is a fee for this process which shall be advised upon application.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.

6.2 Environmental Health Officer:

I confirm I have no objections to the proposals; however the following conditions 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) occurs 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.

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling/party wall structures between the properties 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: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Waste storage and Recycling

Prior to first beneficial use, a scheme for the provision of waste storage and recycling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first beneficial use and thereafter maintained for the duration of the use.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Advisory:

If Air Source Heat Pumps (ASHPs) are intended to be installed in the residential scheme for sustainable heating source; further acoustic impact information will be required, including an environmental noise assessment to consider the cumulative impact of multiple ASHPs. Further information is available from the Environmental Protection team.

6.3 Contamination Officer: No response received.

6.4 Senior Scientific Officer: I have looked at the above application and my initial thoughts are the extant use would in theory generate more vehicles attending site than perhaps a new residential use.

It is however noted that the proposed development is in close proximity to the air quality management area of George Street which has been declared for exceedances of the air quality object for nitrogen dioxide historically. It would be desirable if residential development at this location if permitted, was car free or was at least restricted to ultra-low energy vehicles by covenant.



Notwithstanding the above all development needs to address the matters of air quality and climate change in view of Newport City Councils declared climate change emergency. To

this end we would expect to see further details regarding much of the following as proposed mitigation identified as part of any proposed new development and good design:

- Demonstrable contributions to lowering emissions in the locality through reducing emissions from vehicles, heating systems and temporary and permanent plant.
- ULEV infrastructure including but not limited to EV charging points in accordance with NCC guidance.
- Choosing green infrastructure that promotes clean air through species choices in plantings.
- An anti-idling schemes where any non ULEV vehicles are attending the development during construction phases; and adoption during operational phases.
- During construction phases HGVs serving the site would need to avoid the nearby AQMAs and as such have routing plans agreed with the LPA.

Based on the above the following conditions are recommended:

ULEV Infrastructure condition

No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained. ULEV Infrastructure shall be available to staff during the construction phase in so far as this is reasonably practicable.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7).

Sustainable heating condition

No development shall take place until a sustainable heating strategy and associated system has been submitted to the LPA. The sustainable heating system shall be implemented prior to occupation of the development and retained thereafter.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7).

Green infrastructure condition

No development shall commence on site until a scheme of Green Infrastructure including but not limited to street scene and landscaped areas has been submitted which identifies plantings which use species which are known to be beneficial to air quality. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7).

Anti Idling condition

Prior to commencement of the use hereby permitted an anti-idling scheme aimed at all vehicles using the site shall be submitted to the LPA for approval and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7).

Access to Active Travel and low/zero emission public transport

No development shall commence on site until a scheme of active travel measures including but not limited to walking, cycling infrastructure and access to low/zero emission bus services has been agreed with the LPA.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7).

6.4 Waste Officer: We would anticipate that the development require the following

For recycling

2 x 660 litre bins for cans plastic and paper and card

1 x 360 litre bin for glass

1x 240 litre bin for food waste

For refuse

1 x 1100L

We note the presence of a bin store – bin stores should be large enough to accommodate bins as well as allow for manoeuvrability.

We are seeking clarification on the bin collection area – should refuse and recycling be collected on the same day, please confirm that this area is large enough to house all bins required.

Who will move bins from the bin storage area on the collection day?

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.

6.5 Structural Engineer: The column and beam design is good and will support the existing structure satisfactorily but it does assume that all the stonework/ masonry is in good condition and that the foundation blocks are cast in a suitable substrate. Any remedial repairs to the masonry and existing roof beams will need to be carried out and geotechnical studies will be necessary before completion in order to justify the structural integrity of the building.

6.6 Drainage: No response received.

6.7 SAB: A response from the SAB has been provided and is included within the application documents.

6.8 Principal Heritage Officer (Final Comments):
Following my previous comments, I am happy with the details provided for the retention of the timber balustrade with metal columns and this is now supported. The elevations have been amended to include the provision for ventilation, with an example of the proposed ventilation tiles. These are acceptable. Other elements that I mentioned previously can be secured via condition. Therefore, I am happy to support the applications with the following conditions:

Prior to the commencement of development, a full repairs and refurbishment schedule for the exterior of the building, which details repair methods, materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed schedule.

Reason: In the interest of safeguarding the architectural and historic interest of the Listed Building in accordance with policy SP9 of the Newport Local Development Plan.

Prior to the commencement of development, a programme of archaeological work should be secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To identify and record and features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource on the boundary of an Archaeologically Sensitive Area.

Prior to any external works, a methodology for the protection, removal and reinstatement of the existing stained-glass windows shall be provided by a suitable contractor, then submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and methods.

Reason: In the interest of safeguarding the architectural and historic interest of the Listed Building in accordance with policy SP9 of the Newport Local Development Plan.

Prior to the installation of any new fenestration, further details of all proposed steel windows, at a scale of at least 1:20, shall be provided by the appointed window manufacturer and then submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained in perpetuity.

Reason: In the interest of safeguarding the architectural and historic interest of the Listed Building in accordance with policy SP9 of the Newport Local Development Plan.

Prior to their installation, further details of rooflights shown at a scale of at least 1:20, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained in perpetuity.

Reason: In the interest of safeguarding the architectural and historic interest of the Listed Building in accordance with policy SP9 of the Newport Local Development Plan.

Prior to the commencement of installation, further details of any insulation and linings to walls and roof spaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained in perpetuity.

Reason: In the interest of safeguarding the architectural and historic interest of the Listed Building in accordance with policy SP9 of the Newport Local Development Plan.

Prior to the relevant works, further details of the repair and refurbishment of existing boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained in perpetuity.

Reason: In the interest of safeguarding the architectural and historic interest of the Listed Building in accordance with policy SP9 of the Newport Local Development Plan.

I also note again that Heneb have requested a level 3 recording survey which should be added as a pre-commencement condition.

- 6.9 Landscape Officer: No objection but please note comments:
Site plan rev F shows 3no trees which are now confirmed as Prunus serrula Pink Perfection, select standard 10cmg.
Hedging has been added, this is native and includes 25% Rosa canina and 25% Viburnum opulus – although this is not an objection, I advise this is reviewed, Viburnum is quick growing and has an open habit which is difficult to control, the rose is similar and has significant thorns.

The site plan now includes the use of Emorsgate EM2 meadow mix for all grass areas. EM2 is a meadow mix and again not appropriate for the space, this will be difficult to manage, requires full sun, I also have concerns about urban meadow grass in summer being a potential fire hazard. An alternative would be a species rich mix which can be kept close mown, examples include Emorsgate EL1 or Germinal WFG20.

A Tree Survey has now been submitted and protection plan provided.

- 6.10 Ecology Officer:
1st Response:
I note that this application is supported by an Update Bat and Nesting Bird survey dated May 2022, and in general I support the methodology and conclusions of that report. No bats or signs of bat use were detected in this building, but precautionary mitigation measures are proposed in section 6.2, and we should secure their implementation by planning condition.

NRW in their letter of 25/03/24 have accepted the findings of the bat survey report and did not raise any objections to the application.

My only concern is the shelf-life of the bat survey report, which is referred to in section 6.3. Normally bat survey reports are valid for 18 month to 2 years, because bats may colonise a building or alter their use of site in the meantime. On this occasion, I am prepared to accept the findings of the bat survey report due to the poor quality of the habitat surrounding the church. However, should any subsequent planning application be submitted for this site, the bat survey would most likely need to be repeated.

2nd Response:

I have no concerns with the new information submitted, and the implementation of the measures proposed in the Green Infrastructure Statement should be secured by a planning condition.

6.11 Tree Officer:
Thank you for the tree information – appreciated.

No objections.

A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with the appointed Arboricultural Consultant /NCC Tree Officer and construction personnel. To formally agree the methods of work, material storage, parking and tree protection measures prior to commencement of the development and the associated clearance work.

At the time of the meeting, points of contact and lines of communication will be established prior to commencement of the works on site.

Details of the meeting and project contacts should be forwarded to the Tree Officer at Newport City Council.

Tree Protection Plan

No development, to include demolition, shall commence until the accurate Tree Protection Plan (in accordance with BS 5837:2012) has been implemented by means of the security fence as shown in the Tree Protection Plan as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025. The development shall be carried out in accordance with the approved Tree Protection Plan as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025.

Reason: To protect important landscape features within the site.

Root Protection Barrier

No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025

No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. Erect all weather notices on Heras fencing, 1 per 10 panels, stating 'CONSTRUCTION EXCLUSION ZONE NO ACCESS'.

The fencing shall be retained for the full duration of the development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site.

Arboriculturalist

No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for:

- a) Pre construction site meeting.
- b) Signing off that the tree root protection barrier is in the correct position.
- c) Ensuring compliance with the Arboricultural Method statement as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025.
- d) Overseeing working within any Root Protection Area including landscaping.
- e) Reporting to the Local Planning Authority.

Reason: To protect important landscape features within the site.

6.12 CADW: No response received.

6.13 Heneb: Thank you for notifying us of this application; consequently we have reviewed the detailed information contained on your website. The proposal will require archaeological mitigation.

We have commented on application for 21/1272 in our letter dated 8th February 2022, the application 24/0045 in our letter dated 20th October 2023, and the current application in our letter dated 11th April 2024, and our understanding of the archaeological resource remaining unchanged.

Information in the Historic Environment Record details that St Paul's Church was built in 1835 and is a rare example of a late Georgian church in the Early English style, re-furbished in 1859 and re-ordered in 1888. It is Grade II Listed (Cadw reference 3013), noted as at the time it was built as the only church within the town of Newport, with the freehold site being given by the Morgan family of Tredegar House. Whilst the church has undergone removal of some of the internal features, it retains many of those mentioned in the listing description and is noted as having a broad, spacious undivided interior (Cadw Listing Description). It also retains a west end gallery with iron columns. The stained glass is also noted.

Whilst we recognise the amendments made to the original proposal, and the removal of the proposed dormer, the changes proposed, whilst retaining the building as a structure, would remove the open internal physical and visual aspects of the original design.

Given our understanding of the existing building, and taking into account the proposals, we recommend that the development is mitigation by means of a condition.

Therefore, as before, we recommend that a historic building survey is made prior to any work commencing. We previously recommended that this takes the form of a Level 3 Survey as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016) and to an agreed Written Scheme of Investigation (WSI).

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

The justification for the imposition of the condition would therefore be: -

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.

6.13 Dwr Cymru Welsh Water:

Foul 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.

Asset Protection

In addition, this site is crossed by a public water main with the approximate position being marked on the attached statutory public sewer/watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to drawing reference PL-202, it appears the proposed development would be situated outside the protection zone of

the public water main measured 3.6 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

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.

- 6.14 Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice.

European Protected Species

The Update Bat and Nesting Bird Survey by Acer Ecology, dated May 2022, has identified bats were not using the application site. We therefore have no adverse comments to make in relation to bats on the application as submitted.

Protected Sites

The application site is located within 450m River Usk (Lower Usk) Site of Special Scientific Interest (SSSI). We consider the proposed development is not likely to damage the features for which the SSSI is of special interest if the developer adheres to standard pollution prevention guidelines. Further information on standard pollution prevention guidelines is provided under the 'Advice for the developer' section below.

Advice for the Developer

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent, and a Site Notice was displayed. No responses were received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The site is regarded as previously developed land within the settlement boundary. As noted, the building is vacant and has likely been in this condition for some time. The building is listed and worthy of retention and so securing an alternative use in the near future is favourable. Policy SP18 supports the reuse of vacant land for residential purposes 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 reuse of the site for residential purposes is compatible with the surrounding locality.

- 8.1.2 Notwithstanding the above, St Pauls Church is regarded as a Community Facility, albeit it is acknowledged that the building is closed to the public and has been for some time.

Policy SP12 states that *'Development that affects existing Community Facilities should be design to retain or enhance essential facilities.'*

Policy CF12 states that *'Proposals that would result in the loss or change of use of buildings currently used for community facilities will only be permitted if:*

- i. alternative provision can be made, of at least an equal benefit to the local population; or*
- ii. it can be demonstrated that the existing provision is surplus to the needs of the community.'*

Whilst the application does not propose any alternative similar provision, the Applicant has indicated that Church services ceased several years ago, and there was no attempt to bring the building back into use prior to its sale in 2018. In addition, the Applicant has indicated that the current condition of the building is not considered to be fit for purpose for public use for health and safety reasons. For example, the roof requires repairing and weather proofing and the interior is in serious need of refurbishment. It would require a significant financial outlay to make the building accessible and safe as a community facility which would not be a viable proposition on top of its existing market value.

- 8.1.3 The proposed scheme has the potential to bring about regeneration benefits to the locality as well as secure the long term retention of a historic asset. Based on this and the reasons above, it is considered that the overall principle of the development is acceptable, subject to the material considerations below.

8.2 **Visual Amenity/Character and Appearance:**

- 8.2.1 The existing building has a positive impact on the character and appearance of the surrounding area, albeit it is beginning to fall into a state of disrepair and is in need of long term maintenance. Refurbishment of this vacant property which occupies a large plot along Commercial Street is welcomed. There would be minimal changes to the external elevations of the building itself, with no extensions proposed. It is considered that the development would represent an improved appearance within the street scene when compared to the existing.

- 8.2.2 In addition to the above, the site would be landscaped appropriately and include dedicated areas for the storage of waste and recycling as well as dedicated car parking spaces and a vehicle turning area. The site is considered to be well laid out, and includes appropriate boundary treatments, which maintain visibility into and out of the site.

- 8.2.3 Overall, the proposal is considered to have a positive impact upon the visual amenity of the application site itself, as well as the wider area.

8.3 **Residential Amenity:**

- 8.3.1 Policies GP2, H8 and the Flat Conversions SPG require no adverse impact on local amenity in terms of noise, disturbance, privacy, overbearing, light, odours and air quality. There should also be acceptable living standards for future occupants with particular regard to internal floor space, outdoor amenity space, parking, bin storage, bicycle storage and noise.

- 8.3.2 The surrounding area generally consists of commercial properties on the ground floor with residential uses above or just residential uses along Palmyra Place. The exception to this is the adjacent church Medical Clinic to the west of the application site. It is considered that the proposed development would be compatible with these surrounding uses.

- 8.3.3 It is proposed to re-use existing openings and create new roof lights in the side elevations of the Church; these openings would serve habitable rooms. The property is located on the corners of Commercial Street and Palmyra Place, with the building fronting Commercial Street. Directly opposite the site, properties consisting of shops on their ground floors and flats above are positioned. The side elevation facing Palmyra Place faces what appears to

be vacant ground floor shop units and accommodation above. To the rear is a Medical Clinic and to the south side there appear to be further flats and an open car park, with the building largely facing the open car park area. Given the nature of the use proposed, as well as the separation distances between buildings, it is considered that the proposal would have an acceptable impact upon the amenities of occupiers of neighbouring properties.

8.3.4 In terms of the amenity of future occupiers, the Flat Conversions SPG makes recommendations on internal space standards for new residential accommodation. It recommends a minimum of 58m² for the internal floor space of 2 bed flats and 74m² for the internal floor space of 3 bed flats, with all of the proposed flats exceeding this standard. It is noted that Flat 9 which is located within the roof space of the existing Church is only served by roof lights. Whilst the flat would receive a good degree of natural light and ventilation, it would have a more limited outlook. This scenario is not ideal, however it is not considered to warrant the refusal of the application and in this case it is considered that the proposal would still offer an acceptable standard of amenity to future occupiers.

8.3.5 It is recognised that all flats would have access to an external refuse storage area within the confines of the site and there is also space for cycle parking as required by the Council's Highways Department. It is acknowledged however that the flats would not be provided with private outdoor amenity space, however small areas of shared amenity space are contained within the site. In addition, the proposed flats are in very close proximity to the facilities offered by the city centre. Any future occupier would be able to outweigh the lack of outdoor private amenity space against the benefits of the proximity to those facilities, and when balanced with the desirability of securing the redevelopment of the site, this is considered acceptable.

8.4 **Highway Safety:**

8.4.1 The proposed development would utilise the existing access arrangements off Commercial Street. A pedestrian access to the rear of the site off Palmyra Place would also remain in use. There would be nine car parking spaces laid out within the site, along with a space for the turning of delivery vehicles. In addition, there is adequate separate spaces within the site for the storage of waste bins, as well as a waste collection area off Commercial Street and a cycle storage area. The Highways Department have raised no objections to the proposal subject to conditions requiring finer details.

8.5 **Biodiversity:**

8.5.1 The Council's Ecologist has been consulted on the proposal and raises no objections to the scheme. It is acknowledged that the lifespan of the submitted Bat and Nesting Bird has lapsed, however due to the findings of the report and the poor quality of the habitat surrounding the Church, the Council's Ecologist has not raised any objections to the proposal, neither has an updated survey been requested.

8.5.2 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. Both the submitted Bat Survey and Green Infrastructure Statement contain ecological enhancement proposals, which can be secured by way of condition.

8.6 **Waste:**

8.6.1 Facilities for the storage of waste and recycling have been incorporated into the proposed scheme. It is considered that adequate bin storage would be available within the confines of the site and bins could be collected in an appropriate location.

8.7 **Impact on the Listed Building:**

8.7.1 The building would retain its current form and footprint and appear largely as existing when seen from the outside, with the most notable change being the replacement of the existing stained glazing. It is however acknowledged that this important aspect of the building would be retained and reused internally, which is positive.

- 8.7.2 Internally, the application would see the building stripped of the existing rooms and partitions and the introduction of new units and a new first floor, accessed via individual staircases serving each flat. It is noted that each unit would retain an important view of the existing ceiling detailing above the first floor living spaces, which provides for a positive design feature. Likewise, there would be glimpsed views of the height and ceiling detailing from internal staircases and from the communal circulation spaces. It is proposed that the new floors would be supported upon a steel frame set within the central space, which would be positioned on columns set into pad foundations. From the pad foundations a series of beams would extend to form the support for the floors and partitions. It is considered that this system would enable the new structure to be constructed within the envelop of the building but remain clear of the historic structure, therefore limiting its impact upon the historic fabric. Where the floors cross window openings, it is proposed that they would be supported by a beam and the structure boxed and set behind the glazing. To disguise the floor structure, the glazing would be redesigned to ensure opaque glass spans where the structure cuts across the window, thus hiding it from external view. In terms of the attic space, this has been designed to allow for the provision of light through a sensitive positioning and minimal use of roof lights. The roof lights would remain largely unseen from public vantage points as they would be set at a level that is visually screened by the parapet wall of the building.
- 8.7.3 The proposal is subject to a separate listed building consent application which is recommended for approval and contains a number of conditions requesting finer details of the works involved. Subject to the inclusion of these conditions on the listed building consent application, it is considered that the proposal would preserve and enhance the listed building and its setting and any features of special architectural or historic interest the building possesses.
- 8.8 Impact on the Character and Appearance of the Conservation Area:**
- 8.8.1 Special regard must be given to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The site is approximately 30 metres away from the St Woolos Conservation Area, from which it can be seen.
- 8.8.2 The majority of works relate to the inside of the building, with the most prominent visual changes to the building's exterior being the replacement of historic stained glass windows and the insertion of roof lights. The scheme will bring a vacant building back into use and allow for its long term preservation as well as for the maintenance of the wider site. As such, the scheme is considered to enhance the character or appearance of the Conservation Area and the development is considered to comply with Policy CE7 of the Newport Local Development Plan and Section 160 of the Historic Environment (Wales) Act 2023 in this regard.
- 8.9 Section 106 Planning Obligation matters**
- In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:
- a) Necessary to make the development acceptable in planning terms; (the obligations of the Section 106 Agreement are necessary to ensure adequate education provision, secure affordable housing on site and provide sufficient open space and ensure its continued maintenance).
 - b) Directly related to the development; (the obligations of the Section 106 Agreement are directly related to the development).
and
 - c) Fairly and reasonably related in scale and kind to the development (the obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure the aforementioned contributions for the development of this site).

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?
Regeneration, Investment and Housing	Commutated sum for affordable housing.	Net increase of 9 flats (6 x 2 bed apartments and 3 x 3 bed apartments) = £49,011.	Not Agreed	Yes
Education	Contribution for provision and/or improvement of facilities at John Frost High School	£29,741	Not Agreed	Yes
Leisure	Commutated sum of £37,207 to upgrade and maintain off-site play provision at Belle Vue Park and Clifton Place play area.	£37,207	Not Agreed	Yes

VIABILITY

Economic viability is an important material planning consideration on the potential scope and scale of planning obligations. In this case, the developer has provided information in relation to the viability of the planning obligations relevant to the scheme in the form of a Viability Assessment. Developer profit on open market housing will normally be a range between 15% and 20%, depending on risk and market conditions. The Applicant's profit falls below 15%. An 'open book' viability appraisal was undertaken. It concludes that, '*Given the information provided and the data from comparable evidence it is clear the scheme is unviable in terms of making a contribution to the section 106 payments*'. Taking into account the negative economic viability of the scheme, the Council's Planning Contributions Manager has concluded that the S106 planning obligations would be 'waived'.

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 In conclusion the proposal represents an opportunity to secure the long term retention of a prominent listed building within the centre of Newport. It would see the vacant and at risk building on brownfield land being brought back into a use compatible with the immediate area. It is considered that the proposal is compliant with local and national planning policy and it is therefore appropriate to grant the application, subject to conditions.

11. DECISION

GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:

- LPC 4673 EX 01 Rev B Location plan
- LPC 4673 PR 01 REV F Site Plan 200
- LPC 4673 EX 11 Rev A Section B
- LPC 4673 PR 02 Rev B GF Plan
- LPC 4673 PR 03 Rev B FF Plan
- LPC 4673 PR 04 Rev A SF Plan
- LPC 4673 PR 05 Rev B SE Elevation
- LPC 4673 PR 06 Rev A NE Elevn
- LPC 4673 PR 07 Rev B NW Elevation
- LPC 4673 PR 08 Rev A SW Elevn
- LPC 4673 PR 09 Rev B Mezzanine Plan
- LPC 4673 PR 10 Rev A Section 50
- LPC 4673 PR 11 Side Window

LPC 4673 PR 12 Entrance Door Roof Vent
LPC 4673 PR 13 Rev A Section B
LPC 4673 PR 16 Section C 50
Lead Roof Vent Example
Structural Scheme
Design and Access Statement
Bat and Nesting Bird Survey - May 2022
Heritage Impact Assessment October 2024
Tree Report January 2025
Green Infrastructure Statement May 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 gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.
Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.
3. The layout of the development shall include a turning facility to enable goods vehicles to enter and leave the highway in forward gear in accordance with details to be approved in writing by the Council as Local Planning Authority. The turning facility shall be kept free of all obstructions and be available for use at all times.
Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.
4. 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.
5. A scheme for the provision of electric vehicle charging points, 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. 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.

7. There shall be no arrival, departure, loading or unloading of vehicles, development and/or construction (including land raising and demolition if required) occurs 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.

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

8. Prior to first beneficial occupation, a scheme of sound insulation works to the floor/ceiling/party wall structures between the flats 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: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

9. Prior to first beneficial use, a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and thereafter retained for the duration of the approved use.

Reason: In the interests of residential amenity, in accordance with Policy GP2 of the Newport Local Development Plan.

10. A Landscape Management Plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the approved flats. The Landscape Management Plan shall be carried out as approved.

Reason: To ensure the site is landscaped in an acceptable manner.

11. 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).

12. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.

13. No development, to include demolition, shall commence until the accurate Tree Protection Plan (in accordance with BS 5837:2012) has been implemented by means of the security fence as shown in the Tree Protection Plan as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025. The development shall be carried out in accordance with the approved Tree Protection Plan as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025.

Reason: To protect important landscape features within the site.

No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025.

Reason: To protect important landscape features within the site.

14. No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area.
Reason: To protect important landscape features within the site.
15. No development, to include demolition, shall commence until an Arboriculturalist has been appointed to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for:
 - a) Pre construction site meeting.
 - b) Signing off that the tree root protection barrier is in the correct position.
 - c) Ensuring compliance with the Arboricultural Method statement as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025.
 - d) Overseeing working within any Root Protection Area including landscaping.
 - e) Reporting to the Local Planning Authority.Reason: To protect important landscape features within the site.

INFORMATIVES

1. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, SP13, SP18, SP19, GP2, GP4, GP5, GP6, GP7, CE7, R6, T4, W3 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. The applicant is alerted to their responsibilities under the amended Wildlife and Countryside Act 1981 should any bats or their roosts be discovered during any demolition and/or construction works.
4. Street name and/or property numbering is required as part of this development. Developers are required to contact Newport Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the Council's Traffic Management, Road Safety & Adoptions Team for further details. Please note there is a fee for this process which shall be advised upon application.
5. The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.