

Delegated Decision Report

Application No:	25/0560	Statutory Expires:	Period 17th October 2025
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Site:	<i>Land At Oakley Court Rogerstone Newport South Wales</i>		
Proposal:	CONVERSION AND CHANGE OF USE OF EXISTING ROOF SPACES TO INCREASE THE NUMBER OF SELF-CONTAINED FLATS FROM 3 TO 6 UNITS, TOGETHER WITH THE PROVISION OF TWO ADDITIONAL PARKING SPACES AND BIO DIVERSITY ENHANCEMENT MEASURES		
Applicant:	DSI Ltd		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS SUBJECT TO S106 WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN THREE MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION		

1. BACKGROUND

1.1 Planning permission 21/1040 granted the construction of 21 no. flats provided across three apartment blocks; and associated infrastructure works, including car parking. All conditions associated with this application have been discharged where required and the permission has been fully implemented, with the development completed and occupied. The current application seeks to add an additional 3 no. flats to the development. These works have been completed and the application is therefore retrospective, however the flats remain unoccupied at present.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of three residential blocks which have been approved to provide 21 no. two bedroom flats. Block 1 runs parallel to Ruskin Avenue and has a frontage onto this road, whilst Blocks 2 and 3 face into the site. The site includes a central communal landscaped garden area, whilst car parking provision is located along the northern and eastern site boundaries, as well as within the south western portion of the site. Access into the site is gained via Ruskin Avenue and Squires Gate.

2.2 The site is located within the settlement boundary for Newport. It comprises previously developed land. There are no constraints showing on the Local Development Plan (LDP) Constraints Map and no proposals showing on the LDP Proposals Map.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for the conversion and change of use of the existing roof spaces from three to six units, together with the provision of two additional car parking spaces and bio diversity enhancements.

3.2 The proposed flats would each consist of two bedrooms, along with an open plan kitchen/dining/living area and storage space spread over 66 square metres of internal floor space.

3.3 There are no changes proposed to the external elevations of the previously approved scheme.

3.4 The new flats would utilise existing cycle and waste storage facilities that are currently provided on site.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
23/0754	Non-material amendment relating to planning permission 21/1040 relating to the demolition of	Approved	22/09/2023

	existing public house and construction of 21no. Flats within 3no. Blocks and associated infrastructure works (part retrospective) (resubmission of 20/0696) to extend approved permeable parking to include for 1no additional parking space.		
23/0478	Non-material amendment to vary condition 1 (approved plans) of planning permission 21/1040 for the demolition of existing public house and construction of 21no. Flats within 3no. Blocks and associated infrastructure works (part retrospective) (resubmission of 20/0696). Proposed amendments include changes to fenestration, rooflights, balustrade detail and dormer windows.	Approved	20/07/2023
21/1040	Demolition of existing public house and construction of 21no. Flats within 3no. Blocks and associated infrastructure works (part retrospective) (resubmission of 20/0696).	Granted with Conditions	23/03/2022
20/0696	Demolition of existing public house and construction of 21no. flats within 3no. blocks and associated infrastructure works	Granted with Conditions	29/07/2021
19/0587	Demolition of existing buildings and the erection of 6no. 4-bedroom residential dwellings, including access, parking, landscaping, bin storage and all associated works	Granted with Conditions	06/12/2019

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.

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

SP1 (Sustainability)

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

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)
H4 (Affordable Housing)
H8 (Self Contained Accommodation and Houses in Multiple Occupation)
T4 (Parking)
W3 (Provision for Waste Management Facilities in Development)

- 5.4 Supplementary Planning Guidance:
Parking Standards Supplementary Planning Guidance (Adopted August 2015)
Waste Storage and Collection (Adopted January 2020)
Flat Conversions Supplementary Planning Guidance (Adopted October 2021)

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

The minor increase in scale would have no noticeable impact on highway. Cycle and parking provision are proportionate and electric vehicle charging is already incorporated into the car park.

Based on the above we would not anticipate any adverse impacts and offer no objections.

6.2 Public Health and Protection:

No objection to the application in principle.

Further information in relation to the natural lighting & ventilation provision is requested for the habitable rooms of Second floor: Flat 8 & Flat 7.

The Environmental Protection team would request the following conditions be considered;

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 Ecology Officer:

As these are modern buildings there is not a justification to ask for a bat survey in respect of the proposed works. The proposed biodiversity enhancement measures are acceptable, subject to implementation in full.

6.4 Waste Manager:

We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

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

6.5 Drainage:

SAB application not required.

6.6 Planning Contributions Manager:

Contributions required.

6.7 Dwr Cymru Welsh Water:

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

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.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with National Planning Policy Framework (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Water Supply

We anticipate this development will require the installation of a new single water connection to serve the new premise. Capacity is available in the water supply system to accommodate the development. The applicant will need to apply to Dwr Cymru Welsh Water for a connection to the potable water supply system under Section 45 of the Water industry Act 1991. The applicant attention is drawn to our new water connection application guidance notes available on our website.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward Member notification letters were sent on 23rd July 2025 and a Site Notice was displayed. Eight letters were received, four of which raised objections and four of which provided comments neither objecting nor providing support (although these comments do include some concerns). The representations are summarised as follows:

- The proposed works will result in noise and disruption.
- Increased pressure on shared spaces including car parking spaces, cycle storage facilities, waste storage facilities and internal and external communal areas.
- It is unclear if the proposal has already been undertaken.
- The submission is lacking in detail.
- The application should be assessed as a major application as it results in a total of 24 units overall.
- The proposal is an opportunity for financial gain.

7.2 Rogerstone Community Council:

Ok in principle, however I have several concerns.

- 1) Parking access – needs to be 3 individual parking bays that easily accessible and will not obstruct the lane.
- 2) The properties should be private rental or sale only, as there is already an oversubscription of affordable housing in the immediate area.

8. ASSESSMENT

8.1 **Principle of Development:**

8.1.1 The site is regarded as previously developed land within the settlement boundary. Policy SP18 supports the reuse of vacant land for residential purposes in the urban area. The proposal would therefore be consistent with this policy of the Local Development Plan.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The proposed development would take place within the footprint of the existing property and no extensions or alterations to the building are proposed. Whilst there would be some loss of green verge to accommodate additional car parking, this is not considered to significantly alter the character and appearance of the application site or that of the street scene.

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 consists of residential properties and the application site currently lawfully contains 21 no. flats within three residential blocks. It is considered that the proposed development would be compatible with the surrounding land use.

8.3.3 In terms of the impact on the privacy of surrounding residential properties, no external works or extensions are proposed, with the development utilising previously approved window openings to serve the new flats. As such, it is not considered that any undue loss of privacy to nearby properties would arise, neither is it considered the intensification of the residential use of the site would be overbearing to existing occupiers or worsen living conditions for them.

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, with all proposed flats having an internal floor space of 66m² and therefore exceeding this standard.

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 adequate off road car and cycle parking as required by the Council's Highways Department. These considerations are discussed in more detail below. It is acknowledged that the flats would also be provided with outdoor amenity space which would be capable of accommodating the occupiers of the proposed 3 units, in addition to also adequately serving existing occupiers of the wider development.

8.3.6 The kitchen and living spaces of the proposed flats would be served by dormer windows, whilst the remainder of the rooms would only be served by rooflights. Given the works have already been undertaken, the Case Officer has carried out an internal inspection of all proposed flats to assess the levels of outlook and natural daylight from the roof lights. Given their height and the pitch of the roof slope, it is considered that the windows do provide adequate outlook to serve the proposed flats. In addition, the flats were viewed on a cloudy day with dark skies and natural daylight entering them was regarded as acceptable.

8.3.7 When assessing the previously approved scheme, the Council's Environmental Health Officer had no concerns regarding noise from or to the proposed development. The surrounding area is residential and noise sources are not considered to require mitigation. It is noted that in this instance, the Council's Environmental Health Officer has required a scheme of sound insulation works to be submitted, however the Council's Building Control Officer has advised that the Applicant will need to show compliance to the relevant Building Regulations regarding the passage of sound between the walls dividing the two flats within the roof space from each other as well as the floor below. As such, it is considered that this matter can be adequately addressed by Building Regulation compliance.

8.4 Biodiversity:

8.4.1 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.

8.4.2 The application has been accompanied by a Green Infrastructure Statement which acknowledges the loss of a small amount of existing green space to the additional two car parking spaces. In order to restore the habitat that will be lost as a result of the development, it is proposed to provide 2No. Igloo hedgehog Shelters, 3No. RSPB Burford Bat Boxes and 3No. RSPB Classic Nest Boxes; all of which would be sited in appropriate locations within the site.

8.4.3 Given the scale of the development, it is considered that the biodiversity enhancement measures proposed are proportionate to the scheme and confirmation of their acceptability has been provided by the Council's Ecology Officer. It is recommended that the biodiversity enhancement measures be secured by way of condition. As such the proposal is regarded as compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.5 Car Parking and Highway Safety:

8.5.1 There are no changes proposed to the existing access and egress arrangements into and out of the site and the Local Highways Authority have confirmed that the minor increase in scale of the development would have no noticeable impact on the highway network.

8.5.2 In terms of car parking a total of 50no. spaces were provided as part of the approved development (21/1040) and this was amended via a subsequent Non-Material Amendment application (23/0754) to 51no. spaces. The application site is located within Parking Zone 4 where within apartment blocks, one car parking space is required for every bedroom and one visitor space is required for every five units. All 24 flats within the development consist of two bedrooms and so 48no. spaces are required to serve them, with 4no. visitor spaces also required, totalling an overall car parking requirement of 52no.spaces. As 53no. spaces are provided, the requirement has been exceeded.

8.5.3 The Sustainable Travel Supplementary Planning Guidance requires 1 long stay cycle space per every 2 bedrooms. In its existing form each residential block contains a secure cycle shelter capable of storing 8 bicycles. The proposal seeks to utilise this arrangement to serve the additional flats. As each block has been approved to contain 14 bedrooms, 7 cycle spaces were originally required. The proposal will introduce another 2 bedrooms to each block, resulting in a total need for 1 additional cycle space, making 8 cycle spaces in total. As per the approved plans the existing cycle storage units are capable of providing 8 cycle spaces.

8.6 Waste:

8.6.1 In terms of waste storage, the proposal would utilise the existing arrangements on site, which when previously approved amounted to waste storage facilities in excess of what was required to serve the original 21 flats. No objections have been received from the Council's waste department regarding this arrangement and it is considered that these existing facilities are capable of accommodating the additional 3 units. Further to this, bins would be collected in the same manner and from the same locations as they are currently, which is acceptable.

8.7 Drainage:

8.7.1 Welsh Water have confirmed that capacity exists within the public sewerage network in order to receive the domestic foul flows from the proposed development site. Separate consent was required for the sustainable drainage system of the development from the SuDS Approving Body (SAB) at the time of the original application. It is not considered that the inclusion of the additional car parking spaces would have a significant impact upon surface water drainage, however should amendments be required to the details of the sustainable drainage system agreed, this will be a matter for the SAB.

8.8 Section 106 Planning Obligation Matters:

8.8.1 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	To provide affordable housing.	A commuted sum of £14,610 in accordance with Policy H4 of the LDP and the formulae in the adopted Affordable Housing SPG.	Agreed	N/A

8.8.2 DRAFT HEADS OF TERMS AGREED BY APPLICANT:

1. Introduction

Based upon a development of 3 x 2 bed flats, the following S106 planning obligations are required to mitigate the impact of the development.

2. Affordable Housing

Commuted sum payments for affordable housing will normally be sought on developments of three to nine dwellings within the defined settlement boundary. The site lies within the Housing Target Area of Newport West. Newport West requires the delivery of 30% affordable housing on new development. The equivalent commuted sum generated is £14,610. This sum will be paid prior to occupation of the second dwelling and index linked to the RPI. Sum to be spent or committed to be spent within 5 years of receipt of last payment

3. Fees

Administration Fee:

In accordance with the Planning Obligations SPG (2020), a £293 administration fee is charged for monitoring the S106 agreement. This is to be paid upon signing of the legal agreement.

8.9 Other Issues:

- 8.9.1 Eight representations have been received as a result of the publicity of the application and these are all acknowledged. The material planning considerations raised within the representations have been addressed above.

8.9.2 In terms of other issues raised, the development proposed as part of the current application has been undertaken and so there will be no noise or disruption from internal construction works. As such, it is not considered that conditions relating to demolition and construction recommended by the Council's Environmental Health Officer are required. It is considered that adequate detail has been provided with the submission to enable the Council to reach a sound decision and the application is not regarded as a major application. The previous 21 flats have already been assessed as part of 21/1040. Finally, whether or not the proposal is an opportunity for financial gain is not a material planning consideration.

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 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 SUBJECT TO S106 WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN THREE MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION

(01) The development shall be implemented in accordance with the following plans and documents:

JW1027-100 - Site Location Plan – Rev A
JW1027-B12-131 Existing BLOCK 1 and 2 Plans – Rev A
JW027-B3-132 - Existing BLOCK 3 Plans – Rev A
JW1027-B12-133 - Existing BLOCK 1 and 2 Elevations – Rev A
JW1027-B3-134 - Existing BLOCK 3 Elevations – Rev A
JW1027-B12-135 - Proposed BLOCK 1 and 2 Plans – Rev A
JW1027-B3-136 - Proposed BLOCK 3 Plans – Rev A
JW1027-B12-137 - Proposed BLOCK 1 and 2 Elevations – Rev A
JW1027-B3-138 - Proposed BLOCK 3 Elevations – Rev A
JW1027-139 - Proposed Sections – Rev A
JW1027 -140 Proposed Site Layout – Rev F
Planning Statement, prepared by Simply Planning, July 2025 (Ref: SP21-1061)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

(02) Prior to the occupation of the development hereby approved the parking areas shown on the Proposed Site Layout (Drawing jw1027-140 Rev F) shall be implemented and available for use thereafter. The parking areas shall be retained in accordance with the approved details.

Reason: To ensure adequate parking is provided on site in the interests of highways safety and in accordance with policies GP4 and T4.

(03) The biodiversity enhancement scheme contained with the Planning Statement, Simply Planning July 2025 (Reference SP21-1061) shall be implemented in accordance with the approved details 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).

NOTE TO APPLICANT

1. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, SP13, SP18, GP2, GP4, GP5, GP6, GP7, H4, H8, T4 and 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. 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.