

Delegated Decision Report

Application No:	25/0197	Statutory Period Expires:	14 th July 2025
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Site:	West Of England Hotel 42 Mill Parade Newport NP20 2JS		
Proposal:	CONVERSION OF UPPER FLOORS FROM RENTAL ROOMS ASSOCIATED WITH THE HOTEL TO CREATE 7NO. FLATS AND COMMUNITY FACILITY (D1) AT GROUND FLOOR (RESUBMISSION FOLLOWING REFUSAL OF 23/0703)		
Applicant:	F David		
Type:	Full	Ward:	Pillgwenlly
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 The proposal is a resubmission of the previously refused scheme of 23/0703. The previous scheme was refused for 2no. reasons relating to the impact on an existing street tree located near the existing car park, and the absence of suitable refuse storage.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within an urban area in relative close proximity to the River Usk, the Grade II listed Transporter Bridge and Grade II listed Waterloo Hotel. The site is accessed from Brunel Street which links through to Mill Parade. To the south of the site lies structural ground anchors for the Transporter Bridge. To the west lies a row of terraced properties; historically to the north of the site further terraced properties were present, however they were demolished several years ago. This area is now used as allotments. To the north of the West of England hotel features a car parking area leading onto a grassed verge with a single mature tree. The three storey building has many period features typical of the mid 19th – early 20th century which include arched windows, stone headers and recessed brickwork. To the rear, a modern extension was added which has very limited architectural details and does not integrate well with the appearance of the host building. The site is located in the Waterloo Conservation Area, Flood Zone 3 and Parking Zone 3.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal seeks to reinstate the parking area to provide 18no. off street parking spaces along with the conversion of the first and second floors to create 7no. apartments with a community facility (D1) at the ground floor.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0703	CONVERSION OF FIRST AND SECOND FLOORS TO CREATE 7NO. RESIDENTIAL APARTMENTS, COMMUNITY FACILITY (D1) AT GROUND FLOOR AND ASSOCIATED INTERNAL AND EXTERNAL WORKS	Refused	23.01.2025

5. PLANNING POLICY

5.1 Historic Environment (Wales) Act 2023

Part 4 CONSERVATION AREAS, Section 160 *Exercise of planning functions: general duty relating to conservation areas*

5.2 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 8 - Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 12 – Regional Connectivity

Policy 13 – Supporting Digital Communications

5.3 PLANNING POLICY WALES (EDITION 12) 2024

5.4 Technical Advice Note 5 – Nature Conservation and Planning

Technical Advice Note 12 – Design

Technical Advice Note 15 – Development, Flooding and Coastal Erosion

Technical Advice Note 23 – Economic Development

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP3 – Flood Risk
- SP4 – Water Resources
- 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
- CE7 – Conservation Areas
- H2 – Housing Standards
- H4 – Affordable Housing
- H8 – Self Contained Accommodation and Houses in Multiple Occupation
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.6 SUPPLEMENTARY PLANNING GUIDANCE

- Sustainable Travel
- Planning Obligations
- Affordable Housing
- Wildlife and Development
- Flat Conversions
- Waste Storage and Collection
- Parking Standards
- Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: Thank you for consulting me on this application. The building is situated within the Waterloo Conservation Area. the application proposes the conversion of the first and second floors to create residential apartments, with a community facility at ground floor level. In principle I have no objections to this conversion as it would allow for an appropriate reuse of the building.

As per the previous applications, this application also lacks information on the proposed replacement of windows. We have no details of the proposed windows nor is there any justification for full scale replacement. So as per previous comments I would add following conditions if you are minded to approve:

Prior to their installation, further details of the new fenestration (including entrance doors), including cross sections at a scale of at least 1:20, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall take place in accordance with the approved details.

Reason: In the interests of protecting the character and appearance of the Conservation Area, in accordance with policy CE7 of the Newport Local Development Plan.

I have no concerns with the remainder of the proposals.

6.2 Ecology Officer: No response.

6.3 Landscape Architect:

1. The tree survey shows the verge tree is a category A lime (ref T1) which is to be retained. Note that the tree root protection area extends (in theory) into the car parking area, which appears to be proposed for 'clean off existing surface and repair'. I recommend work in this area is undertaken using arboricultural supervision, please refer to the Tree Officer.
2. The extent of beech planting is not completely clear, eg what are the proposals for the area of white? Can proposals for this area be confirmed.



3. A check will be needed on whether a beech hedge maintained to 900mm height is compatible with Highways visibility splay requirements given there is also a highway footpath.
4. The topsoil depth specified below is inadequate for ivy and bulbs at 75mm depth and bulbs at 7 per meter is inadequate, this requires revision.

Ivy plants laid at 5 per meter and bulbs laid at 7 per meter all in prepared top soil 75mm deep.

6.4 Tree Officer: No objection subject to conditions for:

- Pre-commencement site meeting
- Tree protective fencing installation
- Root protection barrier
- Materials storage
- Arboriculturalist appointment

6.5 Drainage Manager: No response.

6.6 Education Information Officer: No response.

6.7 Active Travel Co-ordinator: No objection.

6.8 Leisure Services Manager: No response.

6.9 Planning Contributions Manager: Contributions waived.

6.10 Public Rights of Way Officer: No objection.

6.11 SAB: Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to visit <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.newport.gov.uk%2Fen%2FPlanning-Housing%2FPlanning%2FSustainable-drainage-systems.aspx&data=05%7C02%7CJacob.Cooke%40newport.gov.uk%7C2dbfc781b3b2457082ca08dd86381983%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638814297696798746%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIslIAiOiJXaW4zMlslkFOljoiTWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=I9Qk3SAYsNRXTmh%2BMZeTDROoo5X1Oc%2FfqZUmIV4LJRs%3D&reserved=0> for further information, or contact the SAB team sab@newport.gov.uk for further discussions.

6.12 Waste Manager: For the flats we anticipate
Recycling:
2 x 600 litre (card/paper & plastic/metal) 1 x 360 litre (glass) 1 x 240 litre. (food)
Non-Recycling
1 x 660L domestic euro bin + 1 x 240L domestic wheelie bin

We also anticipate a requirement for trade waste and recycling. NCC trade waste services would be happy to quote for services ahead of opening.

From April 2024 Workplace Recycling Regulations will apply to all non-domestic premises. For more information see <https://www.gov.wales/workplace-recycling>
Workplace recycling | GOV.WALES
From 6 April 2024, it will become law for all businesses, charities and public sector organisations to sort their waste for recycling

6.13 Highways Officer: Clarification requested, but objection likely.

Highway Comments:

The application includes a parking assessment, but this does not seem to relate to the proposals in any helpful way.

Existing pub areas should have a commercial space /delivery area and 1 space per 3 non-resident staff plus 1 space per 5sqm of public area. There is insufficient information to calculate what this amounts to.

There are a number of rooms so assessment of the hotel element would be based on 1 space/3 non-resident staff plus one per bedroom.

The assessment does not appear to consider any of this. It does however attempt to justify a reduction in parking based on accessibility. The calculations are not supported by any information so cannot be checked or given any weight.

Furthermore, any reduction applies to the existing as much as the proposed and there is no scope for reducing the provision for the flats as they are 1 per flat and that is the minimum anyway. The sustainability calculation does not therefore help the application.

Numbers of flats used for the parking assessment do not match the numbers used elsewhere within the application and so clarification is requested.

The application appears to suggest that the ground floor is to be used as community areas. The standard for that is 1 commercial vehicle/servicing and 1 per 10 sqm.

Notwithstanding the above the plans do not show any access to the car park and the overall dimensions suggest that it doesn't meet the standards anyway. The aisle must be 6m wide parking against a wall 5.5m and elsewhere 4.8.

It is stated that parking is allocated but again this does not sit well with the plan which shows 6 spaces with chargers. There should also be a disability space for the public parking and a servicing area with access for HGVs.

Cycle storage is indicated on the plan, however there is not a suitable access for cycles with narrow doors adjacent to each other and perpendicular. Furthermore, there is no detail of racks and there is not sufficient space to get cycles in/ lock them etc.. Storage for staff and residents should be separated to ensure suitable levels of security.

Refuse storage appears to be provided to the rear of the car park and inaccessible due to parking. There should be separate provision for residents and other uses, but more of an issue is that there is no collection area or access for collection vehicles.

We would suggest that the application is clarified, and the plans amended, before we comment fully, but at this stage there are fundamental issues with parking and cycle parking.

6.14 Natural Resources Wales: No objection.

6.15 Dwr Cymru/Welsh Water: No objection subject to condition and note.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 25.03.2025.

7.1 NEIGHBOURS: No comments.

8. ASSESSMENT

8.1 Main Issues:

8.1.1 The main issues of the scheme relate to impact upon the conservation area, residential amenity, flood risk, parking, trees and protected species. These matters will be taken in turn followed by other material considerations.

8.2. Impact upon the Conservation Area and Trees

8.2.1 The Historic Environment (Wales) Act 2023 sets out that when exercising planning functions in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character and appearance of that area. It is considered that the proposal would provide an appropriate use for the building that would safeguard its future with a suitably viable scheme; therefore the proposal would meet the preserve and enhance tests of the Historic Environment (Wales) Act 2023.

8.2.2 The Principle Heritage Officer raises no objection to the proposed conversion and reuse of the building. It is noted that the scheme seeks to replace the windows; to ensure that the windows preserve the special qualities of the building and the wider conservation area, it is considered necessary to attach a condition requiring the submission of details prior to installation. Subject to condition, the proposal accords with the Historic Environment (Wales) Act 2023 and Policy CE7.

8.2.3 Further information submitted from the applicants tree consultant sets out the reinstatement of the car parking area would not lead to any adverse impacts on the existing street tree north of the site boundary. The Tree Officer accepts that and recommends the attachment of conditions to ensure the tree is suitably protected during the course of construction and post completion.

8.2.4 The Landscape Architects comments set out concern regarding the installation of a hedge. During the course of the application the proposed block plan has been revised removing this element. It is considered that the concerns have been suitably addressed.

8.3 Impact on Residential Amenity

8.3.1 The proposal does not include the extension of the existing building or additions in the car park area. Therefore, the proposal is considered to not result in an adverse impact with regard to the levels of daylight, sunlight or overshadowing of neighbouring properties. It is therefore concluded that the physical works to the building would not result in any unacceptable adverse impact upon the living conditions of neighbouring residents.

- 8.3.2 The proposal seeks to provide 6no. one bedroom apartments and 1no. studio; all units meet the minimum space standards as set out within the Flat Conversions SPG document. All residential units have several windows to allow for daylight and sunlight to enter and have an outlook onto the wider street scene. Accordingly, no objection or concern is raised to the living conditions that would be afforded to future occupiers of the residential units created.
- 8.3.4 Due to the proposed ground floor use and the proposed residential conversion to the upper floors, a scheme of noise insulation is required to ensure the units have suitable noise attenuation. A condition is attached to the recommendation to secure this detail. Furthermore, given the proposed ground floor use and the residential use above, it is considered necessary to attach a condition limiting the hours of operation for the D1 use.
- 8.3.5 The proposed layout does not include any outdoor amenity space, however some public open space is located to the rear of the building in between Mill Parade and Coomassie Street. It is considered this could be utilised by future occupants as an informal communal outdoor amenity space.
- 8.3.6 The proposal accords with Policy GP2.

8.4 **Flood Risk**

- 8.4.1 The site is located within Flood Zone 3 as shown on the Flood Maps for Planning, the consultation response from Natural Resources Wales states the proposal seeks to retain the existing highly vulnerable use at the upper floors, and the less vulnerable use to the ground floor. It is considered that as the scheme does not alter the vulnerability of the uses associated with the building, the reuse of the building for the purposes proposed is considered to justify the scheme.
- 8.4.2 The Flood Consequences Assessment demonstrates that the upper floor residential apartments shall remain flood free during all flood events. Also, the reinstatement of the car park area and formation of the external waste and recycling storage area would not result in any adverse impact regarding flooding or flood risk off site. The proposal is acceptable with regard to flood risk.

8.5 **Impact on Highways and Parking**

- 8.5.1 The proposal does not involve altering any existing vehicle accesses, as such it is considered the proposal would not affect the safe use of the highway network.
- 8.5.2 The proposed layout includes the reinstatement of the existing parking area to provide 18no. off street parking spaces. It is acknowledged that this falls below the parking requirements as set out within the Parking SPG document. The site is located within a highly suitable location with a range of local facilities in a walkable distance and access to public transport nodes. The lower levels of parking accords with the aims of Policy 12 of Future Wales and Planning Policy Wales (Ed.12) Furthermore, during multiple site visits it was confirmed that on street parking is not oversubscribed and that the presence of the Council car park adjacent the site provides 29no. spaces. Taking these factors into account, it is considered that the site is served by adequate amounts of parking.
- 8.5.3 A secure internal cycle storage area is proposed at ground floor in close proximity to the residential access point from Brunel Street catering for 7no spaces. This is considered to accord with the Sustainable Travel SPG requirements. A scheme for cycle storage serving the D1 use shall be secured by way of condition.

8.6 **Impact on Water Resources**

- 8.6.1 The development site exceeds 100sqm, therefore the proposal would require separate approval through the SAB application process to ensure that the site has sufficient surface water drainage. Welsh Water have confirmed that the site shall be served by sufficient foul drainage and will require the installation of a new potable water connection. The proposal accords with Policy SP4.
- 8.6.2 It is noted that the recommended condition from Welsh Water relates to additional surface water runoff from extensions discharging into the combined sewer. As the development does not include any form of extension and the surface water shall be managed through the SAB

approval process, it is considered that the attachment of the recommendation condition does not meet the six tests as set out in the Circular 016/2014.

8.7 **Impact on Ecology**

8.7.1 The proposal does not involve works to the roof, but will include works to clear existing self seeded vegetation in the gutters. The Councils Ecologist has not commented on the scheme raising any concerns. The proposal is supported by Green Infrastructure Statement which outlines how the step-wise approach has been followed and the provision of biodiversity enhancements. A condition is attached to ensure the biodiversity enhancements are installed prior to first occupation of the residential units. Subject to condition the proposal accords with Policy GP5.

8.8 **Waste and Recycling**

8.8.1 The proposal includes an outdoor waste and recycling storage area to the rear of the building to serve the needs of the commercial and residential uses. The size of the compound sufficiently meets the requirements of the Waste Storage and Collection SPG. A condition is attached to ensure the area is provided prior to the first use of the building. Subject to condition the proposal accords with Policy W3.

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:

In this case, the developer has provided information in relation to the viability of the planning obligations relevant to the scheme to demonstrate that the site is not viable to provide the requested contributions. Furthermore consultation with the Planning Contributions Manager confirms acceptance of the viability assessment and the planning contributions are hereby waived in this instance.

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 The proposal would see the reuse of the currently derelict building which would enhance the setting of a listed structure – the Transporter Bridge. Therefore, the proposal is considered to be acceptable in accordance with relevant national and local policies.

11. DECISION

Granted with conditions:

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

- Block Plan Proposed Arrangement SD724 09G (Received: 16.06.2025)
- Proposed Elevations SD724 08D
- Proposed Layouts 7 Apartments SD724 07F
- Section at Grass Gravel Boundary SD724 13B
- Green Infrastructure Statemen (Received: 01.05.2025)
- Cycle Rack Details (Received: 14.04.2025)
- Flood Consequences Assessment
- Existing Layouts (Drawing ref: SD724 02)
- Site Location Plan (Drawing ref: SD724 01 A)
- Existing Elevations (Drawing ref: SD724 03)
- Tree Root Protection – All Sites
- Tree Technical Note
- TCP TPP – Lime Tree Plan

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

02 Prior to first occupation, a scheme of sound insulation works to the floor and ceiling between all party walls and structures 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 in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 Prior to their installation, further details of the new fenestration (including entrance doors), including cross sections at a scale of at least 1:20, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall take place in accordance with the approved details.

Reason: In the interests of protecting the character and appearance of the Conservation Area, in accordance with policy CE7 of the Newport Local Development Plan.

04 The development hereby approved shall be carried out in strict accordance with the Tree Technical Note by Treecare Consulting dated 21.02.2025, Tree Root Protection Information for all Sites by Treecare Consulting and the Tree Protection Plan (Drawing ref: TCP—TPP, dated 21.02.2025).

REASON: To protect important landscape features within the site in accordance with Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

05 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 EXCUSION 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 in accordance with Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

06 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) Preconstruction site meeting

(b) Signing off the tree root protection barrier

(c) Ensuring compliance with Treecare Consulting (James Pinder) Tree Technical Note 21 February 2025

(d) Oversee working within any Root Protection Area including landscaping;

(e) Reporting to the Local Planning Authority;

(f) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site.

07 Prior to the first occupation of the residential units the ecological enhancements as set out within the approved details shall be installed and retained for the duration of the use.

REASON: In the interests of protected species in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

08 Prior to the first use of the site, the waste and recycling storage area as shown on the approved drawings shall be installed and retained for the duration of the use.

REASON: To ensure the site has adequate waste and recycling storage provision in accordance with Policy W3 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

09 The hours of operation of the ground floor D1 unit shall be limited to 0830 – 2200 hours Monday to Saturday and 0830 – 1300 hours on Sundays and Bank Holidays.

REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

10 Prior to the first use of the residential units the secure cycle storage shall be laid out as shown on the approved plans and retained for the duration of the use.

REASON: To ensure the site is served by suitable cycle storage in accordance with Policy T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11 Prior to the first use of the D1 ground floor unit, a scheme of secure cycle parking shall be submitted to and agreed in writing by the Local Planning Authority and retained for the duration of the use.

REASON: To ensure the site is served by suitable cycle storage in accordance with Policy T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

12 Prior to the first use of the D1 unit, a scheme of electric vehicle charging points serving 10% of the car parking spaces associated with the D1 use shall be submitted and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details retained for the duration of the use.

REASON: To ensure the site is served by adequate electric vehicle charging points in accordance with Policy 12 of Future Wales – The National Plan 2040.

13 No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the development hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP4, SP9, SP13, SP1, GP2, GP4, GP5, GP6, GP7, CE7, H2, H4, H8, T4, and W3 were relevant to the determination of this application.

02 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.

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