

Notice of Decision



S Groucott
Skerryvore Designs
Sextons Tower
2 Caerphilly Road
Bassaleg
Newport
NP10 8LE

Rev 1

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0197**

Application Type: **Full**

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)**

Site/Location: **West Of England Hotel , 42 Mill Parade, Newport, NP20 2JS**

Decision Date: **26th June 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 24th March 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - o Block Plan Proposed Arrangement SD724 09G (Received: 16.06.2025)
 - o Proposed Elevations SD724 08D
 - o Proposed Layouts 7 Apartments SD724 07F
 - o Section at Grass Gravel Boundary SD724 13B
 - o Green Infrastructure Statemen (Received: 01.05.2025)
 - o Cycle Rack Details (Received: 14.04.2025)
 - o Flood Consequences Assessment
 - o Existing Layouts (Drawing ref: SD724 02)
 - o Site Location Plan (Drawing ref: SD724 01 A)
 - o Existing Elevations (Drawing ref: SD724 03)
 - o Tree Root Protection - All Sites
 - o Tree Technical Note
 - o 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.
2. 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).

3. 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.
4. 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).
5. 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 in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
6. 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.
7. 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).
8. 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).
9. 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.

25/0742 – partially discharge by Newport City Council 16th October 2025

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any

other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. 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.
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 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0197

Decision Date: 26th June 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).