

Delegated Decision Report

Application No: 25/0551	Statutory Period Expires:	3 rd October 2025
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Site:	Flat 1 359 Malpas Road Newport South Wales NP20 6WB		
Proposal:	CHANGE OF USE OF FIRST FLOOR FLAT FROM RESIDENTIAL (CLASS C3) TO CLINICAL/HEALTH CONSULTATION ROOMS (CLASS D1) IN ASSOCIATION WITH GROUND FLOOR PHARMACY. THE DEVELOPMENT WILL INCLUDE INTERNAL RECONFIGURATION TO CREATE UP TO TWO CONSULTATION ROOMS AND A RECEPTION /WAITING AREA TO SUPPORT THE DELIVERY OF NHS AND PUBLIC HEALTH SERVICES		
Applicant:	G Thomas		
Type:	Full	Ward:	Malpas
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Malpas Pharmacy is one of six commercial units situated adjacent to Malpas Road having two stories of residential accommodation above. Neighbouring commercial uses include an estate agents, convenience store, hairdressers and hot food takeaway. There is a layby directly to the front of the units. The character of the area is largely residential with the exception of Malpas Pharmacy and neighbouring commercial units. There is another parade of commercial units to the north-east of the site further along Malpas Road and a health centre situated to the rear of these units.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for the change of use of a first floor flat to health care consultation rooms (D1) including internal reconfiguration. The proposal will offer additional healthcare facilities and will be linked to the existing ground floor pharmacy that currently has ancillary clinic facilities and thereby resulting in a mixed use of A1 and D1 at ground and first floors. A self contained second floor flat is retained in the building.

3.2 The clinic would be accessed via an entrance door directly from Malpas Road. The proposed floor layout shows a reception/waiting area, two consultation rooms, bathroom and staff kitchen. The external appearance of the building would be retained and no external alterations are proposed.

3.4 The main considerations of this application are parking/highway safety and residential amenity. These matters are discussed further below.

4. RELEVANT SITE HISTORY

17/1138	INSTALLATION OF REPLACEMENT ILLUMINATED FASCIA AND PROJECTING SIGN	GRANTED WITH CONDITIONS
17/1134	INSTALLATION OF REPLACEMENT SHOPFRONT	GRANTED WITH CONDITIONS
10/1330	ALTERATIONS AND EXTENSION TO EXISTING PHARMACY / SHOP	GRANTED WITH CONDITIONS
05/0378	DISPLAY OF INTERNALLY ILLUMINATED SIGNAGE	GRANTED WITH CONDITIONS

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

3.42 As well as ensuring all services needed for the expectant levels of growth are provided, an important consideration will be minimising the need to travel, reducing reliance on the private car and increasing walking, cycling and use of public transport.

4.4 Community buildings and spaces provide an important focus for sustaining communities and their well-being. They cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments and places of worship. The Welsh Government is fully supportive of communities taking control of assets where it is appropriate for them to do so and there is local support.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP2 Health promotes development which has a positive contribution to health and well-being by being in a sustainable location, close to walking/cycling routes and green infrastructure.

Policy SP12 Community Facilities promotes development of new community facilities such as places of worship, cemeteries, health centres, nurseries, museums, public halls, cinemas, concert halls, allotments, leisure use etc. Development that affects existing community facilities should be designed to retain or enhance essential facilities.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable

harm to health.

Policy T4 Parking states that development will be expected to provide appropriate levels of parking.

Policy R9 Change of Use to Non-Retail Uses Inside Local Centres states that use classes A2 and A3 and leisure/community uses will be permitted in Local Centres providing they would not prejudice the viability of the centre's retailing role; no adverse effects on the highway; and there would be no unacceptable effect on the local residential amenities or general character.

Policy W3 Provision for Waste Management Facilities in Development states that where appropriate, facilities for waste management will be sought on all new development.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

PARKING STANDARDS;
WASTE STORAGE AND COLLECTION.

6. CONSULTATION RESPONSES

6.1 Environmental Health: No response.

6.2 Highways: **Highway recommendation:**

Objection on grounds of parking /cycle parking policies and impact on highway safety and amenity.

Highway Comments:

The site is part of a local parade and would be an acceptable location in terms of sustainability etc, subject to parking and cycle parking provision. It appears however that parking is already over-subscribed, and no cycle parking is proposed.

There are "no waiting" markings on adjacent roads and clear car park management issues impacting the adjacent pub. Both the existing lay by and car park appear to be at capacity. Because parking outside the site is likely to impact on a classified road or at best adjacent businesses, Highways would raise concerns about it.

The SPG raises a requirement for one parking space for the existing flat. The proposed development would have 3 consulting rooms and 4 staff. Based on current standards, there is a requirement for 4 spaces / practitioner and 1 per 3 ancillary staff. Assuming one ancillary and three practitioners we would anticipate a need for over 12 spaces.

We do not consider the parking to be available and therefore raise an objection on grounds of parking and cycle parking policies, resulting in highway safety concerns.

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

7. REPRESENTATIONS

7.1 NEIGHBOURS: All properties within 50m of the application site were consulted (57 properties), a site notice displayed. 15no responses have been received (4 in favour and 11 objecting). Objections are summarised below:

-I am strongly objecting to this planning application, and would urge the council and other local residents to agree. Since the restrictions to parking were put in place along Malpas Road, parking for local residents has become a hideous game of whoever gets home from work first gets to park their car. Everyone else has to circle the local area in the hope of finding a space that won't earn you a ticket or some free vandalism to your car. Properties along Malpas Road have plummeted in value due to not being able to be marketed with space for parking. Due to not being able to sell their houses and progress up the property ladder, families are now changing in their makeup with more young adults in the area. Many families now own 3+ cars, but have nowhere to park them. This is totally unfair, and for the council to agree to an extension of the pharmacy business, which already has several delivery vans taking up nearby spaces, is a joke. The free car parking in the Hollybush Car Park nearby is now largely used by local residents and not those accessing the shops. This will mean people accessing the pharmacy will look to take spaces nearby - thus further exasperating an already significant problem.

-The current parking situation along this stretch is already horrendous, with significant

congestion and ongoing parking issues that pose a serious safety risk to both pedestrians and motorists.

Adding further strain to this area will only exacerbate the existing problems. The limited parking availability and narrow road layout make it dangerous, especially for residents, school children, and other vulnerable road users. I am particularly concerned about the safety implications and the lack of infrastructure to support increased traffic volume.

-Since Newport City Council took away 4 spaces in Hollybush car park for electric bays there has been an increase in cars being fined for not parking correctly. This has led to chemist vans securing spots for chemist staff at 9am and as such the car park is always full. They have 5 vans and about 7 staff who take up all the spaces every day from 9 till 6 so how do they expect to cater to more staff and patients. This car park is also for residents on Malpas road who get fined for parking on main road as well as several other businesses in the area. Parking is already a nightmare and this application would make it 10 times worse with the staff and patients coming and going.

-I object to this application on the grounds of parking myself and my partner have lived at this address for almost 27 years in the last few years we have seen parking increase vastly due to the chemist. They have 5 or more delivery vehicles and even more employees vehicles to a point they park every morning waiting for a space which may or may not come, if not they park in Hollybush Avenue outside peoples dwellings causing stress and anxiety to the street around. Recently some chemist employees had their cars damaged scratching or putting dents in their vehicles and this was over social media. The parking issue around this area since Tesco put in place a 3 hour max stay has caused a lot of stress for home owners opposite also having to park on pavements and being given fines by wardens.

I think the owners of the chemist should be obligated to provide adequate parking for their drivers vehicles and also their employees as 3 consultation rooms and a reception would severely cause more stress for the patients who may be ill or not well.

Hollybush Avenue car park is used by this business also over weekends every weekend. This is breaking council carpark laws where it states on the sign 24 hours max stay. It is having a massive impact on home life and other businesses. Every morning a van pulls up outside the chemist mostly double parked blocking 1 lane of Malpas roads whilst the driver takes medication to restore the chemist with more stock. I constantly hear cars beeping to the van being dangerously parked this has gone on for years.

If any business along this small stretch of road wants to expand then they should expand their premises to another location as the owner/owners should be obligated to provide decent parking facilities without causing pain and suffering. I have young children and shopping to carry into my home. We were declined a driveway. Online deliveries have had to carry on going as there was no parking this has happened often.

I understand the chemist has been here 50 years but there are a lot more people around nowadays needing medication. I would like the council to enquire about this sudden surge of patients and employees over the last 5 or 10 or 15 years and see for themselves how much busier the chemist named above has got.

Comments in support are summarised below:

-As a local Malpas pharmacy patient, I use their inhouse clinic. The care and support provided to patients is fantastic. We can all gain from this service, our local doctors are under a lot of pressure and this service can help not only us but them.

As for parking, surely we can all understand the need for these appointments and request more parking from the council instead of stopping a brilliant idea which is much needed in our area.

-As a patient at Malpas pharmacy, I fully support this! we all need appointments with our GP but not always able to get one. We need local pharmacies like Malpas, to support the GPs. Personally I use this service more than calling my GP, as they are faster and you still get the right treatment. As for the car park, we are all aware Malpas pharmacy are not the only ones using it, other local businesses do too. If more pharmacies improve like Malpas pharmacy, surely we all benefit and so does your local GP surgeries.

-I support the application to expand the service as this will improve access to healthcare for

people living in the area while taking pressure of GP services.

-I don't live in the Malpas area but my family have used the prescribing service a number of times when a GP appointment would have been impossible to get. The one-stop approach (diagnosis, prescription, dispensary) saved me time and money (one bus journey instead of two).

-Those who have complained about the parking situation have to bear in mind that the staff at the pharmacy are providing a public service to the community. Without them you would not receive your medication or get it delivered to your door. Also, it is not only pharmacy vans left in Hollybush carpark overnight. Many people who drink at Unionist Club also leave their vehicles there overnight. Most pharmacy staff also find it difficult to park and have to leave their cars in Hollybush avenue and surrounding streets.

7.2 COUNCILLOR MUDD: If it is likely to be recommended for refusal then as ward councillors we would like to request that it is considered by committee.

The reason for this request is that the impact of the change of use has the potential to deliver greater benefits to the community, particularly in relation to the provision of health services, than cause detriment and a number of residents have contacted us to express their support for this. We are also aware that there may be some objections. As such we would welcome the opportunity for planning committee to consider all aspects of this and make a determination.

7.3 COUNCILLOR MAYER: I support this application and request that if it is not approved under delegated powers that it goes to full planning committee. Could you inform me if not granted so I can write in support to the committee.

8. ASSESSMENT

8.1 Principle of Development:

The site is located within the settlement boundary wherein there is a presumption in favour of sustainable development. There are currently ancillary consultation facilities within the pharmacy and it is stated that the users of the new clinic will primarily be existing patients with enhanced consultation and associated waiting/welfare provision at first floor. This will enable the ground floor consultation space to be used by patients with mobility issues and it is clear that the ground and first floor of the building are intended to be complimentary and linked to one another.

8.2 The applicant advises that the clinic would be used to support the delivery of essential NHS and public health services. These services form part of the Welsh Government's strategy to ease pressure on GP surgeries, improve access to healthcare, and deliver more patient care in local communities. The services offered include:

- Independent prescribing clinics
- Smoking cessation programmes
- Women's health services
- Vaccination provision

8.3 It is stated that the proposals would help facilitate improved access to NHS services, reduce waiting times for consultations, provide convenient local care for patients who might otherwise travel further afield and support for Welsh Government healthcare priorities.

8.4 The provision of such healthcare services has strong support in planning policy terms with Policy SP12 of the adopted Local Development Plan encouraging development of new community facilities including health centres, clinics and consulting rooms and in particular where they are designed to retain or enhance essential facilities.

8.5 The property is located within a Local Centre. Policy R9 of the NLDP is relevant to local centres, but as the policy specifically refers to proposals for change of use of existing shop premises and the proposals relate to a first floor residential flat, this policy is not considered

to be directly relevant. Furthermore, the wording of the policy is aimed at ground floor uses.

Policy SP12 states:

SP12 Community Facilities

THE DEVELOPMENT OF NEW COMMUNITY FACILITIES IN SUSTAINABLE LOCATIONS WILL BE ENCOURAGED INCLUDING:

- i) PLACES OF WORSHIP AND CHURCH HALLS, CEMETERIES, COMMUNITY CENTRES, HEALTH CENTRES, DAY NURSERIES, CLINICS AND CONSULTING ROOMS;**
- ii) MUSEUMS, PUBLIC HALLS, LIBRARIES, ART GALLERIES, EXHIBITION HALLS, EDUCATION AND TRAINING CENTRES;**
- iii) CINEMAS, MUSIC AND CONCERT HALLS, THEATRES, DANCE AND SPORT HALLS, SWIMMING BATHS, SKATING RINKS, GYMNASIUMS;**
- iv) OUTDOOR AND INDOOR SPORT AND LEISURE USES INCLUDING ALLOTMENTS AND COMMUNITY/ CITY GARDENS.**

DEVELOPMENT THAT AFFECTS EXISTING COMMUNITY FACILITIES SHOULD BE DESIGNED TO RETAIN OR ENHANCE ESSENTIAL FACILITIES.

Planning Policy Wales edition 12 also states:

4.4.1 Community buildings and spaces provide an important focus for sustaining communities and their well being. They cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments and places of worship.

- 8.6 Given the close proximity to existing residential uses, including directly above the commercial units and above the proposed clinic, the proposals must be assessed in terms of their potential impact to neighbouring amenity. Of particular relevance in this instance is the existence of commercial ground floor uses with residential accommodation above within the parade. As noted above, neighbouring commercial premises include an estate agents, hot food takeaway and convenience store. As such, an element of noise and disturbance will already be experienced by neighbouring occupiers, significantly more so than if the area were to be in residential use only. Furthermore, by reason of the proximity to Malpas Road which is a busy four lane highway and main arterial route in and out of the city, there will be resultant traffic noise.
- 8.7 The proposals include two consultation rooms with hours of use between 9am to 6pm Monday to Friday and 9am to 12pm on a Saturday and four additional staff members being employed. The proposed opening hours are such that some of the neighbouring commercial uses are likely to exceed them and given the nature of the proposed use, which is not excessively noisy and compatible with residential uses, the proposals are not considered to result in an adverse impact to neighbouring amenity. It is however considered necessary and reasonable to restrict hours of use to ensure that there would be no greater noise or disturbance to neighbouring residents in the early morning or late into the evening in relation to general activity Building control will regulate internal noise transmission requirements between walls and ceilings associated with this change of use and the Local Planning Authority should not duplicate this.

8.8 **Parking/Highway safety**

The existing one bedroom flat results in a parking demand of one space in accordance with the Council's Parking SPG. The proposed use results in an increased demand for parking. The Council's Highways officer equates this to be 12 spaces on the basis of 4 spaces per practitioner and 1 per 3 ancillary staff. The Highway Officer comments assumes one ancillary staff member and three practitioners. However, whilst the application forms refer to up to three consultation rooms, the plans show two and there does not appear to be scope to increase this. In any case the number of consultation rooms can be controlled by condition if planning permission is forthcoming. Notwithstanding, the proposals will

nonetheless result in an increased demand for parking (a total of nine spaces are required on the basis of two consultation rooms and two practitioners with 2 ancillary staff) in accordance with the Council's adopted guidance. When compared with the existing demand created by the one bedroom flat this equates to 8 additional parking spaces which would need to be accommodated in the surrounding area. The information accompanying the application shows a parking space at the rear of the property along with an electric charging point. However, whilst the space may be used by pharmacy staff, it is outside of the site boundary on land that is not within the ownership of the applicant and therefore cannot be controlled.

- 8.9 Existing parking problems and concerns regarding a worsening of the existing situation and subsequent highway safety matters have been raised as significant concerns within the resident objections. There is a layby directly to the front of the parade with parking permitted for 30 minutes between the hours of 8am to 6pm Monday to Saturday (outside of these days/times it is not restricted). Parking demand for spaces in the layby appears to be very high given the neighbouring commercial uses and there was evidence of vehicles parked outside the layby and in restricted areas at the time of a recent site visit.
- 8.10 Whilst existing parking stresses and the additional parking demand created by the proposed use are noted, the thrust of national planning policy is to reduce reliance on private motor vehicles and promote more sustainable forms of transport. In this instance the property is located in a highly sustainable area with public transport links located within 130m of the site in either direction. There is also a public car park within 50m of the site at Hollybush Avenue which allows free parking for up to 24 hours Monday to Sunday. The site is within a local centre with a wide walking catchment and is already operating as a healthcare facility/pharmacy and this application is intended to enhance this operation in terms of the quality and range of services it provides. The demand for parking is a consequence of the vibrancy of the local centre and whilst there is evidence of vehicles parking in a manner that may cause obstruction and inconvenience at and adjacent to the layby, these are parking enforcement matters and the Local Planning Authority must assume that other regulatory parties will deal with any such issues effectively as they arise. These factors must be afforded significant weight in the decision-making process.
- 8.11 In support of the proposals the applicant states that the majority of people using the new consultation rooms will be existing patients, who currently visit either on foot, car or public transport. At present, many arrive at the same time due to limited clinic capacity within the pharmacy, creating occasional peaks in demand. The new rooms will allow appointments to be staggered and thereby reducing short-term parking pressures. In addition, clinic management software will be used to manage appointments, stagger patient arrivals, and optimise clinic flow, which will further help reduce congestion and maintain smooth traffic and parking patterns. The proposed use would not require overnight parking and so would reduce parking demand in the evenings and on Sundays when compared with the current residential use. It is noted that at least 2 of the commercial properties at the centre are takeaways closed during the daytime. During peak periods of demand for the pharmacy, the parking restrictions in the layby would not support long term parking by staff and upper floor residents so parking should be turning over frequently. The nearby free public car park appears to have approximately 18 spaces but is likely to attract longer stays. On road parking in the nearby area is largely restricted by double yellow lines and other controls linked to pedestrian crossings and junctions.
- 8.12 The Council's Highways officer also raises objections on the grounds of lack of cycle parking provision. However, in this instance given the site characteristics and the absence of any associated outdoor space it is not feasible to provide cycle storage.
- 8.13 It is accepted that the proposals will result in an increased demand for parking in the area. However, in view of the sustainable location of the site and the opportunities for public transport usage, together with the likelihood of many facility users being located within the area and able to reach the site by foot, and the significant merits of the scheme which would facilitate the provision of enhanced healthcare facilities within the community, the proposals are considered to be acceptable, subject to conditions to restrict the number of consultation rooms and opening hours.

8.14 **Waste**

With regard to waste management, the applicant advises that waste from consultation rooms will be stored in recycling and storage containers provided for the pharmacy located at the rear of the premises with collections from the rear access lane. It is not anticipated that the proposals would result in an adverse impact in terms of waste storage or collection.

8.15 **Biodiversity**

The proposals do not include any additional green infrastructure or biodiversity enhancement. There is scope to provide biodiversity enhancement at the rear of the property and it can be secured by way of a suitable condition.

Commented [JD1]: Can we clarify how this works as are likely to be asked. Are they collected from the rear lane?

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 will facilitate the provision of health care services as part of enhanced provision associated with the existing pharmacy serving the community. The site is within a local centre and in a highly sustainable location. It accords with national and local planning policy which encourages the development of new community facilities including health centres and clinics/consulting rooms as such developments promote community development and social welfare. All these material considerations weigh heavily in its favour and must be afforded substantial weight. The change of use does not have a demonstrable adverse impact in terms of neighbouring amenity.
- 10.2 Whilst the proposals result in an increased demand for parking in an area where parking is in high demand, the site is located in a highly sustainable area within close proximity to public transport links and a public carpark. Furthermore, the proposal will enhance an existing operation and the applicant has provided information that clearly connects the operation of the two floors as proposed to more efficiently manage customer expectations and better manage appointments and customer wait times having regard to their experience of the existing operations at ground floor.
- 10.3 On balance the proposals are considered to be acceptable and it is recommended that the application is granted subject to the following conditions limiting the number of consultation rooms and hours of use.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: PL03, PL04, PL05, PL06A, Supporting Statement from applicant in response to Highways comments.

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

Pre –first use conditions

02 Prior to the first use of the premises as hereby approved, biodiversity enhancement shall be provided in accordance with the details that have first been submitted to and approved by the Local Planning Authority and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

General conditions

03 The hours of use of the consultation rooms hereby approved within the first floor of the property shall only be between 09:00 hours and 18:00 hours Monday to Friday and 09:00 hours and 12:00 hours on Saturdays. Outside of these times, the premises shall be closed to staff and customers.

Reason: In the interest of neighbouring amenity in accordance with Policy GP2 of the Newport Local Development Plan.

04 No more than 2no. consulting rooms shall be provided at first floor level of the premises and these rooms shall be used and managed in conjunction with the operation of the ground floor pharmacy only and in accordance with the approved Supporting Statement.

Reason: In the interest of neighbouring amenity and highway safety in accordance with Policies GP2 and GP4 of the Newport Local Development Plan.

NOTE TO APPLICANT

01 This decision relates to plan Nos: PL01, PL02, PL03, PL04, PL05, PL06 Revision A, Supporting Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP12, GP2, GP4, GP5, GP7, T4, R9 and W3 were relevant to the determination of this application.

03 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

04 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.