

Notice of Decision



D Drayton
LPC (Trull) Ltd
Trull
Tetbury
GL8 8SQ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0044**
Application Type: **Full**
Proposal: **CONVERSION OF EXISTING CHURCH TO 9NO.FLATS**
Site/Location: **St Paul's Church, Commercial Street, Newport, NP20 1LU**
Decision Date: **3rd July 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 17th December 2024. 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:

LPC 4673 EX 01 Rev B Location plan
LPC 4673 PR 01 REV F Site Plan 200
LPC 4673 EX 11 Rev A Section B
LPC 4673 PR 02 Rev B GF Plan
LPC 4673 PR 03 Rev B FF Plan
LPC 4673 PR 04 Rev A SF Plan
LPC 4673 PR 05 Rev B SE Elevation
LPC 4673 PR 06 Rev A NE Elevn
LPC 4673 PR 07 Rev B NW Elevation
LPC 4673 PR 08 Rev A SW Elevn
LPC 4673 PR 09 Rev B Mezzanine Plan
LPC 4673 PR 10 Rev A Section 50
LPC 4673 PR 11 Side Window
LPC 4673 PR 12 Entrance Door Roof Vent
LPC 4673 PR 13 Rev A Section B
LPC 4673 PR 16 Section C 50
Lead Roof Vent Example
Structural Scheme
Design and Access Statement
Bat and Nesting Bird Survey - May 2022

Heritage Impact Assessment October 2024

Tree Report January 2025

Green Infrastructure Statement May 2025.

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

2. No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.
Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.
3. The layout of the development shall include a turning facility to enable goods vehicles to enter and leave the highway in forward gear in accordance with details to be approved in writing by the Council as Local Planning Authority. The turning facility shall be kept free of all obstructions and be available for use at all times.
Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.
4. Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.
Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.
5. A scheme for the provision of electric vehicle charging points, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.
Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.
6. No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
 - Procedures for maintaining good public relations including complaint management, public consultation and liaison.
 - Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours.
 - Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatusReason: To protect the amenities of occupiers of other premises in the vicinity.
7. There shall be no arrival, departure, loading or unloading of vehicles, development and/or construction (including land raising and demolition if required) occurs outside the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays. There shall be no development on Sundays or Bank Holidays.
Reason: To protect the amenities of occupiers of other premises in the vicinity.
8. Prior to first beneficial occupation, a scheme of sound insulation works to the floor/ceiling/party wall structures between the flats shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
9. Prior to first beneficial use, a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and thereafter retained for the duration of the approved use.
Reason: In the interests of residential amenity, in accordance with Policy GP2 of the Newport Local Development Plan.
10. A Landscape Management Plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the approved flats. The Landscape Management Plan shall be carried out as approved.
Reason: To ensure the site is landscaped in an acceptable manner.
11. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
12. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.
13. No development, to include demolition, shall commence until the accurate Tree Protection Plan (in accordance with BS 5837:2012) has been implemented by means of the security fence as shown in the Tree Protection Plan as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025. The development shall be carried out in accordance with the approved Tree Protection Plan as submitted by Wotton Tree Consultancy Arboricultural Report Impact assessment and Method Statement 14 January 2025.
Reason: To protect important landscape features within the site.

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

Reason: To protect important landscape features within the site.

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

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.

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

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.



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: 24/0044

Decision Date: 3rd July 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).