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Date: 30 September 2025

Newport City Council
Planning Services,
Planning and Economic Regeneration,
Newport City Council,
Newport,
NP20 4UR

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Dear Sir or Madam,

Application under Section 192 of The Town & Country Planning Act for a Certificate of Lawful Proposed Use
St Woolos Hospital, Stow Hill, Newport, NP20 4SZ
Planning Portal Ref. PP-14356775

Asbri Planning Ltd are instructed by Aneurin Bevan University Health Board to progress an application under Section 192 of the Town & Country Planning Act for a Certificate of Lawful Proposed Use at St Woolos Hospital.

This application has been submitted via Planning Portal and comprises the following plans, prepared by Vital Energi Ltd:

Drawing	Reference
St Woolos Hospital Site Location Plan	50828-VE-SWH-XX-DR-PV-8201
Existing St Woolos Hospital Block Plan	50828-VE-SWH-RF-DR-PV-8201
Proposed St Woolos Hospital Block Plan	50828-VE-SWH-RF-DR-PV-8202
St Woolos Hospital Typical Flat Rood Elevation	50828-VE-SWH-RF-E-PV-8201

In addition, the following supporting documents are submitted:

Document	Prepared by
Application Form	Asbri Planning
Covering Letter	Asbri Planning

In addition, the application fee of £1,465.00 will be paid to Newport City Council in respect of the planning fee. This is based on the correct fee for a Lawful Development Certificate regarding 'the erection of plant and machinery'.

Background

Aneurin Bevan University Health Board has adopted a Decarbonisation Framework which identifies the necessary actions required to implement energy efficiency and promote decarbonisation, in support of the Welsh Government's aspiration for a net-zero carbon public sector by 2030. The use of existing and emerging renewable technologies, such as photovoltaic (PV) solar panels, is noted as a key objective of the Decarbonisation Framework. In accordance with this objective, this Lawful Development Certificate proposes the installation of roof mounted PV solar panels on St Woolos Hospital.

Proposed Development



Figure 1: Site Location

It is proposed to install solar PV panels on the eastern and north western sections of the roof, as illustrated within the accompanying Proposed Block Plan (50828-VE-SWH-RF-DR-PV-8202). Existing solar PV panels are found on the western side of the roof, setting a precedent for solar PV panels at the site. Therefore, the proposed development will further contribute to the objectives of Aneurin Bevan University Health Board's Decarbonisation Framework, in addition to Welsh Government's aspiration for a net-zero carbon public sector by 2030.

Assessment

Part 43 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) (No. 2) Order 2012 establishes the permitted development rights for the installation, alteration or replacement of non-domestic microgeneration equipment, including solar PV.

It is considered that the proposed development would constitute lawful use as it accords with each of the criterion detailed within the Order, as demonstrated in the following assessment.

1. **The solar panels are not within 3km of an airport or aerodrome**
The nearest airport is located approximately 29km to the south east (Bristol Airport). In addition, Cardiff Heliport is situated approximately 15km to the south west. As such, the proposed PV panels are not located within 3km of an airport or aerodrome.
2. **Solar panels installed on a wall or a pitched roof should project no more than 200mm from the wall surface or roof slope**
The proposed PV panels are compliant as they project at a maximum of 200m from the roof slope.
3. **Where panels are installed on a flat roof the highest part of the equipment should not be more than one metre above the highest part of the roof (excluding the chimney)**
The proposed PV panels are compliant, as they do not extend more than one metre above the highest part of the roof.
4. **Equipment mounted on a roof must not be within one metre of the external edge of the roof**
The proposed PV panels are compliant, as they are not located within 1m of the external edge of the roof.
5. **Equipment mounted on a wall must not be within one metre of a junction of that wall with another wall or with the roof of the building**

This provision is not applicable, as the proposed PV panels are not proposed to be mounted on any wall of St Woolos Hospital.

6. **The panels must not be installed on a listed building or on a building that is within the grounds of a listed building**

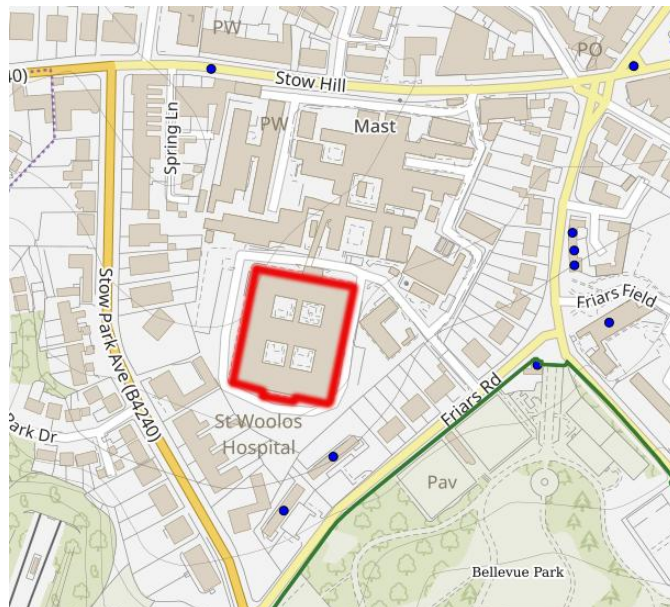


Figure 2: Cadw Historic Records Map

As illustrated in figure 2 (Cadw Historic Records Map), the building is neither listed nor located within the curtilage of a listed building. However, a number of listed buildings are located in near proximity, including 7-12 Burton Homes (grade II listed, Cadw ref: 23118), 1-6 Burton Homes (grade II listed, Cadw ref: 23117) and Upper Lodge at Bellevue Park, including Attached Wall and Gatepiers (grade II listed, Cadw ref: 23135). In addition, the site lays nearby to Bellevue Park, a grade II listed registered historic park and garden (Cadw ref: PGW(Gt)19(NPT)). Notwithstanding, it is considered that the proposed development will not result in any significant detrimental impact on the local designated historic assets, by virtue of distance, scale and nature of the proposed solar PV scheme.

7. **The panels must not be installed on a site designated as a scheduled monument**
In addition, figure 2 demonstrates that the site is not designated as a scheduled monument. As such, this provision is not applicable.
8. **If the building is on designated land* the equipment must not be installed on a wall or a roof slope which fronts a highway (*Designated land includes national parks, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites)**

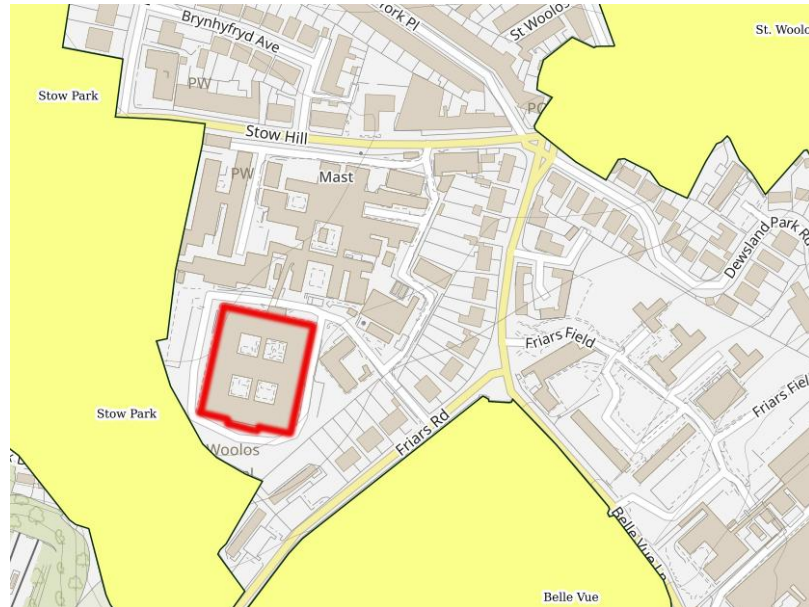


Figure 3: Datamap Wales Designated Land Map

As illustrated by figure 3, the building is not located on designated land. Therefore, this provision is not applicable.

Conclusion

As assessed above, the proposed scheme meets all necessary provisions to be considered to be permitted development, as detailed by Part 43 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) (No. 2) Order 2012. In light of this, it is considered that the proposed installation of Solar PV panels on the roof of St Woolos Hospital would comprise lawful use.

Should you require any further information or documentation, please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Nancy Heffaran

Graduate Planner