

Green Infrastructure Statement

Former Public Convenience, Caerleon Road, Newport NP19 7FX

CHANGE OF USE OF DISUSED PUBLIC CONVENIENCE TO CAFE, INCLUDING RETRACTABLE ROOF OVER FORECOURT AND ERECTION OF FRONT FACADE WITH ASSOCIATED EXTERNAL ALTERATIONS

The application site was the subject of an approved planning permission on 29th August 2024 (Ref: 24/0012). Since that time, the client's requirements have evolved, and this current application reflects those revised needs. The client is within a restricted budget and therefore intends to retain the existing building footprint and avoid unnecessary construction costs, which are not financially viable.

The ground floor use will remain as an A3 cafe and the opening hours timing will be consistent with the approved permission. An open forecourt area is proposed to accommodate outdoor seating beneath a retractable canopy, providing flexibility and an enhanced customer experience.

A preliminary bat survey has been undertaken with the approved permission application, and this survey has also been attached to this application.. The survey which included both internal and external inspections, found no evidence of bats. In terms of biodiversity enhancement, the applicant proposes the installation of two bird boxes, of a type and location to be agreed with the Local Planning Authority (LPA).

In line with Planning Policy Wales (PPW), Chapter 6, paragraphs 6.211 and 6.212, the applicant has sought to enhance local green infrastructure provision. The site is restricted in nature comprising almost entirely buildings and hard-surfaced areas. Nevertheless, the applicant proposes to introduce landscaping and planting within the forecourt area, subject to agreement with the LPA. This will make a meaningful contribution to the local green infrastructure network.

In view of the above, it is respectfully submitted that the Council will look favourably upon this application.