

Delegated Decision Report

Application No:	25/0325	Statutory Period Expires:	1st May 2026
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Site:	Poole Cottage Magor Road Newport NP26 3DA		
Proposal:	CHANGE OF USE INCLUDING EXTENSION OF BUILDING FROM DAY CENTRE (D1) INTO 4NO ASSISTED LIVING FLATS (C2) THAT WILL FORM PART OF THE EXISTING CARE HOME ON SITE TO BE USED AS SOLE OR MAIN RESIDENCES FOR PERSONS RECEIVING CARE		
Applicant:	A Ni Chonchuir		
Type:	Full	Ward:	Bishton & Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The wider site consists of the historic core building (Poole Cottage) which has been subject to extension over the years and an area to the west that provides parking and circulation spaces as well as the site access to Magor Road. This space also contains a domestic style garage building. Adjacent to this lies a bungalow style building which was built under permission 00/0182 as a day care centre. It is this building that is subject to this application. The other land falls within the same ownership and is shown outlined in blue on the site location plan provided with this application. A lawful development certificate was issued in 2020 (ref no.20/0504) for use of the main building at the site (not subject of this application) for use as a residential care home (use class C2).

2. SITE LOCATION AND CONTEXT

- 2.1 The day centre is a detached single storey building accessed off Magor Road and is set within the wider site of the care home, Poole Cottage.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Planning permission is sought for the change of use and extension of the day care centre (D1) at the site to 4no assisted living flats (C2) that will form part of the existing care home on site and to be used as sole or main residence for persons receiving care.
- 3.2 There is an existing conservatory on the side of the building that is to be demolished and replaced with the extension. The existing building, including the conservatory, measures a width of 19.2m and ridge height of 24.1m. Following the erection of the extension, the resultant proposed building would measure a width of 19.95m. There is no increase in depth of height of the building.
- 3.3 Internally the building would accommodate 4no flats and an office space. The ground floor of the building would be divided into 3no self-contained flats. Flat one has a total area of 50.4sqm, flat two has a total area of 65.82sqm and flat three has a total area of 59.59sqm. Whilst varying in size and layout, all flats contain a living/dining room, kitchen, bedroom and wet room. The fourth flat would be on the first floor of the building would also contain an office to be used by staff. Flat four would have a total area of 59.28sqm and contain a WC, kitchen, living/dining room and bedroom with wet room.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/0504	LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE OF THE SITE AS A C2 RESIDENTIAL CAREHOME FOR UP TO 5NO. ADULTS WITH LEARNING DIFFICULTIES	ISSUED	17/09/2020
01/0532	ERECTION OF EXTENSION TO PRIVATE	GRANTED	22/06/2001

	DWELLING TO PROVIDE 6 NO BEDROOMS AND USE AS RESIDENTIAL CARE HOME	WITH CONDITIONS	
00/0182	ERECTION OF DAYCARE CENTRE	GRANTED WITH CONDITIONS	31/03/2000
99/0297	ERECTION OF SINGLE STOREY BUILDING TO PROVIDE ADULT DAYCARE FACILITIES	REFUSED – ALLOWED AT APPEAL	11/10/1999

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

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)
- SP5 (Countryside)
- H10 (Conversions in the Countryside)
- M1 (Safeguarding of Mineral Resource)

6. CONSULTATION RESPONSES

- 6.1 Ecology: (Initial Comments) The Preliminary Ecological Appraisal (PEA) submitted with this application assesses the building as having 'moderate' bat roost potential, so this would normally lead to two emergence surveys being carried out. NRW in their response of 30th May have highlighted this. Therefore the Applicant should be invited to submit a report on these emergence surveys. In terms of the rest of the PEA, in general I support its methodology and conclusions. Precautionary mitigation measures are put forward for a range of species, but no enhancement measures are proposed. This precautionary mitigation together with measures to secure net benefit for biodiversity should be set out in a Mitigation & Enhancement plan, with its implementation secured by planning condition. I note that the Tree Officer has asked for further information, but my understanding at present is that no trees are proposed to be felled, although there will be some trimming of tree group G1 back to the boundary line. If this situation should change then I may make further comments if any trees need to be removed, though I note from the PEA that none of the trees adjacent to the building have any significant bat roost potential.

The Ecological Assessment document dated July 2025 confirms that bats are likely absent from the building concerned, and I support the methodology and conclusions set out in that

report. Precautionary mitigation measures are proposed in respect of a range of protected species, but no biodiversity enhancement measures are suggested. Therefore we should use a planning condition to secure the submission and implementation of a biodiversity enhancement plan. (Final Comments).

- 6.2 Landscape: The extension is modest and uses a similar footprint to the existing. The key landscape resource is woodland to the rear which is to be protected in line with the submitted Arboricultural Impact Assessment and Protection Plan by Bosky Trees. Views from Magor Road are open and not attractive, this includes across parking, storage, and onto the extension. There is scope for landscape enhancement which should be provided to meet LDP GP5 vi 'the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks'. A mixed native hedge (located outside the visibility splay) and maintained to a suitable height would meet the policy given the rural location, however depending on users an ornamental evergreen hedge may also be appropriate.
- 6.3 Highways: The proposed use is anticipated to be less onerous in terms of parking and servicing than the existing use, therefore there would be no objections on highway related grounds. No objection.
- 6.4 Tree: No objections.
- 6.5 Environmental Health: Reviewed the submitted Noise Survey and Façade Assessment Report and am satisfied that by implementing it the required internal noise levels will be achieved.
- 6.6 SAB: Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100 sqm then we would encourage the application to contact the SAB team for further discussion.
- 6.7 NRW: We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018). We therefore do not have any comment to make on the proposed development. We note the submission of a Preliminary Ecological Appraisal Version 1 dated March 2025 by Somerset Wildlife Trust Consultancy. This document recommends in Section 4.7.1 that 'Bat roost surveys consisting of two dusk emergence surveys should be undertaken to determine the presence or likely absence of bats roosting within the main building of the day centre'. However, no additional survey report is available. We advise you liaise with your Authority's ecologist regarding this Preliminary Ecological appraisal's content including survey, assessment, conclusions and recommendations. Should your Authority's ecologist subsequently require our advice, please re-consult us specifying what you seek our advice on as per our checklist, Development Planning Advisory Service: Consultation Topics, which is published on our website. Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.
- 6.8 DCWW: We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Notwithstanding this, we would request that if you are minded to grant planning consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.
- 6.9 Scientific Officer: The site associated with above is situated between the M4 and Magor Road and as such air quality is of concern in relation to this application. The LPA should seek reassurance that there will not be unacceptable exposures for the future users of the proposed development. In view of the above conditions are warranted.

- 6.10 Flood Risk Officer: The proposal relates to the change of use, conversion and extension of a redundant day centre to provide four assisted living flats (Use Class C2). The development is located on previously developed (brownfield) land, with the existing care home remaining operational and unaffected. There is no recorded history of flooding at the site. The FCA identifies surface water flooding as the principal source of risk, associated with an unnamed ordinary watercourse that is culverted beneath the site. Earlier versions of the FCA (FCA-01 and FCA-02) identified the presence of surface water flood risk but relied primarily on qualitative assessment and standard mitigation measures. These versions did not fully quantify flood depths or explicitly assess blockage scenarios. The FCA Update dated 25-03-25 (FCA-03) represents an improvement and reflects the consequence-based approach required by TAN 15 (2025). In particular, the updated FCA:
- Quantifies surface water flood depths for high, medium and low probability events;
 - Explicitly identifies a culvert blockage scenario;
 - Uses a precautionary design flood depth of up to 0.9m;
 - Provides an option-led mitigation strategy rather than generic advice;
 - Considers the vulnerability of future occupants given the assisted living use.

Mitigation and Flood Consequences

The FCA demonstrates that, while surface water flood risk is categorised as High, the consequences are capable of being managed over the lifetime of the development through appropriate mitigation, including:

- Raised finished floor levels where feasible, or alternatively the use of bespoke flood doors capable of resisting flood depths up to 0.9m;
- Flood-resilient construction measures (resilient finishes, raised electrical services, non-return valves, sealed ducts, self-closing airbricks);
- Long-term management measures such as drainage maintenance, flood awareness, and preparation of a Flood Evacuation Management Plan (FEMP).

Safe refuge is available within the existing care home at a higher elevation, and safe access/egress is achievable via Magor Road.

Flood Risk Elsewhere

The proposed increase in footprint is minimal, and the FCA demonstrates that floodwaters would be contained within the site boundary. The development is not expected to increase flood risk elsewhere, in accordance with TAN 15 requirements.

Overall Conclusion

On balance, the FCA Update dated 25-03-25 is considered to:

- Align with the intent and technical requirements of TAN 15 (March 2025);
- Provide an adequate assessment of flood risk based on probability and consequence.
- Demonstrate that residual risks are acceptable, tolerable and manageable for a redevelopment scheme on brownfield land.

It is therefore considered that flood risk does not present an overriding objection to the proposal, subject to the implementation of the mitigation measures identified within the FCA, which could be secured by appropriate planning conditions.

7. PUBLIC REPRESENTATIONS

Site Notice was put up on 06/06/25. No comments have been received.

8. ASSESSMENT

8.1 Principle of Development

The site is located within the open countryside, in an isolated and rural location. Policy SP5 is relevant and states that development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. The proposed scheme would link the existing daycentre building with the wider use of the site. Whilst not a development typically appropriate in the countryside in principle as comprises new flatted accommodation, in this instance it occurs within an existing building and is linked with the wider site that has a lawful residential care use. The DAS provided in support of the application confirms that "...the day centre has seen a decline in attendance over recent

years, as the support for individuals with disabilities has increasingly shifted towards community based care. There is no longer demand from the local authority for this service.” The Pool Cottage site’s main structure is the original house which has been converted into a care home for adults with learning disabilities and complex needs. The original house has been added to over time and is self contained to the East of the site. As the proposal is for the conversion and extension of an existing building, policy H10 is relevant. This policy is most suited to barn conversions and similar and the criteria are clearly linked to this type of scenario. In this case, we have a modern rural building with a community/commercial use linked to an older rural building and its use as a care home. There is no change in the curtilage of the planning unit proposed, the building is capable of conversion without major alterations, the alterations do not undermine the original building and whilst isolated, it is seen in the context of the care home closeby. This is a building with a lawful use and is not redundant. The occupation is intended for vulnerable adults that require a degree of care. There is no impact upon ecological or agricultural factors. Consequently, whilst this is a conversion of a building in countryside, it cannot meet all the criteria of the policy. However, this is not reason to refuse permission in this case.

8.2 Residential Amenity

Occupants of flats must have reasonable living standards, offering reasonable levels of natural light, perceived space, privacy, ventilation, parking and cycle/bin storage. The Flat Conversions SPG states that a one-bedroom flat should have 45sqm of internal floor space. All four of the flats exceed this. There are no buildings to the front or rear of the flats, as such, all habitable rooms would have reasonable levels of privacy and perceived space. Each room in flats one, two and three are served by windows, providing adequate light and ventilation. The fourth flat would be in the roof space. It is considered that this flat would have adequate space and light. Whilst only the bedroom is served by a window, and the other rooms served by roof lights, it is considered acceptable in this instance as the flats are associated with the wider care home and the occupants would have access to onsite facilities. There is no private outdoor amenity space or dedicated communal space for flat occupiers. There is an area to the east of extended building that could function as such but this appears to be hard surfaced. Normal expectations for flats to have private balconies is not potentially appropriate in the circumstances of this case and it is clear that the wider care home site has the benefit of outdoor space that can be accessed by flat dwellers as part of the wider planning unit. The absence of communal outdoor space to serve future occupiers would not ordinarily be acceptable. The main care home has rooms currently aimed at young adults and a pleasant enclosed grassed lawn with landscaped borders serving it. Due to the proximity of the site to the motorway a Noise Survey was requested. Environmental Health reviewed the submitted Noise Survey and Façade Assessment Report and are satisfied that by implementing it, the required noise levels will be achieved. It is therefore considered that the future occupants of the flats would have reasonable living standards.

8.3 Visual Amenity/ Character and Appearance

An extension is proposed to the eastern side of the existing detached day centre building and would be in place of the existing conservatory that is to be demolished. The extension would match and continue the design and appearance of the day centre building, having the same eaves and ridge height. The building is set back from the highway and due to the topography is set down from the highway. Owing to its location, design and scale, it is considered that it would respect the character and appearance of both the building and the wider streetscape.

8.4 Accessibility/Movement

The day centre and care home are both accessed off the same access from Magor Road which leads into the car park. The Council’s Highways Officer was consulted on the application and advised that the proposed use (flats) is anticipated to be less onerous in terms of parking and servicing than the existing use (day centre) and therefore offers no objection on highway related grounds.

8.5 Landscaping/ Trees

The extension is modest and uses a similar footprint to the existing. The key landscape resource is woodland to the rear which is to be protected in line with the submitted Arboricultural Impact Assessment and Protection Plan by Bosky Trees. Views from Magor

Road are open and not attractive, this includes across parking, storage, and onto the extension. Landscape enhancement should be provided to meet LDP GP5 vi 'the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks'. A mixed native hedge (located outside the visibility splay) and maintained to a suitable height would meet the policy given the rural location, however depending on users an ornamental evergreen hedge may also be appropriate.

8.6 **Biodiversity/Ecology**

A Preliminary Ecological Appraisal was submitted in support of the application. The appraisal assessed the building as having 'moderate' bat roost potential. This would typically lead to two emergence surveys being carried out. A further Ecological Assessment was submitted confirming that bats are likely absent from the building. The Council's Ecology Officer confirmed that they supported the methodology and conclusions set out in the report. Precautionary mitigation measures are proposed in respect of a range of protected species, but no biodiversity enhancement measures are suggested. Therefore a planning condition will be attached to secure the submission and implementation of a biodiversity enhancement plan

8.7 **Flooding**

The site is located within Flood Zone 3 – Surface Water and Small Watercourses. Whilst the building is already there, the character of the use is changing materially and intensifying from a day care centre to permanent occupation including on the ground floor which is highly vulnerable. Therefore, submission of an FCA was requested. The Council's Flood Risk Officer reviewed the FCA and is satisfied that it aligns with the intent and technical requirements of TAN15, provides an adequate assessment of flood risk based on probability and consequence and demonstrates that residual risks are acceptable, tolerable and manageable for a redevelopment scheme on brownfield land. The Officer therefore considers that flood risk does not present an overriding objection to the proposal, subject to the implementation of the mitigation measures identified within the FCA which should be secured by condition.

8.8 **Air Quality**

The site is situated between the M4 and Magor Road and as such air quality must be considered. The Council's Scientific Officer has advised that reassurance is sought through conditions that there will not be unacceptable exposures for the future users of the proposed development. It is noted that the site is outside the AQMA and AQMA buffer. There is no evidence that air quality is an issue here and given its countryside location, the elevated position of the motorway above the site and the fact that the area around the site is not especially prone to congestion, the conditions are considered onerous in this instance.

8.9 **Other Matters**

The following s106 planning obligation observations are based upon a proposal for 4no. flats forming part of a community care home and falling within use Class C2. In accordance with the Affordable Housing SPG (2020), contributions will be required on all residential developments that result in a net gain of dwellings (i.e. C3 of the Use Classes Order (including studio flats and bedsits) and Houses in Multiple Occupation, whether classified C4 or Sui Generis within the Use Classes Order). Consequently, the proposed C2 use is exempt from affordable housing obligations and is below the threshold for other contributions.

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 has merit in enabling the provision of accommodation that facilitates more independent but supported/assisted accommodation for those in need of care on a site that already has a history of providing such care in a care home setting. It will repurpose an existing building, albeit extending it, in a rural location and will likely give rise to less intensive transport movements in this unsustainable location whilst providing extra care housing. These matters weigh in its favour. Constraints and key considerations have been addressed. The proposed development is acceptable and planning permission is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Proposed South and West Elevations SL P24035 DWG 0 PR31 P02
- Proposed North and East Elevations SL P24035 DWG 0 PR30 P02
- Proposed First Floor Plan SL P24035 DWG 0 PR11 P02
- Proposed Ground Floor Plan SL P24035 DWG 0 PR10 P02
- Proposed Roof Block Plan SL P24035 DWG 0 PR05 P02
- Proposed Site Block Plan SL P24035 DWG 0 PR01 P02
- Arboricultural Impact Assessment and Tree Protection Plan 4.4.25
- Ecological Assessment July 2025
- Façade Assessment Revision P01

- Flood Consequence Assessment Project Ref.22950-FCA-03
- Design and Access Statement SL/P24035/REP01

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

02 Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with a management schedule which shall be submitted with the scheme of landscaping. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April inclusive.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner. Policy GP5.

03 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable for those measures shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

04 No flat hereby approved shall be occupied until the extension has been undertaken and is available for use in accordance with the approved drawings.

Reason: In the interests of residential amenity of future occupiers. GP2 of the LDP.

05 Prior to the first use of the building as approved, details of refuse storage provision shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in full prior to the first beneficial occupation of the approved flats and shall retained thereafter.

Reason: In the interests of providing sufficient waste storage provision in accordance with Policy W3 of the NLDP 2011-2026 (adopted January 2015).

06 No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary construction access, soil moving 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 accordance with the approved Tree Protection Plan (Arboricultural Impact Assessment). 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. 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. Policies SP9 and GP5.

07 The proposed development shall be implemented in accordance with the mitigation measures identified within the Flood Consequence Assessment Project Ref.22950-FCA-03.

Reason: In the interest of flooding. In accordance with TAN 15 and policy SP3 of the NLDP 2011-2026 (adopted January 2015).

08 Prior to first occupation of the development hereby approved, noise mitigation shall have been undertaken in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the approved document 'Façade Assessment Revision P01'. The approved mitigation works shall be retained for lifetime of development.

Reason: To ensure that the amenities of future occupiers are protected. Policy GP2 of the

LDP.

09 The units hereby approved shall be occupied by adults in need of care in association with the operation of the neighbouring care home known as Poole Cottage. Occupiers of the approved flats shall have access to the outdoor space and facilities provided in the land edged blue on this application.

Reason: the flats have no outdoor communal amenity space or outdoor private amenity space within the site area and consequently must rely on the wider blue edged land that forms part of this application in the interests of future occupier amenity. GP2 of the LDP.

10 At no time shall the building use and parking provision be severed/subdivided from the Poole Cottage care home edged in blue on this application and a separate planning unit(s) formed.

Reason: To ensure adequate access, support, servicing, parking and communal outdoor space is shared by the existing care home and proposed flats for C2 use. Policy SP1, SP5, GP2, H10 of the LDP.

11 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or an Order revoking or re-enacting that Order) (as amended), Schedule 2, Part 2, Class A, no fences, walls or other means of enclosure shall be erected around or within the site with the purpose of delineating the flatted development from the existing care home.

Reason: In the interest of visual and residential amenities and to prevent a visual and physical subdivision of the site. SP5, GP2, SP1, H10 of the LDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Arboricultural Impact Assessment and Tree Protection Plan 4.4.25
- Preliminary Ecological Appraisal March 2025
- Design and Access Statement
- Ecological Assessment July 2025
- Proposed South and West Elevations SL P24035 DWG 0 PR31 P02
- Proposed North and East Elevations SL P24035 DWG 0 PR30 P02
- Proposed First Floor Plan SL P24035 DWG 0 PR11 P02
- Proposed Ground Floor Plan SL P24035 DWG 0 PR10 P02
- Proposed Roof Block Plan SL P24035 DWG 0 PR05 P02
- Proposed Site Block Plan SL P24035 DWG 0 PR01 P02
- Existing South and West Elevations SL P24035 DWG 0 EX31 P02
- Existing North and East Elevations SL P24035 DWG 0 EX30 P02
- Existing First Floor Plan SL P24035 DWG 0 EX11 P02
- Existing Ground Floor Plan SL P24035 DWG 0 EX10 P02
- Existing Roof Block Plan SL P24035 DWG 0 EX05 P02
- Existing Site Block Plan SL P24035 DWG 0 EX01 P02
- Existing Site Location Plan SL P24035 DWG 0 EX00 P03
- Demolition First Floor Plan SL P24035 DWG 0 DM11 P02
- Demolition Ground Floor Plan SL P24035 DWG 0 DM10 P02

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP5, H10 and M1 were relevant to the determination of this application.

03 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.

04 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

05 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.

06 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.

