

Delegated Decision Report

Application No:	25/0778	Statutory Period Expires:	14th November 2025
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Site:	<i>Eveswell Community Centre Eveswell Street Newport NP19 8EP</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 2 (MATERIALS), 3 (BIO DIVERSITY ENHANCEMENTS), AND 4 (LANDSCAPING) OF 25/0344 EXTERNAL REFURBISHMENT OF COMMUNITY CENTRE INCLUDING INSTALLATION OF EXTERNAL INSULATION AND COMPOSITE CLADDING, REPLACEMENT OF WINDOWS AND DOORS, INSTALLATION OF NEW ROOFING, ERECTION OF CANOPIES, INSTALLATION OF SOLAR PV PANELS AND ASSOCIATED EXTERNAL WORKS</i>		
Applicant:	<i>P Hackwood</i>		
Type:	Discharge Conditions	Ward:	Beechwood
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application for the external refurbishment of Eveswell Community Centre including installation of external insulation and composite cladding, replacement of windows and doors, installation of new roofing, erection of canopies, installation of solar PV panels and associated external works granted with conditions under application ref.25/0344 in June 2025.

2. SITE LOCATION AND CONTEXT

- 2.1 This application relates to the Eveswell Community Centre, Eveswell Street, Newport. The existing building comprises a single storey T shaped building located on the junction of Eveswell Street and Archibald Street. The building is finished in rough cast render with a brown concrete tile roof. Existing residential properties along Oxford Street and Eveswell Street are located to the north and west of the site, with Maindee Fire Station to the east.
- 2.2 The site is located in the Caerleon Road Air Quality Buffer Zone and within Flood Zone 2 and 3 (Sea) and TAN15 Defended Zone as outlined on the Flood Map for Planning

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to discharge condition 2 (materials), condition 3 (biodiversity enhancements) and condition 4 (landscaping) of application ref.25/0344.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0344	EXTERNAL REFURBISHMENT OF COMMUNITY CENTRE INCLUDING INSTALLATION OF EXTERNAL INSULATION AND COMPOSITE CLADDING, REPLACEMENT OF WINDOWS AND DOORS, INSTALLATION OF NEW ROOFING, ERECTION OF CANOPIES, INSTALLATION OF SOLAR PV PANELS AND ASSOCIATED EXTERNAL WORKS	GRANTED WITH CONDITIONS	27.06.2025

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)

6. CONSULTATION RESPONSES

6.1 LANDSCAPE OFFICER

No objection

6.2 ECOLOGY OFFICER

No objection

I am happy to advise we can partially discharge condition 3 of 25/0344, subject to implementation in full.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

8.1 Condition 2 (materials) reads:

"No work shall be commenced on the construction of the approved scheme until details or samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings."

The application is accompanied by a document which provides details of all external finishes. The external elevations are to be finished in Cedral composite cladding in colour C76 tea green. The Euroclad standing seam roof will be finished in standing seam in colour 'Helios' as provided by special metalics. All rainwater goods will be galvanised steel. Windows will be aluminium framed & pressings in RAL7016 anthracite grey. The treated timber structures serving the east elevation will be 'Douglas Fir' and left naturally to weather. The extensive sedum green roof will be bound with galvanised steel. An elevation drawing illustrates which surface each of the forementioned finishes would serve. Sufficient detail has been provided, and the requirements of Condition 2 have been satisfied, insofar as they relate to submission of details/samples of materials.

8.2 Condition 3 (biodiversity enhancements) reads:

"Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable 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 thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in

The installation of a Bauder extensive green roof covering 76.56 square metres. 60 sqm is proposed be installed on the east facing elevation of the existing roof and 16.56 sqm is to be installed on a new entry canopy. The green roof will incorporate a diverse mix of low-maintenance, drought-resistant plants, including native and pollinator-friendly species, to provide habitat for local wildlife such as bees, butterflies, and birds. The roof will also improve ecosystem services, including stormwater management and urban heat island mitigation, contributing to the resilience of local ecosystems. In terms of a timetable for implementation, the sedum roof will be installed as an integral part of the works and will therefore be fully instated by practical completion. Maintenance will be carried out in accordance with the Bauder documentation to ensure that the sedum roof is established, and any weak or dead areas replenished within the first growing season following completion of the construction works. The Council's Ecology Officer is satisfied with the scheme provided, subject to implementation in full and has advised a partial discharge.

8.3 Condition 4 (landscaping) reads:

“Prior to the commencement of development, a landscaping scheme for the green roof indicating the number, species, heights and positions of all plants shall be submitted to and approved in writing by the Local Planning Authority. 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 planting shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any plants 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.

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”

A landscaping scheme has been submitted which provides details of the green roof, including general maintenance procedures. The proposed green roofs are to be Bauder Extensive Lightweight Sedum XF301. This will be provided as a pre-grown sedum blanket, giving an instant greening effect, and will be almost immediately established. This blanket is pre-grown outside in Norfolk and will be a year old when supplied. As such, in addition to the sedum mix it will contain small amounts of grass and moss. The Council's Landscape Officer has reviewed the scheme provided and is satisfied with the details provided. Sufficient detail has been provided, and the requirements of Condition 4 have been satisfied, insofar as they relate to submission of a landscaping scheme.

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 information submitted provides sufficient details relating to materials, a biodiversity enhancement scheme/a timetable for implementation and details of the proposed landscaping scheme for the green roof. The information is sufficient to partially discharge condition 2 (materials), condition 3 (Biodiversity Enhancement), condition 4 (landscaping) of application ref.25/0344.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 2509 - Biodiversity Enhancement Scheme REV A, 2509 - Landscaping Scheme, 2509-PL01A - Site Location Plan and Site Plans, 2509-SK01-Materials, Covering Letter.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP5 and SP9 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 Necessary maintenance of the proposed extensive 'sedum' green roof should be allocated to suitably qualified/experienced facilities management personnel. They should be made aware of the submitted 'Landscaping Scheme' document and adhere to it, considering aspects of health and safety, to ensure ongoing vitality of the green roof.