

APPLICATION DETAILS

No: 26/0569 **Ward:** Stow Hill

Type: Full

Expiry Date: 17th September 2026

Applicant: Williams

Site: 25 St Edward Street Newport NP20 4GG

Proposal: **CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)**

Recommendation: GRANTED WITH CONDITIONS

1. INTRODUCTION

1.1 Background

- 1.1.1 The application is presented to Members of the Planning Committee at the request of Councillor Thomas citing reasons of impact upon community cohesion, crime & antisocial behaviour, residential amenity, lack of on street parking and insufficient bin and bicycle storage.
- 1.1.2 Assessment of the planning history shows that a change of use was granted for 26 St Edward Street to be used as a four-bedroom House of Multiple Occupation on the 10th July 2025 (reference 25/0403) which is currently occupied.

1.2 Site Location and Context

- 1.2.1 The site is located within the Stow Hill Ward on the no-through road of St Edward Street. The streets topography declines toward St Mary Street in the north; the area is characterised by rows of two storey terraced properties most of which have retained the original fenestration positions resulting in a repetitive rhythm to the character of the area. On street parking is controlled by residents permits and limited to non-residents to 2 hours between 0800 – 2000 hours Monday to Saturday.

1.3 Description of Development

- 1.3.1 The proposal seeks planning permission for the use of the existing dwellinghouse as a 4no. bedroom four person House of Multiple Occupation. The ground floor layout is proposed to be rearranged to form a bedroom, kitchen/lounge and dining area, with access retained into the communal rear garden. Bicycle and waste storage is to be located in the rear garden as shown on the proposed block plan. To the first floor this is to be subdivided to create three first floor bedrooms; the bathroom is retained in its existing position at the first floor rear of the property. No external alterations are proposed to the elevations.

2. RELEVANT SITE HISTORY

- 2.1 None relevant.

3. POLICY CONTEXT

- 3.1 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

3.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 Technical Advice Note 11: Noise

3.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability

GP2 – General Amenity

GP4 – Highways and Accessibility

GP5 – Natural Environment

GP6 – Quality of Design

GP7 – Environmental Protection and Public Health

H8 - Self Contained Accommodation and Houses in Multiple Occupation

T4 – Parking

W3 – Provision for Waste Management Facilities in Development

3.5 SUPPLEMENTARY PLANNING GUIDANCE

- Waste Storage and Collection
- Wildlife and Development
- Parking Standards
- Housing in Multiple Occupation
- Sustainable Travel

4. CONSULTATIONS

4.1 Dwr Cymru/Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

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.

Conditions

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

4.2 Gwent Police: No response at the time of writing the report

5. INTERNAL COUNCIL ADVICE

5.1 Drainage Manager: No response at time of writing the report.

5.2 Planning Contributions Manager: The proposal represents a net nil gain in residential dwellings. As such, no affordable housing obligations are requested

5.3 Environmental Health Officer: I refer to the above application passed onto Environmental Protection for consultation. Having reviewed the supporting documentation, I confirm we have no objections in principle to the proposal. If permission is to be granted, we propose the conditions below to be attached:

Tan 11 Assessment

The development sits within the urban central location of Newport. While St Edward Street itself is a side street rather than a major main road, its positioning right next to the city core means it has a moderate baseline of environmental noise, with the train station only minutes away and the likelihood of noise emitting from the city's night life.

We therefore recommend a noise assessment is undertaken to assess which Noise Exposure Category (or Categories) the proposed site falls within as provided in Planning Guidance Wales ' Technical Advice Note (Wales) 11 :Noise '. we suggest that the whole site should

be considered in the assessment, but particular regard must be given to the rooms closest facing the station . The report should provide appropriate recommendations based on the Noise Exposure Categories determined.

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

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling/party wall structure between 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

Waste Storage and Recycling

There is a lack of information regarding the waste storage and recycling facilities that will be provided to serve the future development. Therefore, either additional information is required or the following condition is recommended;

Prior to first beneficial use, a scheme for the provision of waste storage and recycling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first beneficial use and thereafter maintained for the duration of the use.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected

- 5.4 HMO Licencing Officer: I confirm I do not have objections regarding the proposals for 25 St Edward Street Newport NP20 4GG into a House in Multiple Occupation for planning application 26/0569

If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or EHHousing@newport.gov.uk for a HMO licence.

Please read [https://www.newport.gov.uk/sites/default/files/media/media-documents/HMO Licencing-Standards.pdf](https://www.newport.gov.uk/sites/default/files/media/media-documents/HMO%20Licencing-Standards.pdf) which details standards and licensing conditions for HMOs subject to licensing.

In addition to HMO Licensing, private landlords are required by the Housing (Wales) Act 2014 to be registered. Also private landlords who undertake letting and management activities or their managing agents, will need to obtain a licence from Rent Smart Wales and undergo training. For further information contact the Licensing Authority; Cardiff City Council, Rent Smart Wales, PO Box 1106, Cardiff CF11 1UA, Tel No: 03000 133344, website www.rentsmartwales.gov.wales

The applicant must also be aware that from 1st December 2022 the Renting Homes (Wales) Act 2016 came into force and has changes the way all landlords in Wales rent their properties and is advised to refer to the following link on the internet: <https://www.gov.wales/landlords-housing-law-has-changed-renting-homes>

- 5.5 Waste Manager: No response at time of writing the report.

- 5.6 Highways Officer: No objection, subject to conditions.

Highway Comments:

The property suffers from lack of rear access for bin and cycle storage, however this is true of the existing use and the remainder of the street. It does not therefore raise any formal objections.

The SPG requires additional parking spaces to be provided for the conversion, however the site cannot provide off street parking. A parking survey has been submitted that includes photographic evidence of available parking at peak times. Furthermore, it should be noted that car ownership is likely to be low, and the theoretical parking demand is unlikely to be realised.

Cycle storage has been proposed but it is not in a suitable format. The Shelter is too small /low for residents to be able to enter and secure individual cycles. This should be addressed via a condition.

On that basis there are no objections subject to the following conditions.

Suggested Conditions:

Notwithstanding the proposed cycle storage and 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.

6. REPRESENTATIONS

6.1 NEIGHBOURS:

All properties within 50m of the application site were consulted (129no. properties) and a site notice displayed.

35no. objections received (summarised):

- Potential over-concentration of HMOs and cumulative impact on local character.
- Effects on residential amenity, including noise and disturbance.
- Parking demand and highway implications.
- Adequacy of refuse and recycling storage arrangements.
- Loss of family housing stock.
- Suitability of the property to accommodate the proposed level of occupation

6.2 COUNCILLORS:

6.2.1 Councillor Al-Nuaimi: I am writing with comments on the above Planning Application 26/0569

I am rather astonished that a three bedroom house is being proposed to be a 4-bedroomed House in Multiple Occupation. Such can only be achieved by reducing the sizes of the other 3 existing bedrooms and/or reducing the sizes of the Communal rooms like the kitchen, dining and lounge areas. And so it proved. The purpose of this conversion appears to be profit making rather than provide a home for sharing adults. During this summer with its many heatwaves we experienced what it means to live in a very restricted space so we can imagine what it would be like to live in a bedroom of a 7 square meters.

Others reasons to object to this development is the increasing density of HMOs . In addition to another application at the nearby 35 St Mary's St there is already an approved use for large HMOs in the former Baneswell Community Centre and the Baneswell Nursery.

There are no off street parking offered to cater for 4 adults living in in this proposed HMO. And parking facilities are not available to cater for 4 adults . Parking for residents with permit for a maximum 2 cars is the limit in St Edward St. I find the Parking Survey very difficult to agree with.

It is not clear how to access either the bicycle store or the waste and recycling bins, said to be stored at the rear of the house. This is a terraced area of housing where access to gardens at the rear is not readily obvious.

For the above reasons I am opposing this application and hope that no 25 St Edward St remains a residential family house instead of an HMO.

6.2.2 Councillor Thomas:

7. ASSESSMENT

7.1 Principle of Development:

7.1.1 The application site is located within a settlement boundary as designated by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development accords with Policy SP1.

7.2 Drainage

7.2.1 The comments from Dwr Cymru/Welsh Water relating to the attachment of a condition preventing the connection of surface water from any increased roof areas are noted; however as no alterations or extensions are proposed, the condition does not relate to the development under consideration and would therefore not accord with the six tests for the attachment of conditions as set out in the Circular 016/2014.

7.3 Planning Contributions

7.3.1 The proposed change of use would not result in a net increase in dwellings. The Planning Contributions Manager has therefore confirmed that no Section 106 contributions would be required.

7.4 Crime

7.4.1 A consultation has been requested from Gwent Police, however despite prompts from the Case Officer, no response has been received to date.

7.4.2 Several of the third-party comments received refer to a serious incident which occurred on St Edward Street recently. It is understood that a police investigation is currently ongoing due to events that took place. As such, the Local Planning Authority will not comment further on this to ensure that any ongoing investigation is not compromised.

7.4.3 As per the Council's adopted Housing in Multiple Occupation Supplementary Planning Guidance section 5.5.2 *'The Council must confine its assessment of an HMO proposal to material planning considerations. It cannot consider the circumstances or likely behaviour of prospective residents.'*

7.5 Houses of Multiple Occupation and General Amenity

7.5.1 The application site is located within a 15% HMO threshold area, as such, the density of HMO's within a 50m radius of the application site are required to be below this threshold.

7.5.2 *Figure 1* below shows the 50m radius from the application site which encompasses 46no. properties. Assessment of the planning history shows 1no. HMO has been permitted at the neighbouring property of 26 St Edward Street. This equates to 2.2% of properties within the 50m radius being a HMO, which falls below the accepted 15% threshold.

7.5.3 Due to the evidence above, it is considered that the density of HMO's in this area is not of a sufficient level to result in any adverse impact upon social cohesion and therefore acceptable. Furthermore, following a site visit, it was observed that the surrounding residential properties are generally well maintained and in good condition, with no evidence of widespread neglect or disrepair. This indicates that the area benefits from a satisfactory level of social cohesion and does not exhibit any of the adverse characteristics that can be associated with an overconcentration of HMOs, including harm to the character and appearance of the locality.

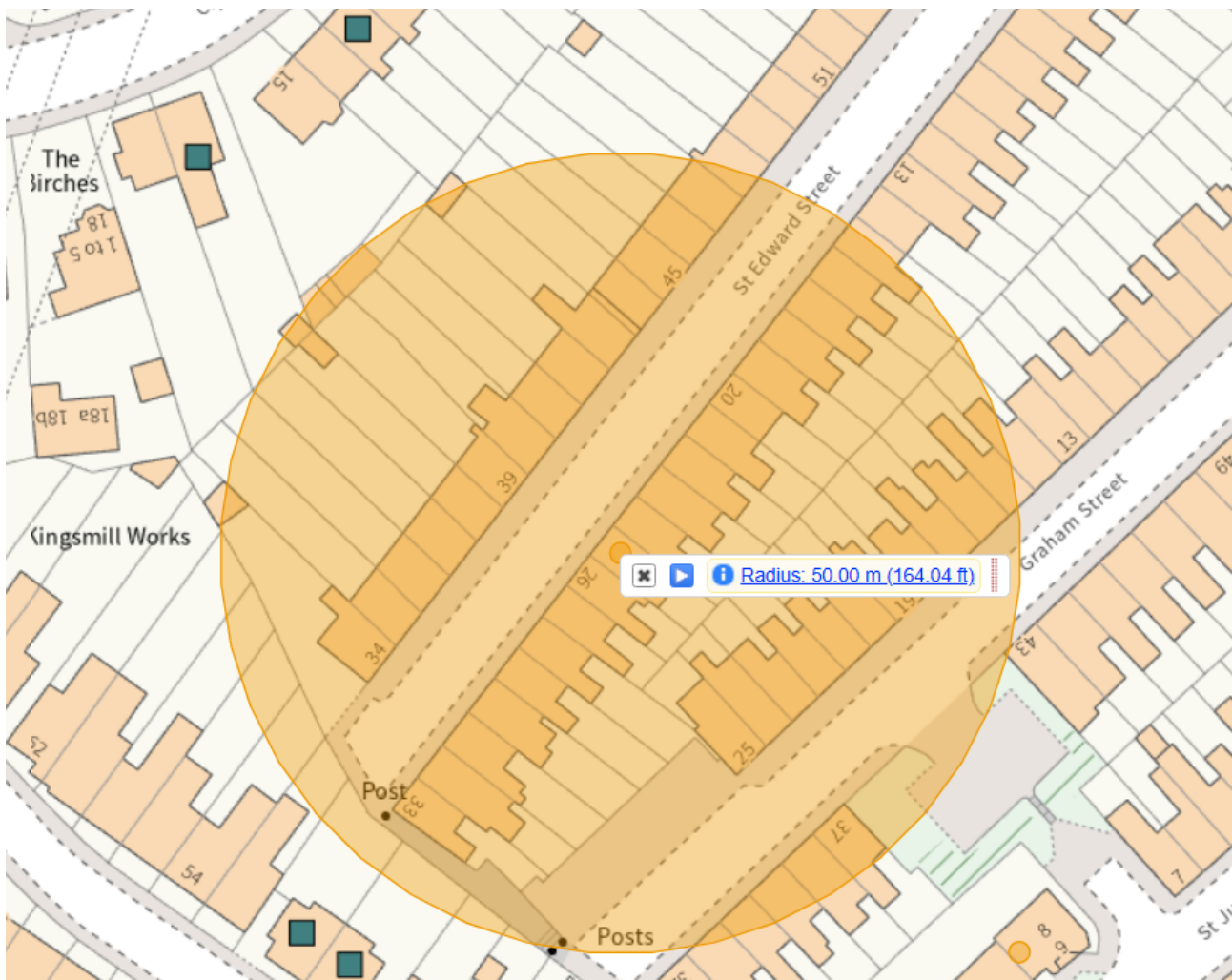


Figure 1: 50 metre radius from application site.

- 7.5.4 The Houses in Multiple Occupation SPG document outlines that each one person bedroom unit has a minimum room size of 6.51sqm, communal kitchens 7sqm, and communal lounges 10sqm.
- 7.5.5 The room sizes (sqm) are detailed below:
- Kitchen/lounge: 14.6
 - Dining room: 7.4
 - GF Bedroom: 7.3
 - FF Bedroom: 8.05
 - FF Bedroom: 8.83
 - FF Bedroom: 7.05
- 7.5.6 The reconfiguration of the ground floor opens up the spaces between the kitchen/lounge and dining area and therefore not distinct from each other by physical separation. The combined floorspace equates to 21.9sqm which is considered to be acceptable and the HMO Licencing Officer has raised no objection to this arrangement or room sizes. The bedroom sizes all exceed the minimum HMO Licencing requirements; also the proposed floor plan includes the removal of chimney breasts which will make all parts of the rooms useable.
- 7.5.7 Numerous concerns have been raised by local residents and Councillors on the aspect of residential amenity for neighbours and future occupants. Given the proposed use as a C4 House of Multiple Occupation, the noises generated would be similar to that of the existing dwellinghouse given that the existing and proposed uses are by nature, residential. Furthermore, noise levels within a residential unit are controlled via separate legislation under Building Regulations 2010, therefore, to secure a scheme of noise insulation in the interests of future occupants would be considered as a duplication of controls thereby not meeting the six tests for the attachment of conditions as contained within Welsh Government Circular WGC 016/2014 (The Use of Planning Conditions for Development Management, Oct 2014).

- 7.5.8 The proposal does not include any additional built form to the host dwelling or additional window openings; therefore, the scheme would not alter existing relationships regarding overshadowing, levels of daylight and sunlight entering neighbouring properties, outlook or levels of privacy.
- 7.5.9 The proposal retains the rear amenity space to serve the needs of future occupants. Specific details of the waste storage location and cycle storage structure is included within the application. A condition is attached to ensure the waste and recycling are stored in the rear amenity space and the bicycle storage is erected in accordance with the submitted details.
- 7.5.10 All rooms are served by a single or double window as per the existing layout; as such, it is considered that each bedroom would receive adequate levels of daylight, outlook and ventilation. The layout of each bedroom is regular and useable and would provide sufficient space for a bed and furniture and circulation for the occupants.
- 7.5.11 It is noted that the directly neighbouring property of 26 St Edward Street is operating as an HMO; the Houses in Multiple Occupation SPG document does not provide a policy position on the siting of two HMO properties directly next to each other. Therefore, consideration of the acceptability of the proposed HMO is reliant upon the adopted policy threshold test which has demonstrated above the scheme is acceptable.
- 7.6 Impact on Highways and Parking**
- 7.6.1 The application site lies within Parking Zone 2; the Parking SPG document sets out that this is a city centre fringe area and are *'The centre of towns which local people regard as their destination for most activity which is not met within their own local community, or an area immediately adjacent to the City Core (Zone 1). The area has a full range of retail activity and many commercial businesses, all within walking distance. The area is the focus of the local bus network and is likely to contain a railway station. Built density is high with little private car parking. There are significant parking restrictions and substantial amounts of off-street car parking available to the public.'*
- 7.6.2 The above description outlines the sites sustainable location adjacent to the city centre core and that the area has significant retail and professional services all within walking distance of the application site and close to Newport Train and Bus stations respectively. Regarding the site specifically, on street parking is significantly restricted controlled by residents permits and limited Monday to Saturday 0800 – 2000 hours for 2 hours parking only. Residents permits are limited to two per household.
- 7.6.3 The parking demand for the proposed use as set out within the Parking SPG document is 1 space per bedsit; therefore the parking demand for the proposed development is 4no. spaces. The existing demand according to the Parking SPG based upon a two bedroom property is 2no. parking spaces. Therefore, the proposed use has a theoretical increase in parking demand of two parking spaces when compared to the existing lawful use.
- 7.6.3 The application is supported by a parking survey using the Lambeth Methodology and notes the sites proximity to the city centre shopping area approximately 300m northeast of the site. Furthermore, the Clytha Park Road and St Woolos local centres are located 290m north and 200m southwest of the application site respectively. The results of the parking survey confirm that between 82.6 – 86% of available spaces were occupied at peak times and that all parking within 200m of the application is restricted. The Highways Officer raises no objection to the methodology of the parking survey or its conclusions and further notes car ownership is likely to be low given the intended occupants.
- 7.6.4 Members will note the recent appeal decision (CAS-04631-R3X2W0) at 33 Walmer Road where an Inspector found it acceptable to have access to cycle parking through the dwelling on a terraced property finding no substantive reason why it would harm living conditions or deter occupants from using bicycles. The indicative location of bicycle storage is located within the rear amenity area however the Highways Officer notes the storage structure needs to be altered to ensure future occupants can use this effectively. As such, an amended scheme of bicycle storage is secured by way of condition.

7.6.5 Due to the highly sustainable nature of the site no concern or objection is raised in respect of parking provision as the proposal is considered to accord with the aims and objectives of local and national planning policies which seek to reduce the amount of off street parking within suitable, sustainable locations and to facilitate the modal shift away from trips made by private vehicles, this accords with the aims of Llwybr Newydd: the Wales Transport Strategy, which sets a mode share target of 45% of journeys to be made by walking, cycling and public transport by 2040, Policies 2 and 12 of Future Wales, Planning Policy Wales 12 (4.1.50 - 4.1.53) and Objective 2 and Policy SP1 of the Newport City Council LDP.

7.7 **Biodiversity**

7.7.1 In respect of ecology and biodiversity the site as existing comprises a residential dwelling and garden area, all floors of the property are currently available for occupation and no conversion of the loft space is required. Additionally, the garden areas are part hard surfaced within an urban environment therefore, the site offers little ecological value and the potential habitat for bats or other European Protected Species is limited.

7.7.2 Planning Policy Wales (Ed.12) sets out that "Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non-native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems" (para 6.4.5). This element and subsequent requirements in Chapter 6 of PPW respond to the Section 6 Duty of the Environment (Wales) Act 2016.

7.7.3 The application includes a Green Infrastructure Statement and references the step-wise approach as per national policy requirements. The proposed biodiversity enhancement of a bird box is considered as a proportionate scheme on the development proposed. A condition is attached to ensure the bird box is erected prior to the first occupation which achieves the aims of PPW (Ed12) regarding biodiversity net gain in accordance with Policy GP5.

7.8 **Waste and Recycling**

7.8.1 The proposed site plan indicates the waste and recycling receptacles are to be located in the rear amenity space. No details have been provided of a dedicate waste and recycling storage unit. Sufficient details are therefore secured by way of condition; subject to condition the proposal accords with Policy W3.

7.9 **Other Matters**

7.9.1 The objections received from Councillors and members of the public are considered to have been suitably addressed via the assessment above regarding HMO density, general amenity, parking, waste and impact upon the character and appearance of the area. Regarding other matters which are not material planning considerations, no further commentary is provided.

7.9.2 The concerns raised regarding property value are not material planning considerations and are therefore not considered further.

8. **OTHER CONSIDERATIONS**

8.1 ***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.

8.2 ***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.

8.3 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.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have 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. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 ***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.

8.7 ***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.

9. CONCLUSION

9.1 The proposed accords with the relevant policies contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and is recommended to be granted with conditions.

10. RECOMMENDATION

GRANTED WITH CONDITIONS

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

- Existing and Proposed Plans (Drawing ref: TRD-222605-A1/01)
- Green Infrastructure Statement (Received: 24.07.2026)
- Parking Survey (Received: 24.07.2026)
- Sustainability Appraisal (Received: 24.07.2026)

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 Prior to the first beneficial use, a scheme of waste and bicycle storage shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed and retained for the duration of the use.

REASON: To ensure the site is served by adequate means of waste and bicycle storage in accordance with Policies GP4 and W4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 Prior to the first beneficial use the scheme of biodiversity enhancement as shown within the Green Infrastructure Statement shall be installed implemented and retained for the duration of the use.

REASON: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and to accord with Policy GP5 of the Newport City Council Local Development Plan.

04 The development shall be occupied by a maximum of 4no. occupants at any time based on 1 occupant per bedroom.

Reason: To ensure provision of acceptable residential amenity of future occupiers and in the interests of highway safety in accordance with Policy GP2, GP4 and H8 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5, GP6, H8, T4 and W3 were relevant to the determination of this application.

02 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

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.