

Delegated Decision Report

Application No:	25/0897	Statutory Period Expires:	19th May 2026
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Site:	Public Convenience Caerleon Road Newport NP19 7FX		
Proposal:	CHANGE OF USE OF DISUSED PUBLIC CONVENIENCE TO CAFE, INCLUDING FRONT FACADE EXTENSION WITH RETRACTABLE CANOPY AND ASSOCIATED EXTERNAL ALTERATIONS		
Applicant:	Z Al-Ibrahim		
Type:	Full	Ward:	St Julians
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was refused in 2022 (22/0170) for the 'change of use of the disused public convenience to A3 with two-storey front, side and rear extensions'. The application was refused for the following reasons;

01 The proposed first floor extension by reason of its scale, location and design represents a dominant, out of keeping and incongruous development, unsympathetic to the wider streetscene and to the significant detriment of visual amenity. The proposals are therefore contrary to policy GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

02 The proposal results in unsatisfactory car parking and access arrangements with the introduction of 3 spaces and associated access that will require potentially frequent manoeuvres across a busy pedestrian thoroughfare and into a primary, heavily trafficked highway with limited to no visibility. This is of significant harm to highway and pedestrian safety and contrary to Policies R7, GP2, GP4 and T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), and the Parking Standards SPG (Adopted August 2016).

03 The proposed development will have a significant adverse impact upon interests of acknowledged importance, namely residential amenity by reason of increased noise and disturbance and no information has been provided to mitigate this impact. This is contrary to Policies GP2 and R7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

A resubmission was later submitted and granted in 2024 (24/0012) for the 'change of use of disused public convenience to A3 café, loft used as ancillary to the café, single storey extensions to front and sides with external alterations.'

2. SITE LOCATION AND CONTEXT

- 2.1 The site sits along Caerleon Road within the Caerleon Road District Centre, in between The Victoria Pub and a coffee shop. The site is rectangular in shape and currently contains a disused public convenience which is a single storey building set back from the road but still prominent. The area is predominantly commercial in character but residential properties are closeby. The site has no off road parking. Currently, a means of enclosure exists along the site front and this has solid form, screening views of the retained building within the site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Planning permission is sought for the change of use of the disused public convenience to a café. The exterior of the existing single storey flat roof building will largely remain as existing with minor alterations including the closing up of one door opening in the front elevation and the insertion of a new door opening in the side elevation toward the rear of the building to provide access to the new kitchen. Internal alterations are proposed to provide a sitting area, WC, counter and kitchen area. The existing building is set into the site with a 'forecourt' between the building and the pavement. The 'forecourt' is bound either side by walls relating to the coffee shop to the south and The Victoria Pub to the north. A new front façade is proposed to the front of the site that would adjoin the buildings

either side. A retractable canopy is proposed over the 'forecourt' area adjoining the new front façade with the existing building, forming a covered seating area. The front façade would include 2no door openings and 4no window openings. The remainder of the front façade would be render painted off white with a section of 'aluminium sandwich cladding panels' at the bottom.

The following opening hours are proposed which are consistent with the previous permission at the site (24/0012).

- 0800 to 2300 Monday to Friday;
- 0800 to 2300 Saturday; and
- 0900 to 2200 Sunday

4. RELEVANT SITE HISTORY

REFERENCE	DESCRIPTION	DECISION
13/0311	DISPLAY OF VARIOUS EXTERNALLY, INTERNALLY AND NON-ILLUMINATED SIGNS	GRANTED WITH CONDITIONS
22/0170	CHANGE OF USE OF DISUSED PUBLIC CONVENIENCE TO A3 WITH TWO STOREY FRONT, SIDE AND REAR EXTENSION WITH EXTERNAL ALTERATIONS	REFUSED
24/0012	CHANGE OF USE OF DISUSED PUBLIC CONVENIENCE TO A3 CAFE, LOFT USED AS ANCILLARY TO THE CAFE, SINGLE STOREY EXTENTIONS TO FRONT AND SIDES WITH EXTERNAL ALTERATIONS	GRANTED WITH CONDITIONS

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)
- GP7 (Environmental Protection and Public Health)
- T4 (Parking)
- SP19 (Assessment of Retail Need)
- R7 (Non-Retail Uses in District Centres)
- CF12 (Community Facilities)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Waste Storage and Collection SPG
- Parking Standards SPG
- Sustainable Transport SPG

6. CONSULTATION RESPONSES

- 6.1 Environmental Health: I have no objections to the proposal; Due to the potential of noise, fumes, dust concerns that may arise from the proposed that may trigger statutory nuisance complaints from some residents living closer to the site, I recommend the following conditions should be attached to any permission granted;

Fume Extraction

Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odourising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.

Plant and Equipment Noise.

Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal.

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

Construction Environmental Management Plan

No development shall take place until a site-specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- *Procedures for maintaining good public relations including complaint management, public consultation and liaison*
- *Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team*
- *Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours*
- *Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.*
- *Procedures for emergency deviation of the agreed working hours.*
- *Measures for controlling the use of site lighting whether required for safe working or for security purposes.*
- *Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus*

Reason: To protect the amenities of occupiers of other premises in the vicinity.

- 6.2 Local Highways Authority: Not supported in current format but could be acceptable with amendment/conditions. The results of the survey suggest that there would be no issue with parking at peak commercial or residential times. Cycle parking is indicated, but is not appropriate, it should include long stay facilities (fully enclosed and secure) for café staff. The application doesn't make it clear what that additional covers are proposed outside. Unless the furniture is fixed to the ground, we would require conditions to ensure furniture etc is placed in doors during closed periods, for the safety and amenity of highway users. Further information should also be provided for refuse management proposals. Highways would not welcome commercial bin collections from highway and suggest a collection area behind the existing street cabinet.

- 6.3 Waste: We anticipate that you will require trade waste and recycling services, and NCC Trade Waste would be happy to provide a quote ahead of opening.
- 6.4 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.

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27/10/2025, Site Notice was put up on 31/10/2025.

7.1 NEIGHBOURS:

17 Somerset Road

- We have enough cafes, eateries in the area, another on Caerleon Road would have a negative impact on the area. It would be right next to a cafe already operating.

10 Richmond Road

- On reading the proposal for planning permission for a new cafe on Caerleon Road, I wanted to state there are already two local coffee shops which serve this community well and another would be detrimental to the longevity of those existing coffee shops in which have (both) only been operational for little over a year.
- Instead of planning to build yet another coffee shop, which would severely impact the growth and development of the two existing ones, which in the long term could lead to deepening competition and possible closure (leading to more vacant shops, which I feel is what you are trying to avoid in developing this area).
- There is no need to have three coffee shops in a single parade of shops which is little over a 200m stretch - I feel as a resident an investment should be made in developing the vacant units by offering the community shops that add value, instead of duplicating what is already there.
- Some of the possible developments I feel would be of benefit are; a green grocers, a hard wear shop, a book shop, butchers, a lending library, a craft shop, community focused shop (activities / support) or any other number of shops that would serve the local community better and turn this parade into a bustling community hub which it is slowly becoming.
- Adding another coffee shop would, I believe, have a detrimental impact on the existing parade.

195 Caerleon Road

- On behalf Gregorys Coffee, (a family-run independent cafe located nearby), I write to formally object to the above planning application for a new coffee shop in very close proximity. We believe the proposal is materially harmful for the following reasons, which we urge the Council to consider under relevant planning policies and material considerations.
- Impact on existing independent business and local economy - The independent cafe operated by Gregorys is a small family-run enterprise, employing local staff, contributing to the local economy, and providing a distinct offer. The proposed new coffee shop, by virtue of its very close proximity, will result in direct competition and trade diversion, which in the current challenging retail and hospitality climate could

threaten the viability of the existing cafe. Such impact is a material planning consideration: precedent cases objecting to new cafes have cited lack of need and potential competition for other cafes in the town centre as valid grounds. Allowing another similar use so close risks undermining the vitality of the existing business, reducing employment, and undermining the diversity of local independent provision.

- Over-provision of cafe/coffee shop uses in the locality - The application fails to demonstrate that there is any unmet need for another coffee shop in this small catchment area. Planning case examples show that where there is already a significant presence of cafe the town centre first principle (or its equivalent in non-town-centre contexts) may be applied to refuse additional units which do not contribute to linked trips or local footfall. If the Council grants yet another coffee shop, there is a risk of saturation which would reduce the viability of existing outlets, and lead to increased vacancies or business closures, contrary to objectives of sustainable local economic development.
- Impact on the character and vitality of the local centre/area - If this new coffee shop draws trade away from the existing independent cafe, it may reduce footfall in the immediate area and undermine linked trips to other local businesses (retail, services) that benefit from customers visiting Gregorys and spending locally. This could erode the character and vitality of the local precinct. Moreover, policy guidance emphasises that objections may be based on impact on the character and appearance of the area and impact on local amenities and services. Planning rules say you can object to an application if it affects the look and feel of an area or has a negative impact on local shops and services. In this case, having another coffee shop so close would make the area feel less unique, take away from the independent, family-run character of local businesses, and could make the local economy weaker in the long run.
- Detrimental effect on sustainable objectives - Whilst this application may propose to capture passing trade, it will likely divert customers from existing establishments rather than generate genuinely new trips or added value. This is contrary to sustainable development objectives which seek to support local centres and minimise leakage of trade away from existing businesses. In addition, precedent objections to coffee shops cite concerns about increased traffic, litter and less sustainable patterns of movement (particularly where take-away elements exist) as valid material considerations. Granting this proposal may therefore conflict with the broader aims of promoting sustainable communities and local business diversity.
- Lack of demonstrated justification and potential harm - The application lacks robust justification for why an additional coffee use is needed at that specific location, near an existing independent cafe. It does not assess the impact on neighbouring existing businesses in any meaningful way. Given the current economic pressures on small business and hospitality sectors, it is particularly important that new development does not unacceptably diminish the ability of existing businesses to continue. The proposal therefore risks real harm in terms of economic viability, employment, and local business sustainability.
- We urge the Council to support the continued viability of independent local enterprises such as Gregorys Coffee in these challenging economic times and to resist permitting additional similar uses which risk harm to local business diversity and resilience.

7.2 COUNCILLORS: No comments received.

8. ASSESSMENT

8.1 Principle of Development:

Policy SP19 applies a sequential test to retail and associated uses (including A3 use) located in areas outside of the city centre. It states that development will be located according to the following hierarchy of uses:

- Newport City Centre
- District Centres (as referenced under policy R6)
- Local Centres
- Out of Centre Retail Sites.

The application site is located in a district centre as defined by policy R6, and therefore the

proposed development is considered to comply with the requirements of policy SP19. In addition, the regeneration benefits of the scheme cannot accrue in an alternative location and this should be afforded weight in the context of the proposal.

Policy CF12 confirms that proposals that would result in the loss or change of use of buildings currently used for community facilities will only be permitted if either alternative provision can be made, or it can be demonstrated that the existing provision is surplus to the needs of the community. In this regard, the existing public convenience has been disused since 2018 following its closure and there are no plans to re-open this facility. The site has been subject to vandalism and fly tipping since its closure. The reasons for closure are unclear and possibly related to anti social behaviour and general maintenance matters. That said, it was a public facility managed by the Council which clearly has no plans to re-open it or expectations for it to be retained as public toilets. Whilst the toilet facilities were a community use, the Council took steps to close them in the public interest and the site offers little potential for a retained community use in its current form, other than as a public convenience. The proposals for its use as an A3 establishment also include toilet facilities but these are clearly intended for use by patrons but nevertheless provide a replacement facility with active surveillance and direct management from occupiers of the A3 unit. As such it is considered that the proposed development is in accordance with policy CF12.

Policy R7 outlines that in district centres, activities in the A3 use class will only be permitted where the concentration of such uses at ground floor level would not prejudice the viability of the centres retailing role; satisfactory car parking and access arrangements exist or can be provided; and there would be no unacceptable effect on the local residential amenities or the general character of the area in terms of noise and disturbance or extra traffic generated. As per the previous application, the existing level and nature of non-shopping uses within the District Centre as a whole is 31% (12 units), this would increase to 34% (13 units). Vibrant centres legitimately include a range of uses, not just retail but we know that food establishments and particularly hot food takeaways do often offer closed frontages during the daytime which adversely impact upon daytime vitality of our centres. In this case the balance of food and drink establishments against retail units in the whole centre is considered acceptable and will not demonstrably impact vitality and viability. Long expanses of closed frontages during the daytime are of particular concern in centres but will not occur here. The figures are not likely to cause demonstrable harm. That said, further expansion of non-retail units in the centre, does have the potential to have negative effects and future applications will have to be considered on their merits. Whilst the proposal is small scale in nature, national and local policy exist to protect the vitality and vibrancy of defined retail centres. Notwithstanding this, it is considered that as the proposal will not demonstrably affect the vitality and viability of the district centre function or give rise to an unacceptable balance of uses in the row and it would bring back into use a vacant plot. It has the benefit of an extant permission for A3 use. Therefore, it is considered acceptable in policy terms.

8.2 Visual Amenity/ Character and Appearance;

In terms of design, the proposed plans include the erection of a front façade that would appear as a flat roof and be at the same height as the flat roof of adjoining properties either side. The front elevation would contain 2no door openings and 4no window openings with signage above. The small remainder of the front elevation would be render painted off white with red facing brick stall riser below. Whilst this would bring the built form forward of its existing form, it would be inline with commercial properties either side and comparable in scale and form. A roller shutter is also provided. In principle it is considered that a roller shutter could be acceptable along this section of commercial buildings within the district centre, however, full details have not been provided. A condition has been attached requiring full details of the roller shutter. Consideration should be given to the 'Security Measures and Shopfronts SPG' prior to submitting the details. Overall, it is considered that the scale and form of the proposal is in-keeping with the context of neighbouring commercial buildings and would not result in a harmful impact on visual amenity in accordance with GP6.

8.3 Residential Amenity:

The site is located within an established district centre including a number of other commercial uses, however this part of Caerleon Road also includes a number of residential properties, including dwellings located immediately opposite the application site as well as properties to the rear along York Road. The proposals will undoubtedly increase the public use of the building and the potential for noise and disturbance. In this regard, the site is located on a main thoroughfare and as outlined above is in close proximity to other commercial uses in the district centre, including another A3 unit next door and a public house immediately adjacent with comparable opening times, and as such a certain level of noise and disturbance can be anticipated in the area in any event. The Council's environmental health officer has offered no objections to the proposal subject to a number of conditions. Overall the proposal is considered to be in accordance with policy GP2.

8.4 **Movement:**

The property is located within a highly sustainable area and it is not served by any off-street parking provision. The extant use is not considered to have any existing demand. A parking survey was submitted in support of the application and the survey confirms that there would be sufficient capacity for on street parking at peak commercial and residential times. On initial review of the application, the Council's Highways Officer advised that the initial cycle parking that was proposed was not appropriate as it should include long stay facilities (fully enclosed and secure) for café staff. An amended bike store was proposed down the side of the existing building that would be fully enclosed and secure. The Council's Highways Officer also sought further clarification on the additional covers that were proposed under the canopy area and advised that unless the furniture was fixed to the ground, they would require relevant conditions. The applicant provided the following clarification with regard to the new seating area 'the proposed forecourt will be fully secured and inaccessible from the public highway during closing hours by virtue of the front facade structure, which in itself is following the shape and proportions of neighbouring properties to achieve a coherent and activated street frontage. These are proposed to take additional customers or those who like to eat/drink in a semi outdoor space. As mentioned earlier, the front facade will act as a secured barrier between the public highway and the forecourt. We imagine on sunny days the roof can be retracted and top fanlights above the transoms could be made openable; while on rainy days the roof can be closed.' The Officer confirmed that as the area was a fixed and solid area, they weren't concerned with the furniture.

8.5 **Waste:**

A bin store area is shown to the side of the existing building. The applicant advises in their submission that the bins could be moved to the public footpath on collection days. A condition will be attached to the consent requesting a waste management plan.

8.6 **Biodiversity:**

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The applicant has proposed to install 2no bird boxes. It is considered reasonable and necessary in this instance to secure the scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application. In addition, whilst a document titled 'Green Infrastructure Statement' was submitted, this is not considered to contain sufficient detail. Notwithstanding this, in accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement however given the scale and location of the development proposed it is not considered proportionate to request one in this instance.

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 proposed scheme is considered to be acceptable and in accordance with policies outlined above. It is therefore recommended that 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 Side Elevations Drawing No.103 R5, Existing and Proposed Street Elevation Drawing No.104 R1, Proposed Site Plan Drawing No.105, Proposed Plans Drawing No.102 R5, Design and Access Statement, Cross Section through front façade Drawing No.107, Bat Survey Report and Parking Survey Report
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 first beneficial use of the A3 use hereby approved, a waste management plan, detailing the means of disposal of all waste generated by the business, shall be submitted to and approved in writing by the local planning authority. The approved plan shall be implemented prior to first beneficial use and shall be retained for the duration of the use
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted

January 2015).

03 Prior to first beneficial use of the A3 use hereby approved, the bird boxes shown on the 'Proposed Side Elevations Drawing No.103 R5 shall be implemented in full and shall be retained as such in perpetuity.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12.

04 Prior to first beneficial use of the A3 use hereby approved, the cycle store as shown on 'Proposed Plans Drawing No.102 R2' shall be provided and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: In the interest of sustainability in accordance with policy SP1.

05 Prior to the installation of the roller shutter shown on Cross Section through front façade Drawing No.107, full details of the proposed shutter (including elevations to confirm type and finish) shall be submitted to and approved in writing by the local planning authority. The shutter shall be implemented in accordance with the approved details and be retained thereafter for the lifetime of the development.

Reason: In the interests of design and amenity in accordance with policies GP2 and GP6.

06 The A3 unit hereby approved shall only be permitted to be open during the following hours.

- 0800 to 2300 Monday to Friday;
- 0800 to 2300 Saturday; and
- 0900 to 2200 Sunday.

Outside of these hours no deliveries shall take place and the premises shall be closed to the public and vacated by all customers.

Reason: In the interests of the amenities of occupiers of adjoining properties in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

07 Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odourising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food and retained as approved for the lifetime of development.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.

08 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.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Design and Access Statement, Green Infrastructure Statement, Existing Plans Drawing No.101 R1, Site Location Plan, Proposed Side Elevations Drawing No.103 R5, Existing and Proposed Street Elevation Drawing No.104 R1, Proposed Plans Drawing No.102 R5, Proposed Site Plan Drawing No.105, Existing Site Plan Drawing No.106, Cross Section through front façade Drawing No.107, Bat Survey Report and Parking Survey Report.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7, T4, SP19, R7 and CF12 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.