

Delegated Decision Report

Application No:	25/0744	Statutory Period Expires:	12th December 2025
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Site:	<i>St Marys Roman Catholic Primary School Queens Hill Newport NP20 5HJ</i>		
Proposal:	<i>S73 APPLICATION FOR VARIATION OF CONDITIONS 1 (APPROVED PLANS), 14 (GATES), 15 (VISIBILITY SPLAYS) AND 16 (FENCING OF 24/0121 FOR DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF A NEW MULTI-USE CANTEEN/HALL BUILDING, NEW GAMES COURT, LANDSCAPING, CYCLE AND CAR PARK RECONFIGURATION</i>		
Applicant:	<i>Newport City Council</i>		
Type:	Renewals and Variation of Conditions	Ward:	Allt-yr-Yn
Decision:	Granted with Conditions		

1. BACKGROUND

- 1.1 consent was granted for the demolition of existing buildings, demolition of existing buildings, construction of a new multi-use canteen/hall building, new games court, landscaping, cycle and car park reconfiguration under ref.24/0121.

2. SITE LOCATION AND CONTEXT

- 2.1 The site comprises of the grounds of the St Mary's Roman Catholic Junior and Infant School and land to the south of the school. There are 3 buildings situated within the site: the main school building, a classroom annexe and a canteen. Fences and hedgerows with intermittent trees are located along the site boundaries.
- 2.2 A field is located to the south east of the school building, which is currently used as a play area. The current access arrangement is via a set of steps off Queens Hill, which wrap around the north east corner of the field. The gradient of the site gradually slopes upwards from east to west. The existing vehicular access is situated between 15 and 17 Queens Hill, with a Pedestrian access and school bus stop is situated to the south of 11 Queens Hill.
- 2.3 In terms of the surrounding area, there are existing residential properties located to the east of the property. The Land to the west is currently being developed according to the layout approved by reserved matters 21/0217 and the land to south is being developed according to the layout approved under reserved matters 22/0453.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks consent to vary condition 01, 14, 15 and 16 of permission 24/0121. The conditions refer to plans as listed in condition 01. The following amendments are proposed:
- Windcatcher change of specification
 - Confirmation of ventilation jet cowls, louvres, solar PV
 - Fanlight omitted to canteen external doors
 - Over hanging canopy omission on the proposed canteen
 - Ridge Height reduced by 177mm
 - Smaller ribbon windows
 - Alterations of louvre sizes and locations
 - Removal of battery storage
 - Change of retaining wall specification from reinforced concrete to Tobermore block system
 - Omission of MUGA Floodlighting
 - Level of playing field altered to reduce cut and fill requirements
 - Increased height of retaining wall following omission of connecting staircase
 - Minor changes to internal fence lines

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0121	DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF A NEW MULTI-USE CANTEEN/HALL BUILDING, NEW GAMES COURT, LANDSCAPING, CYCLE AND CAR PARK RECONFIGURATION	Granted with Conditions	07.11.2024

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)

5.3.1 Policies SP1 (Sustainability), SP9(Conservation of the Natural, Historic and Built Environment), GP2 (General Amenity), GP4(Highways and Accessibility), GP6 (Quality of Design), GP7 (Environmental Protection and Public Health) and T4 (Parking) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Natural Resources Wales:** No objection

6.2 **Welsh Water Dwr Cymru:** Dwr Cymru have no objection to the variation of conditions 1, 14, 15 and 16. However, we request that any drainage conditions imposed on the original consent are included on any new consent as a result of this S73 application.

6.3 **Senior Fire Prevention Officer:** No objection

6.4 **Gwent Police – Designing Out Crime Officer:** No response received

6.5 **Gwent Police – Architectural Liaison Officer:** No response received

6.6 **Highways:** No objection

6.7 **Principal Heritage Officer:** No objection

6.8 **Drainage Manager:** No response received

- 6.9 **Ecology Officer:** No response received.
- 6.10 **Tree Officer:** No response received.
- 6.11 **Landscape Officer:** No objection.
- 6.12 **Education Info Manager:** No response received
- 6.13 **Environmental Health Officer:** No response received
- 6.14 **Senior Scientific Officer:** No response received
- 6.15 **SAB:** A SAB application has been approved.
- 6.16 **Waste Manager:** No response received
- 6.17 **Sports Council for Wales:** No response received

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 13.02.2024, Site Notice was put up on 16.02.2024.

- 7.1 **NEIGHBOURS:** 160 neighbours were consulted. 1no. representation was received:
- In order to reduce the impact on the built landscape, I would prefer for the new canteen to be built on the site of the existing buildings that are due to be demolished, with the play areas carved out of the hill area which is currently grassed. This change would impact the view from my windows, and surely my neighbours, as well as the wider community. I recognise that the school requires its buildings to be modernised, and was aware of outline planning at the time I bought my house, hence why my stance is neutral.
 - I would like clarification of the Exact usages of the ' New Games Court' being constructed. Will it have flood lights? Will it be used out of school hours by members of the public over the weekends?
- 7.2 **COUNCILLORS:** Cllr Matthew Evans, Cllr David Fouweather and Cllr Pat Drewett were consulted. Cllr Drewett provided comments in support of the application, as summarised below:
- The project complies with *Planning Policy Wales* (Edition 12), *Future Wales – The National Plan 2040*, and the Newport Local Development Plan (2011–2026), supporting sustainable, accessible, and well-designed educational facilities.
 - A new multi-use canteen and hall will modernize school infrastructure, benefiting pupils, staff, and the wider community. It will host meals, assemblies, extracurricular activities, sports, performances, and community events. A new games court will promote pupil health and wellbeing by encouraging physical activity.
 - Changes to gates, fencing, and visibility splays will improve pupil safety and traffic management. Reconfigured cycle and car parking will support sustainable transport choices, aligning with TAN 18: Transport, Policy T4 (Active Travel Routes), and the Well-being of Future Generations (Wales) Act 2015.
 - Landscaping and green infrastructure will enhance visual appeal, biodiversity, air quality, and pupil wellbeing. This supports Policy GP6 (Quality of Design) and the Council's Green Infrastructure Strategy.
 - The school's new facilities will strengthen community cohesion by enabling wider use of the hall and recreational spaces outside school hours, consistent with Policy CF1 (Community Facilities).
 - The proposal is a practical, well-considered improvement that enhances education, safety, sustainability, and community engagement. Approval is strongly recommended.

8. ASSESSMENT

8.1 **Principle of Development**

- 8.1.1 The application site is located within a settlement boundary and the overall use of the site as a school has already been established. Therefore, the principle of development is considered to accord with Policy SP1.

8.2 **Specifications**

- 8.2.1 The application seeks to confirm the ventilation jet cowls, louvres and solar PV panel specifications on the canteen, with an alteration to the specification of the windcatcher, the alteration of the retaining wall to a Tobermore block system, and the adjustment of the playing field levels to reduce cut and fill requirements. The alterations to the specifications are considered to be minor and will not have an impact on the overall deliverability of the scheme, with the reduction in cut and fill operations ensuring a lesser impact on neighbouring occupiers during construction.

8.3 **Omissions**

- 8.3.1 A number of omissions are included, including the omission of the multi-use games area (MUGA) floodlighting, the removal of the battery storage, the omission of the fanlight from the canteen and the removal of the hanging canopy from the canteen. Comments have been received with regards to the use of flood lights and the use of the MUGA for the community after school hours. As the plans include the removal of the floodlights, there would be less impact on nearby neighbouring properties. It is also anticipated that the hours of use would not extend into anti-social hours as the floodlights are being removed. The removal of the canopy would not have a significant impact on the overall visual amenity of the site. The removal of these elements is not essential to the scheme and are considered acceptable.

8.4 **Alterations**

- 8.4.1 Alterations to the ridge height of the canteen is to be reduced by 177mm, smaller ribbon windows are proposed, along with the alterations to the louvre sizes and locations. The retaining wall will be increased in height and minor changes to internal fence lines are proposed. The ridge height being reduced will result in a lesser impact to neighbouring occupiers. The proposed alterations would not impact the overall scheme.

8.5 **Other Matters**

- 8.5.1 Comments have been received in relation to the location of the canteen, however this has been established in consent 24/0121. No other material planning considerations are being altered as part of the application. As such, the consideration of those matters remain as per the Officers assessment of 24/0121 and shall not be repeated, however reference is drawn to those matters. To ensure suitable controls are in place any relevant conditions and/or approved documents shall be carried over to this decision.

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 proposals are considered to be considered acceptable in design terms and in terms of their impact upon the amenities of neighbouring occupiers. There would be no adverse impact on highway safety or biodiversity. The proposals will not impact on the deliverability of the scheme.

11. **DECISION**

Granted with Conditions

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

- SMS-MCC-00-XX-D-E-9002-External Electrical Services Layout
- SMS-HLM-XX-00-D-L-0009 SITE SECTIONS
- SMS-CAM-XX-00-D-C-0610-P07- Proposed Levels (Sheet 1 of 2)
- SMS-CAM-XX-00-D-C-0611-P10-Proposed Levels (Sheet 2 of 2)
- SMS-HLM-XX-00-D-0002-PROPOSED SITE PLAN AND LANDSCAPE MASTERPLAN
- SMS-CAM-XX-00-D-C-0850-P06-S278 Highway Layout
- SMS-HLM-XX-00-D-L-3021-HARD LANDSCAPE DETAIL PLAN 1
- SMS-CAM-XX-00-D-C-0111-P05-Vehicle Tracking - Large Car
- SMS-CAM-XX-00-D-C-0110-P05-Vehicle Tracking - Fire Tender
- SMS-CAM-XX-00-D-C-1190-P04-Externals Construction Details
- SMS-CAM-XX-00-D-C-0113-P05 - Vehicle Tracking - Refuse Vehicle Proposed Route
- SMS-CAM-XX-00-D-C-0112-P05-Vehicle Tracking - Refuse Vehicle Existing Exit
- SMS-HLH-XX-XX-RP-L-00080 Landscape Management Plan – P02
- SMS-CAM-XX-00-D-C-P03-0622-Cut Fill Analysis Existing Stripped to Proposed Formation North
- SMS-CAM-XX-00-D-C-P04-0621-Cut Fill Analysis Existing Stripped to Proposed Formation South
- SMS-HLM-00-00-DR-30003 - Plant Area Elevations
- SMS-HLM-00-00-DR-30002 - MUGA Elevations

- CC2452-CAM-XX-XX-DR-C-0500-P11 Drainage Strategy Plan (Sheet 1 of 2)
- CC2452-CAM-XX-XX-DR-C-0501-P11 Drainage Strategy Plan (Sheet 2 of 2)
- CC2452-CAM-XX-XX-DR-C-1500-P05-Surface Water Catchment Analysis
- SMS-HLM-01-00-DR-A-00101 - Proposed Ground Floor Plan
- 22-117a- Landscape Masterplan Base - Layout 2
- SMS-HLM-00-00-DR-L-00004 - Existing Site Plan – P01
- SMS-HLM-00-00-DR-L-00005 - Site Location Plan – P01
- SMS-HLM-00-00-D-0006 - BB99 Site Areas
- SMS-HLM-00-00-D-2501. - Fencing Plan
- 7190-MCP-V1-00-DR-E-4000 - Electrical Engineering Services Ground Floor - Security, CCTV & Access Control Layout
- 7190-MCP-V1-ZZ-DR-E-9001-A0P - Electrical Engineering Services External Lighting Layout
- SMS-HLM-XX-XX-SP-L-00601 - Landscape Specification P06
- SMS-HLM-00-00-D-4501 - Soft Landscaping Plan
- SMS-HLM-00-00-D-4502. - Tree Removal and Protection Plan
- SMS-HLM-01-ZZ-D-A-0102-Proposed Roof Plan-S4-P13
- SMS-HLM-01-ZZ-DR-A-0203-GA Elevations Sheet 1 Colour-S4-P06
- SMS-HLM-01-ZZ-DR-A-0204-GA Elevations Sheet 2 Colour-S4-P06
- SMS-HLM-01-ZZ-D-A-0301-GA Sections Sheet 1-S4-P13
- SMS-HLM-01-ZZ-D-A-0302-GA Sections Sheet 2-S4-P13
- CC2452-CAM-ZZ-XX-RP0C-0004_P01 - Road Safety Audit Stage 1+2 - Designers Response
- RW-DC-24-4465-RSA12 - Proposed School Development Access Arrangements
- Bat activity Survey
- 24/7338_NIA1 - Noise Impact Assessment
- SMS-HLM-XX-XX-RP-L-00080 Landscape Management Plan-P02
- CC2452-CAM-ZZ-XX-RP-TR-0002-P01 Transport Statement
- SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-01-15
- SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-16-30
- SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-31-45
- SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-46-52
- CC2452-CAM-XX-XX-RP-C-0003-P01-Drainage Strategy
- 22-117 BS5837 Survey St Mary's RC Primary School Aug 23_Ambler_SJ_
- Tree Survey, Categorisation & Constraints Report
- SMS-CAM-XX-00-D-C-0500-P11-Drainage Strategy Plan (Sheet 1 of 2)
- SMS-CAM-XX-00-D-C-0501-P11-Drainage Strategy Plan (Sheet 2 of 2) Preliminary Ecological Appraisal
- CC2452-CAM-ZZ-XX-RP-TR-0001-P02 - Travel Plan
- Planning Statement

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

Pre- commencement conditions

02 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

03 No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction 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 Landscape plan and Tree Removal and Protection Plan. 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. All weather notices shall be erected on Heras fencing, 1 per 10 panels, stating 'Construction Exclusion Zone No Access'. 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

04 No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

Pre – beneficial use conditions

05 Prior to the first beneficial use of the hall building hereby approved, 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.

06 Prior to the first beneficial use of the car park hereby approved, a scheme for the provision of electric vehicle charging points shall be submitted to and approved in writing by the Local Authority implemented in accordance with the plans hereby approved

and shall be retained thereafter in perpetuity.

REASON: To provide a positive contribution toward sustainability in accordance with Policy SP1 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

General conditions

07 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 an agreed management schedule. 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.

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.

08 Except where otherwise agreed in writing by the Local Planning Authority or where shown on the plans hereby approved, no existing trees shall be felled, topped or lopped, and no existing hedges shall be removed.

Reason: To protect existing landscape features on the site.

09 Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

10 Prior to import to site, soil material or aggregate used as clean fill or capping material shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority. No other fill material shall be imported onto the site.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

11 The development shall be undertaken in accordance with the mitigation measures set out in the Bat Survey Report dated June 2024 E24124101/Doc 01 by Soltys Brewster Ecology

Reason: In the interests of protected species.

12 Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014+A1:2019, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant.

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

13 Notwithstanding the submitted plans, the Gradient of the new access hereby approved shall not exceed 1:12 unless the Local Planning Authority agrees in writing to any variation.

Reason: In the interests of highway safety.

14 Prior to beneficial use of the car park hereby approved, gates shall be installed set back

12.4 metres from the footway on Queens Hill and designed to open inwards into the site, as detailed in plan SMS-HLM-XX-00-D-0009-SITE SECTIONS. The gates shall be retained in this state for the duration of the development.

Reason: In the interests of highway safety.

15 Prior to beneficial use of the car park hereby approved, a 2.4 metre by 25 metre vehicular visibility splay and a 2 metre by 2 metre pedestrian visibility splay shall be provided in both directions in accordance with drawing entitled 'Section 278 highway layout SMS CAM XX 00 DC 0850 Rev P06.

Reason: In the interests of highway safety.

16 Boundary treatments shall be implemented in accordance with plan SMS-HLM-XX-00-D-2501-FENCING PLAN. The approved means of enclosure shall be retained thereafter in perpetuity.

Reason: In the interests of residential amenities

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP4, SP10, SP13, SP18, GP1, GP2, GP3, GP4, GP6, GP7, H1, H2, H3, H4, T4 and W3 were relevant to the determination of this application.

02 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

03 The amended Wildlife and Countryside Act 1981 protects bird species whilst nesting in the UK. This protection extends to a bird, its nest, eggs, and young until such time as the young have fledged. Vegetation clearance should proceed outside the peak bird-breeding season (generally considered to be March through August inclusive) or within the breeding season only if a preclearance survey shows no breeding birds to be present, nesting or commencing nesting within the vegetation to be affected.

04 The applicant will be required to enter into an Agreement under Section 278 of the Highways Act, 1980 with the Council to facilitate the access works.

05 To encourage the uptake of active travel (cycling and walking) in efforts to reduce vehicle numbers resulting in an improvement in air quality and reduction in carbon emissions it is recommended sufficient cycle storage and shower facilities are provided for staff and visitors.

06 The approved use should investigate an adequate grease trap to be fitted, in accordance with environmental health regulations, and maintained thereafter so as to prevent grease entering the public sewerage system.

07 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

08 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.

09 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.