

Delegated Decision Report

Application No:	26/0094	Statutory Period Expires:	21st April 2026
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Site:	1 Collier Street Newport South Wales NP19 7AT		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 4 (REFUSE STORAGE AREA), 5 (CYCLE STORE) AND 6 (BIODIVERSITY ENHANCEMENT SCHEME) OF 22/0495 CHANGE OF USE FROM A THREE BEDROOM DWELLING (C3 USE) TO A FOUR BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)</i>		
Applicant:	C Condon		
Type:	Discharge Conditions	Ward:	St Julians
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is an end of terrace dwelling. The site is located in a dense urban environment of terraced dwellings fronting footways.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge conditions 4 (refuse storage), 5 (cycle store) and 6 (biodiversity enhancements) of 22/0495.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
22/0495	CHANGE OF USE FROM A THREE BEDROOM DWELLING (C3 USE) TO A FOUR BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)	REFUSED	05/09/2023

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.

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: The submission now details how bins are separated from cycles and how cycle storage/security is achieved. It includes photo's showing that the racks have been provided, we would therefore recommend partial discharge in so far as the scheme is approved and has been provided, but remains to be retained.
- 6.2 Ecology: The Applicant has sent me an image of a bird box in situ, so we can discharge condition 6 of 22/0495.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 Condition 4 states;

Full details of the proposed refuse storage area shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any residential unit hereby approved and retained in that state thereafter.

Reason: In the interests of residential amenity and provision of acceptable waste storage in accordance with Policy GP2 and W3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- 8.2 A photo has been submitted showing the area to the rear of the property where the bins are to be stored. This is considered acceptable.

- 8.3 Condition 5 states;

The proposed cycle store shall be provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The cycle store shall be carried out in accordance with the approved details prior to the first occupation of any residential unit hereby approved and retained in that state thereafter.

Reason: In the interests of residential amenity and sustainable travel in accordance with Policy SP1 and GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- 8.4 The garage is proposed to be used as a cycle store. A photo has been provided showing the installation of a Sheffield bike rack. The Council's Highways Officer has confirmed that they are satisfied with these details.

- 8.5 Condition 6 states;

A biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved details prior to the first occupation of any residential unit hereby approved and retained in that state thereafter.

Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Policy 9 of Future Wales.

- 8.6 A bird box has been installed at the property and a photo showing this has been provided. The Council's Ecology Officer is satisfied with these details and the condition can be partially discharged.

9. OTHER CONSIDERATIONS

9.1 Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 The information submitted is sufficient to partially discharge conditions 4, 5 and 6 of planning permission 22/0495.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan and Request for discharge of conditions for planning permission granted ref:22/0495 received 24th March 2026.

02 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.