

Delegated Decision Report

Application No:	25/0542	Statutory Expires:	Period	24th November 2025
Site:	St Woolos Primary School Stow Hill Newport South Wales NP20 4DW			
Proposal:	PROPOSED DEVELOPMENT OF ASTRO TURF PLAY AREA (195 SQUARE METRES) AND TIMBER VERTEX PLAY FRAME WITH EPDM GROUND SURFACING BELOW (49.87 SQUARE METRES) AND LOW LEVEL PICKET FENCING			
Applicant:	R Milton			
Type:	Full	Ward:	Stow Hill	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site consists of an existing school yard which forms part of the St Woolos Primary School site. The yard is located to the south of the main school building and is roughly rectangular in shape. It extends across the full width of the school site, with Stow Hill directly adjacent to its eastern boundary and North Street directly adjacent to its western boundary.
- 2.2 The Proposals Map contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) identifies the site as being within the defined limits of development. In addition, the site is shown as being within the Town Centre Archaeologically Sensitive Area and outside of but directly adjacent to the St Woolos Conservation Area. In addition, the Town Centre Conservation Area is located in close proximity to the application site, being approximately 80 metres north east of the proposed area of development. The application site is not subject to any constraints identified by the Constraints Map contained within the LDP.
- 2.3 In addition to the above, the St Woolos Primary School building is Grade II listed and described by the list description as *‘Early C20 school built in 1904 in the Baroque style on the site of some almshouses. The school was commandeered by 3rd Western General Hospital around June 1915 and used for accommodation for medical staff for Woolaston House War Hospital. An incised graffito reading U.S. ARMY on a left-side windowsill likely dates from WWII when United States Army troops were billeted at the school prior to D-Day. Still in use as a school.’*

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application consists of three elements. These are:
- Astro Turf Play Area: It is proposed to lay 195 square metres of new astroturf over the existing tarmac surface at the western end of the application site. The astroturf would be enclosed with a 2.4 metre high galvanised and coated wire mesh fence.
 - A ‘Vertex’ playframe: This a timber constructed playframe which would have a maximum length of 5.1 metres, width of 3.6 metres and height of 2.7 metres. It would be made up of timber logs, jigsaw panels and various ropes for climbing and balancing and would be sited on 49.87 square metres of EPDM safety surface.
 - Low level picket fencing: This element of the proposals would be sited towards the eastern end of the application site, creating a separate enclosed area. The fence is proposed to be 1 metre in height.

4. RELEVANT SITE HISTORY

4.1

Application Number:	Proposal:	Decision:	Decision Date:
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22/0816	PARTIAL DISCHARGE OF CONDITIONS 5 (MATERIALS) AND 6 (METHODOLOGY) RELATING TO LISTED BUILDING CONSENT 22/0359 FOR THE CLEANING OF STONWORK AND REPLACEMENT OF 14 SILLS	Approved	09.09.2022
22/0359	LISTED BUILDING CONSENT FOR THE CLEANING OF STONWORK AND REPLACEMENT OF 14NO. SILLS	Granted with Conditions	21.07.2022
19/0834	CHANGE OF USE FROM BOXING CLUB AND INTERNAL AND EXTERNAL REFURBISHMENT AND ALTERATIONS TO PROVIDE AN EDUCATIONAL DINING	Granted with Conditions	09.06.2020
19/0783	LISTED BUILDING CONSENT FOR CHANGE OF USE FROM BOXING CLUB AND INTERNAL AND EXTERNAL REFURBISHMENT AND ALTERATIONS TO PROVIDE AN EDUCATIONAL DINING AND COMMUNITY FACILITY	Granted with Conditions	29.06.2020
18/1182	NEW GATE TO THE FRONT OF THE SCHOOL	Granted with Conditions	03.05.2019

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 Technical Advice Note (TAN) 16: Sport, Recreation and Open Space

5.4 Technical Advice Note (TAN) 24: The Historic Environment

5.5 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.6 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP9 (Conservation of the Natural, Historic and Built Environment)

Policy GP2 (General Amenities)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy GP7 (Environmental Protection and Public Health)

Policy CE6 (Archaeology)

6. CONSULTATION RESPONSES

6.1 LOCAL HIGHWAYS AUTHORITY:

The applicant seeks to construct an Astro Turf Play Area and play frame on the existing play area. The only concerns I have relate to the construction works and the associated construction traffic in terms of access and parking. I am however satisfied that the relevant details could be secured via condition and therefore would offer no objection to the application subject to a condition requiring the following to be submitted and approved prior to construction:

Construction and environmental management plan consisting of:

- Access route
- Contractor parking
- Contractor compound including space for storage and drop off/collection of materials.
- Details relating to construction traffic and delivery vehicles to demonstrate that they will not conflict with the times children will be arriving and leaving the school.
- Confirmation that construction works will not interfere with existing vehicle and pedestrian access to the school. If this is not the case then details will need to be submitted for consideration.
- Dust suppression.
- Wheel wash facilities to prevent debris being carried onto the highway.

6.2 ENVIRONMENTAL HEALTH:

I confirm I have no objections to the proposals. However, my concerns relate to the construction works and other related works may give rise to dust, waste and noise which would attract complaints from residents.

Therefore I would suggest the following condition should be attached to any permission granted;

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.
- 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 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

6.3 PRINCIPAL HERITAGE OFFICER:

The site in question is within the grounds of – and located directly to the south of – a Grade II Listed asset, included as an *"Impressive, well-designed early C20 school building."*

Impact upon Setting

Considering these proposals are not attached to the building, this is a question of setting impact upon the listed asset.

The existing site is a plain tarmac-finished yard, directly to the south of the listed asset. It is bounded to the north by the school building and its curtilage-listed boundary wall (which incorporates a lean-to shelter), to the east by a high snecked and rock-faced pennant stone wall (with modern fencing above), to the west by a low random-rubble wall (topped by fencing and trees), and to the south by what appears to be relatively modern development (which was partly constructed in replacement of the Sunday School to the former St John the Baptist's Church – see below).

Upon this basis, it is considered that there will be little impact upon the setting of this large and imposing three storey asset (or its curtilage-listed, eastern entrance block) within principal views from both Stow Hill to the east and Jones Street/North Street to the west. The only notable visual impacts will be from close-quarters – within the rather utilitarian yard itself, and from within the building. Considering the nature of the proposed resurfacing, the form of its associated fencing, and the nature of the proposed 'play unit', impact upon the way in which the asset is experienced will be relatively low. As this proposal is to be developed in support of the school (i.e. to maintain the asset in beneficial use), the community benefits of the proposed are considered to outweigh any harm to setting that might result from these works.

Impact upon Conservation Area Setting

St. Woolos Conservation Area is located immediately to the south of the site. Considering the low visibility of the proposed as discussed above, impact upon the Setting of St. Woolos Conservation Area will be negligible.

Impact upon Belowground Archaeology

The proposed site is also located within the Archaeologically Sensitive Area of the Town Centre. Map regression shows that this early-C20 school was constructed upon the site of c.1700 almshouses. The proposed development site was also once the location of St John the Baptist's Church (see OS map Newport – Monmouthshire XXXIII.4.3, Surveyed: 1881, Published: 1884-94).

Upon this basis, there may be potential for belowground archaeology. However, these are primarily considerations for Heneb – please check that they have been consulted as part of this application.

6.4 HENEB:

Information in the regional Historic Environment Record shows the area is within the Archaeologically Sensitive Area of Newport City Centre, on the road linking the early Medieval St Woolos with the Medieval town and Castle. A review of early 19th century mapping sequences shows varied development alongside the road. Any significant ground disturbance may encounter buried archaeological remains, however, noting that the proposals are small in scale and on an area which has been disturbed for the creation of the current areas, it is our understanding that it is unlikely that features will be disturbed.

As a result, there is no archaeological restraint to this proposal and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.5 LANDSCAPE OFFICER:

The proposed MUGA will replace hard standing so this could be regarded as an improvement to the existing landscape. Further details of the play area are required however to include:

- A play area landscape plan showing the positioning of the proposed equipment in its context (including any other features mentioned below) and indicate relative fall and clear (movement) and fall zones, should be submitted for approval.
- Details of the artificial grass surfacing and build-up to demonstrate sufficient impact-absorbing base material has been designed in, should be submitted for approval.
- Any construction details for the fencing and play equipment should be submitted for approval.

Additionally, the following should be considered:

- Astro turf is a crude surfacing option and 3G type artificial grass should be considered as an alternative;
- With regards to sustainability and biodiversity could reinforced grass/turf be considered, or even bark mulch as opposed to manufactured synthetic surfacing?
- Tree and shrub planting incorporated into the design would be strongly supported.
- Could informal natural play features be incorporated into the design of the play area?

6.5 DRAINAGE:
No response received.

6.6 SAB:
No objections.

7. PUBLIC REPRESENTATIONS

7.1 The application was advertised by direct neighbour notification letter and site notice. No responses were received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within the defined limits of development and the proposals relate to an established primary school. The works are proposed in association with the existing use, in order to improve the provision of external play facilities at the site for pupils. It is considered that the general principle of the development is acceptable.

8.2 Visual Amenity/Character and Appearance:

8.2.1 Whilst the application site is located adjacent to Stow Hill and North Street, it is well enclosed and not highly visible from the surrounding locality. Glimpses of the proposed development are likely to be visible from the surrounds, however the proposed development would not appear out of place within a school setting.

8.2.2 The existing yard is hard surfaced and generally void of any significant features or defined play areas, neither is there any play equipment contained within the yard. It is considered that the proposal would make the area a more inviting space for pupils of the school.

8.2.3 Overall, it is considered that the works would not appear as out of place within their context and are therefore considered to be in accordance with Policy GP6 of the NLDP (2011 – 2026).

8.3 Residential Amenity:

8.3.1 The application site is an existing school yard and whilst the proposal would improve the facility, it would not change how the space would function in terms of its overall use. It is acknowledged that there are residential properties adjacent to the application site, however it is not considered that the works proposed would significantly alter any existing impacts experienced by occupiers when compared to the existing situation. It is noted that 3G pitches allow for year round use, however in this case no external lighting is proposed. Notwithstanding this, given there is potential for external lighting to adversely impact upon neighbouring properties, it is considered necessary to impose a condition on any grant of approval which requires any lighting to be erected within the site to be approved by the Local Planning Authority prior to its installation. This will ensure the living conditions of neighbouring properties are further protected.

8.3.2 The Council's Environmental Health Officer has been consulted on the proposal and whilst no objections have been raised, it has been recommended that a Construction Environmental Management Plan be obtained via condition in order to protect residential amenity during the construction phase of the development. This is considered appropriate.

8.3.3 Based on the above, it is considered that the proposal would have an acceptable impact upon the amenities of surrounding occupiers, in accordance with Policy GP2 of the NLDP (2011 – 2026).

8.4 **Highways:**

- 8.4.1 No objections have been raised by the Local Planning Authority in respect of the above, with the only concerns cited relating to the construction works and the associated construction traffic in terms of access and parking. Notwithstanding this, the consultation response indicates that the relevant details could be secured via condition and therefore no objections have been given in relation to highway safety. It is noted that the Council's Environmental Health Officer has also requested a CEMP be submitted and so the details addressing both Environmental Health and Highways issues can be requested via the same condition.

8.5 **Heritage:**

- 8.5.1 The site in question is within the grounds of, and located directly to the south of, a Grade II Listed asset, included as an '*Impressive, well-designed early C20 school building.*' Considering these proposals are not physically attached to the building, this is a question of setting impact upon the listed asset. Consultation has been undertaken with the Council's Principal Heritage Officer who has advised that there are no objections to the proposal in this regard as there would be little impact upon the setting of the large and imposing three storey school building.

- 8.5.2 It is noted that the application site is outside of but directly adjacent to the St Woolos Conservation Area and the Town Centre Conservation Area is located in close proximity to the site, being approximately 80 metres away. Given the low visibility of the proposed development from the Conservation Areas, it is considered that the impact of the proposal upon them would be negligible. No objections have been raised by the Council's Principal Heritage Officer in this regard.

- 8.5.3 Based on the above, it is considered that the proposal would preserve the listed building and its setting and any features of special architectural or historic interest the building may possess. In addition, it is considered that the scheme is considered to preserve the character and appearance of the nearby Conservation Areas. The development is therefore considered to comply with Policy CE7 of the Newport Local Development Plan and the Historic Environment (Wales) Act 2023.

8.6 **Archaeology:**

- 8.6.1 The site is on land identified as archaeologically sensitive. Policy CE6 indicates that development proposals will normally be required to undertake an Archaeological Impact Assessment.

- 8.6.2 The application is not accompanied by a Written Scheme of Investigation. Consultation has been undertaken with Henneb who are of the view that any buried archaeological features are unlikely to be disturbed as part of the proposal. As such, there is no archaeological restraint to this proposal and consequently Henneb have no objections to the positive determination of the application.

8.7 **Biodiversity:**

- 8.7.1 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 GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. It is noted that the application has not been accompanied by a Green Infrastructure Statement and the plans do not provide any biodiversity net gain. In this instance, given the nature and minor scale of the proposed development, this is not considered to warrant the refusal of the application.

8.8 **Drainage:**

- 8.8.1 The application site is an existing hard surface, so any impact upon surface water drainage is likely to be negligible. Notwithstanding this, given the overall development area, a SAB application will likely be required to address how the site would be drained. This falls outside of the scope of the current application and so no further details are considered to be required at this stage. An informative regarding the need for a SAB application can be included.

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 It is considered that the proposal complies with the aforementioned policies and is considered acceptable.

11. **DECISION**

GRANTED WITH CONDITIONS:

(01) The development shall be implemented in accordance with the following plans and documents: Site Location Plan (NPS-DR-A-(**)-001 PA), Existing and Proposed Block Plans (NPS-DR-A-(**)-004 PA), Proposed Site Plan (NPS-DR-A-(**)-003 A), Plan of Vortex Play Frame (NPS-DR-A-(**)-005 P1), Details Of Wire Mesh Fencing, Playframe Specification.

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) 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 Local Planning Authority. 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.
- Construction hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Access routes.
- Contractor parking.
- Contractor compound including space for storage and drop off/collection of materials.
- Details relating to construction traffic and delivery vehicles to demonstrate that they will not conflict with the times children will be arriving and leaving the school.
- Confirmation that construction works will not interfere with existing vehicle and pedestrian access to the school. If this is not the case then details will need to be submitted for consideration.
- Dust suppression.
- Wheel wash facilities to prevent debris being carried onto the highway.

Reason: In the interests of residential amenity and highway safety, in accordance with Policies GP2 and GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- (03) Prior to its installation, details of any external lighting associated with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and maintained fully in accordance with the approved details.

Reason: In the interests of residential amenity, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTES TO APPLICANT

- 01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP2, GP5, GP6, GP7, CE6 and CE7 were relevant to the determination of this application.
- 02 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.
- 03 Any development with a construction area of 100 square metres or more, or of more than one dwelling, may require the prior approval of the Sustainable Drainage Approval Body (SAB) to a system of sustainable drainage (SuDS). This is mandatory and projects cannot lawfully commence without this approval.

SAB approval is separate to planning permission and you must make separate applications for each. You are advised to obtain early professional drainage advice if your project meets or exceeds the above thresholds. Further information can be found at [Sustainable drainage systems | Newport City Council](#)