

Notice of Decision



C King
Midpoint Homes
Kingshill House
Stow Hill
Newport
NP20 4EA

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0060**
Application Type: **Full**
Proposal: **CHANGE OF USE FROM HOTEL TO HOSTEL**
Site/Location: **Roman Lodge Hotel, Ponthir Road, Newport, South Wales, NP18 3NY**
Decision Date: **29th May 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 11th February 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

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

PL05 - PROPOSED GROUND FLOOR PLAN
PL06 - A3 - PROPOSED FIRST FLOOR PLAN - REV B
PL07 - A3 - PROPOSED FRONT AND SIDE ELEVATIONS - REV B
PL08 - A3 - PROPOSED REAR AND SIDE ELEVATIONS - REV A
OS02 - A3 - PROPOSED PARKING PLAN

Phasing Plan (received 14/05/2025)
Noise Assessment (received 03/04/2025)
Management Plan (received 13/02/2025)

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

2. Prior to the commencement of development (other than works set out as phase 1) as outlined in the Phasing Plan (received 14/05/2025), a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in

accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.
Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

3. The mitigation measures outlined in the approved Noise Assessment (received 03/04/2025) shall be implemented in full prior to the occupation of any bedroom such mitigation works relate to and shall be retained thereafter for the lifetime of the development.
Reason: In the interests of amenity in accordance with policy GP2.
4. Prior to the occupation of bedrooms 01, 02 and 03, the lean to structure to the south west elevation of the building shall be demolished, all repair works to this part of the building shall be completed and the new windows in the south west elevation at ground floor level shall be implemented in accordance with the details shown on PL05 - PROPOSED GROUND FLOOR PLAN and retained as such for the lifetime of the development.
Reason: In the interests of amenity in accordance with Policy GP2.
5. The cycle store and refuse area as shown on Drawing PL05 - PROPOSED GROUND FLOOR PLAN shall remain available for their respective use at all times.
Reason: In the interests of sustainability and so that sufficient refuse storage is available on site in accordance with Policy GP2 and W3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
6. The hostel hereby approved shall contain no more than 36 bedspaces and 21 bedrooms and there shall be no more than 22 bedspaces occupied at any one time on the first floor and no more than 14 bedspaces occupied at any one time on the ground floor. No rooms shall be subdivided at any time.
Reason: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
7. The off street parking shown on Drawing No. OS02 - A3 - PROPOSED PARKING PLAN shall be kept available for access by, and the parking of, vehicles at all times.
Reason: In the interests of highway safety in accordance with Policy GP4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
8. The hostel use hereby approved shall be managed in accordance with the management and maintenance measures as set out within the approved Management Plan (received 13/02/2025) at all times. The building will be staffed during the hours of 07:00 to 22:00 Monday-Sunday. The building shall be locked during the hours of 22:00 to 07:00 Monday- Sunday with no access permitted during this time unless in the event of an emergency.
Reason: To ensure the property is managed and maintained in a satisfactory manner and to ensure the acceptable residential amenity of its occupiers and neighbouring properties in accordance with Policy GP4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
9. The development hereby approved shall be undertaken fully in accordance with the approved Phasing Plan (received 14/05/2025) and proceed sequentially in accordance with the Plan. No bedroom shall be occupied in any phase until the kitchen and communal spaces in that phase (where indicated) are complete and available for use by occupiers. There shall be no occupation of the first floor after 12 months of the date of this permission unless in accordance with the approved plans and no occupation of the ground floor at all unless in accordance with the approved plans.
Reason: In order to ensure that communal spaces are provided for the benefit of the amenity of future occupants in accordance with Policy GP2 and to ensure the development is undertaken in a timely manner.
10. This permission does not include any works to alter the access to the parking area off Ponthir Road.
Reason: In the interest of visual amenity and highway safety.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

01 This decision relates to plan Nos:

OS01 - A3 - SITE LOCATION PLANS Rev E
PL01 – EXISTING GROUND FLOOR PLANS
PL02 - A3 - EXISTING FIRST FLOOR PLANS – REV A
PL03 – EXISTING FRONT AND SIDE ELEVATIONS
PL04 – EXISTING REAR AND SIDE ELEVATIONS
PL05 – PROPOSED GROUND FLOOR PLAN
PL06 - A3 - PROPOSED FIRST FLOOR PLAN - REV B
PL07 - A3 - PROPOSED FRONT AND SIDE ELEVATIONS - REV B
PL08 - A3 - PROPOSED REAR AND SIDE ELEVATIONS - REV A
OS02 - A3 - PROPOSED PARKING PLAN

Phasing Plan (received 14/05/2025)
Noise Assessment (received 03/04/2025)
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02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP7, W3 and T4 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.

04 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

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.

Signed on behalf of the Council



Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Application Number: 25/0060

Decision Date: 29th May 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).