

Delegated Decision Report

Application No:	25/0145	Statutory Period Expires:	27 th June 2025
Site:	<i>Tredegar Park Lodge Cardiff Road Newport South Wales NP10 8TF</i>		
Proposal:	<i>THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE A CAFE, OFFICES, STORE AND PLANT ROOMS, TOGETHER WITH ASSOCIATED LANDSCAPE ALTERATIONS AND OUTDOOR SEATING AREA</i>		
Applicant:	<i>L Stacey</i>		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within a registered historic park and garden and is also located within Flood Zone 3. The A48 lies to the south of the site and is surrounded by parkland to the north. The southern boundary has period features and the lodge and rangers office have a typical 1930's design. Several trees lie within the courtyard area.

3. DESCRIPTION OF DEVELOPMENT

3.1 Change of use of existing building to provide an A3 café with outdoor seating area. Renovation of existing lodge and rangers building, to include extension to the north and east side of the lodge building measuring approximately 11.8m x 18m x 4.1m (h). The proposed extension has a contemporary appearance with the elevations formed of matching facing brick and Portland stone. The proposal would also involve the felling of trees to reinstate courtyard area and the planting of replacement trees through the wider park area.

4. RELEVANT SITE HISTORY

None relevant.

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 3 - Supporting Urban Growth and Regeneration – Public Sector Leadership

Policy 6 - Town Centre First

Policy 8 - Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

5.2 PLANNING POLICY WALES (EDITION 12) 2024

5.3 TECHNICAL ADVICE NOTES

Technical Advice Note 4: Retail and Commercial Development

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 12: Design

Technical Advice Note 15: Development, Flooding and Coastal Erosion
Technical Advice Note 16: Sport, Recreation and Open Space
Technical Advice Note 23: Economic Development
Technical Advice Note 24: The Historic Environment

5.4 Historic Environment (Wales) Act 2023

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP3 – Flood Risk
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP18 – Urban Regeneration
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- CE1 – Routeways, Corridors and Gateways
- CE4 – Historic Landscapes, Parks, Gardens and Battlefields
- T4 – Parking
- R8 – Small Scale Retail Proposals
- CF1 – Protection of Playing Fields, Land and Buildings Used for Leisure, Sport, Recreation and Play
- W3 – Provision for Waste Management Facilities in Development

5.5 SUPPLEMENTARY PLANNING GUIDANCE

- Wildlife and Development
- Waste Storage and Collection
- Parking Standards
- Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: Thank you for consulting me on this application. Tredegar Park Lodge is located within the grade II* registered historic park and garden at Tredegar Park. The application seeks to reuse and extend the existing lodge building located at the entrance to the park along the A48. The extension would be located to the north and east of the lodge and would be constructed from brick and Portland stone with contemporary fenestration. I would consider the scale and design of the proposed extension to be acceptable as it would ensure the lodge building remains the prominent feature of the entrance, whilst using matching materials to remain in keeping with the character of the registered park. I would note that the application mentions new rainwater goods; however it was previously highlighted that some of the existing rainheads are original and inscribed with '1931'. It would be useful to have a better idea of the treatment of these features and whether it is proposed to preserve them.

The proposals also look to retain and repair the small outbuilding, or Ranger's office located to the north-east. The roof to this outbuilding is rather unique and holds some heritage value when viewed as a group with the main lodge. It is proposed to repair and retile this outbuilding, however very little else has been provided. Therefore, I would request a condition for a repairs statement and a sample of new tiles is added to the decision.

Given the heritage significance of the registered park, the application does lack information on green landscaping around the site, so I would advise that this is provided in detail.

Following the submission of this information and subject to its acceptability, I would likely support the application with added conditions for further details of doors, windows, material samples and repairs statements. I can expand on these once the requested information has been assessed.

6.2 Ecology Officer: No response.

- 6.3 Landscape Architect: No response.
- 6.4 Public Rights of Way Officer: The following need to be considered:
1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand);
 2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion);
 3. The fabric of the PROW's must not be adversely affected in any way;
 4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.
- *I cannot view the planning portal at the moment it seems the service is unavailable – therefore cannot see the new layout. However, if the current PROW needs to be closed and diverted during construction, this is not an issue and I would have no objections as there are other routes we could divert to.
- 6.5 Tree Officer: No comments.
- 6.6 Drainage Manager: No response.
- 6.7 Environmental Health Officer: No response.
- 6.8 Senior Scientific Officer: No response.
- 6.9 SAB: No response.
- 6.10 Waste Manager: We anticipate a requirement for trade waste and recycling. NCC trade waste services would be happy to quote for services ahead of opening.
- 6.11 Glamorgan Gwent Archaeological Trust: No objection.
- 6.12 Highways Officer: No objection subject to condition for scheme of cycle parking.
- 6.13 CADW: No objection.
- 6.14 Natural Resources Wales: No objection.
- 6.15 Dwr Cymru/Welsh Water: No objection subject to condition and notes to ensure surface water does not directly connect to existing network.
- 6.16 Wales & West Utilities: WWU reserves its position completely to enforce the terms of any existing easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.

You must not build over any of our plant or enclose our apparatus.

Wales & West Utilities have no planning objections to these proposals, although it should be noted that Wales & West's apparatus is held pursuant to easements and it has other private law rights in relation to the use of the land in the vicinity of its apparatus. Wales & West's private law land rights are not material planning- considerations and therefore no comment is made in relation to those rights and they have no impact on whether or not planning permission should be granted, or whether, if permission is granted, it can lawfully be implemented. It should also be noted that Wales & West's apparatus may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.

6.17 National Grid:

I now enclose a copy of our plan showing existing National Grid Electricity Distribution (NGED) Electricity / National Grid Telecoms (NGT) apparatus in the vicinity of your proposed works. This information is given as a general guide only and its accuracy cannot be guaranteed. Please note that all NGED equipment on site should be assumed to be LIVE until NGED prove otherwise and provide you with confirmation to this effect in writing. Recent additions to our network, or service connections between the main cable and a building or street lamp may not be shown.

Damage to underground cables and contact with overhead lines can cause severe injury or may prove fatal. If you are excavating on site in the vicinity of either NGED Electrical apparatus or NGT

Telecoms apparatus you must comply with the requirements of the following:-

Health & Safety Executive guidance HS(G)47, Avoiding Danger from underground services.

Work taking place in the vicinity of our plant is also regulated under the:-

Electricity at Work Regulations 1989, Health and Safety Act 1974, CDM Regulations 2015.

Safe working procedures should be defined and practiced

Please ensure that the use of mechanical excavators in the vicinity of our plant is kept to a minimum. NGT Telecoms ducts contain fibre cables, which are expensive to repair.

Therefore,

extreme care must be taken whilst working in the vicinity of these ducts, hand digging methods

being used to determine their precise position.

If there are overhead lines crossing your site and your proposal involves building works which may infringe the clearance to our overhead system then you should call the relevant general enquiries number (see page 2 of this letter) for advice. Where overhead lines cross your site you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.

Where diversions to NGED apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you require advice in connection with your proposals please contact the relevant general enquiries number (see page 2 of this letter).

Following consultation the local NGED team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

This information is given as a guide only and its accuracy cannot be guaranteed. This plan is based on data from our Geographic Information System, which is updated every 24 hours to reflect changes to our network. The information contained in this plan reflects the most recent network GIS data, however changes to the network (including network additions and new service connections) may not be shown. You are advised to obtain an up to date plan on the date of commencing on-site works.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 29th March 2025 and a Site Notice was put up on the 14th March 2025.

7.1 NEIGHBOURS: 1no. representation and 3no. support received.

7.1.1 I support bringing this building back into use. It has been out of use for many years and at high risk of vandalism.

My only concern is the honey bees that are currently living in the property and have been for a number of years. Judging by the length of time and frequency of bees seen entering and leaving the upper level / roof level the nest must be a significant size.

They will undoubtedly need to be removed from the property and I hope this will be done in a humane way. Perhaps a community run hive area could be established somewhere close by.

- 7.1.2 I am in support of this building being brought into operational use but have a concern around parking and vehicle use in and around this.

I am a regular visitor to the park and have noticed an increasing amount of vehicles using the footpath around the house and suggest that any plan must include clarity over parking and vehicle movements around this site..

The ambiguity of the application on the matter of parking is drawn out multiple times in the response documents from government agencies - see Response from Highways as an example.

There are regularly multiple private vehicles and contractors vehicles parked in and around the foot entrance from Cardiff Road, these vehicles impede the use of the footways by blocking them. Adjacent to this building is a play park and it must be realized that there is a risk to the users of the playpark and general park users, if vehicles are able to un hindered on footways.

The decision must come a plan for traffic movements in and around the building or prohibit them entirely.

- 7.1.3 Great news, use of this eyesore is good news for Newport, I hope the 2 finiales from the gate posts adjacent to the lodge, which was opened and renovated recently, will be reinstated on top of the posts!, they are currently chucked in the grounds of the lodge, it would be criminal to dump these with the rest of the rubbish in there, I have photos of these i would have liked to have uploaded them for you to see, and will be keeping an eye on them to make sure there not thrown away when the grounds are cleared, they are historical and should be put back when work commences.

7.2 COUNCILLORS:

- 7.2.1 Councillor Marshall: No response.

- 7.2.2 Councillor Bartrouni: No response.

- 7.2.3 Councillor Perkins: This is something I have said would be the best use of this building if it was not going to be used as a residence. A coffee/tea shop with indoor seating for those colder, wetter days and outside seating in the spring and summer months.
I hope that the current operators of the catering concession in Tredegar Park would be offered the chance to operate from the lodge.

8. ASSESSMENT

8.1 Main Issues

- 8.1.1 The main issues are flood risk, conservation of the historic building and park, design, provision of retail facility outside of city centre and impact upon trees. The report shall be focused firstly on those issues, followed by other material considerations.

8.2 Flood Risk and Surface Water

- 8.2.1 The application site is located within Flood Zone 3 for rivers as shown on the Flood Maps for Planning and is a TAN15 defended zone from rivers. Due to the sites location and the requirements of the new Technical Advice Note 15: Development, Flooding and Coastal Erosion (2025) the exemption tests as outlined within Section 10 are considered below.

- 8.2.2 Section 10.20 of Technical Advice Note 15 sets out that redevelopment in zone 3 may only be made in exceptional circumstances. Section 10.23 of Technical Advice Note 15 sets out

that less vulnerable development is supported if the scheme is essential to the local development plan strategy. The proposed use would represent as a less vulnerable type of development given the proposed use class of A3. Furthermore, the proposed redevelopment scheme positively contributes toward the strategy of the Newport Local Development Plan which seeks to promote regeneration of the city.

- 8.2.3 In line with Section 11.4 of Technical Advice Note 15 the proposed development would not lead to increased flooding elsewhere in or around the site nor would the proposal compromise the listed assets, the occupiers are aware of the flood risk, the FCA contains escape/evacuation routes along with flood resilience measures. The application is supported by a flood consequences assessment which has been reviewed by Natural Resources Wales who have raised no concerns with the scheme.
- 8.2.4 It is noted that where the planning authority is satisfied that a development proposed in a flood risk zone is acceptable, the justification will be in the knowledge that the development may experience flooding and will need to be planned accordingly. The Flood Consequences Assessment outlines the flood resilience measures to be incorporated into the fabric of the building to address this issue. A condition is therefore attached to incorporate those measures. It is considered the proposal is acceptable in terms of flood risk in accordance with Policy 8 of Future Wales, Technical Advice Note 15, and Policy SP3 of the Newport Local Development Plan 2011 – 2025 (Adopted January 2015).
- 8.2.5 The development site exceeds 100sqm, therefore the proposal would require separate approval through the SAB application process to ensure that the site has sufficient surface water drainage. The proposal accords with Policy SP4.
- 8.2.6 It is noted that the recommended condition from Welsh Water relates to additional surface water runoff from the roof or impermeable surfaces discharging into the combined sewer. As the surface water runoff shall be managed through the SAB approval process, it is considered that the attachment of the recommended condition does not meet the six tests as set out in the Circular 016/2014.
- 8.3 **Impact on the Historic Park, Design and Trees**
- 8.3.1 Tredegar Park and Garden is a Grade II* registered historic park and garden. It is noted that the listing for Tredegar House and Park notes how truncated the wider park has become through the presence of the M4, A48 and housing development that has occurred. The listing does not contain any specific reference to the buildings subject of this application.
- 8.3.2 Section 96 of the Historic Environment (Wales) Act 2023 states that '*In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—*
(a)*the listed building to which the application relates,*
(b)*the setting of the building, and*
(c)*any features of special architectural or historic interest the building possesses.*'
- 8.3.2 The proposal seeks to erect an extension to the east of the existing lodge building, the creation of an outdoor seating area and the renovation of the rangers office to a plant room. The proposal would also include the removal of trees to facilitate the outdoor seating area.
- 8.3.3 The design and scale of the extensions proposed have raised no objection from the Principal Heritage Officer as the design retains the lodge building as the dominant feature. A query was raised regarding the rainwater goods, further information has been submitted confirming that hopper heads are to be retained, however the remaining elements of rainwater goods are to be replaced.
- 8.3.4 The repairs works to the roof of the Rangers office are in principle acceptable, however samples and details of any new roof tiles are required prior to the commencement of development to ensure the heritage character of the building is retained.
- 8.3.5 The concern regarding wider green landscaping is considered to have been suitably addressed through the replacement tree planting ratio of 3:1 as required by Planning Policy

Wales (Ed.12) and a condition requiring the submission of a soft and hard landscaping scheme.

8.3.6 The materials to be used on the external surfaces are required to ensure that they integrate with the character and appearance to ensure they preserve or enhance the heritage asset. As such, it is considered that suitably worded conditions can adequately control this aspect and are attached to the recommendation.

8.3.7 The proposal is considered to be acceptable with regard to its impact on the historic asset and setting in accordance with Policy CE4.

8.3.8 Furthermore, the planning authority consider that the Grade II* listed park, gardens and buildings are preserved in accordance with Historic Environment (Wales) Act 2023 Section 96.

8.4 **Impact on Biodiversity**

8.4.1 The application is supported by a bat survey which found no roosting protected species present; the survey has been reviewed by Natural Resources Wales who raise no objection to the scheme due to the absence of protection species. None the less, it is still advised that development commences with a precautionary approach as such an informative note is attached to the recommendation.

8.4.2 The submitted bat survey includes ecological enhancements as set out in Section 10 of the report. A suitably worded condition shall be attached to ensure these measures are installed as detailed.

8.4.3 A Preliminary Ecological Appraisal has been submitted with the application which provides sufficient details regarding green infrastructure and demonstrates a base line for green infrastructure/biodiversity on site. It is considered that, in line with Planning Policy Wales (Ed.12), a proportionate green infrastructure statement has been provided within the subject matter of the Preliminary Ecological Appraisal. The proposed details as submitted are sufficient as to demonstrate that a net benefit for biodiversity would be achieved on site. The proposal accords with national and local policies.

8.5 **Urban Regeneration and Impact on Routeways**

8.5.1 The site has become overgrown and derelict and currently adversely impacts the wider setting and appearance. The proposal would bring the site back into beneficial use to the betterment of the immediate site and wider area. The proposed development is compliant with the requirements of LDP Policy SP18 which seeks to promote regeneration and Policies SP9 and CE4 which seek to protect and enhance the historic environment.

8.6 **Impact on Amenity**

8.6.1 There are no residential properties in close proximity to the application site. The proposed extension would not result in a significant adverse impact with regard to additional overshadowing or the loss of daylight or sunlight entering residential properties nor would the use of the site have an unacceptable adverse impact upon the living conditions of the closest residential occupiers. The proposal accords with Policy GP2.

8.7 **Impact on Highways and Parking**

8.7.1 The proposal does not include any alterations to existing vehicle access points onto the A48 or the loss of any existing off street parking. Additional information was submitted during the course of the application to ensure that the existing car park has sufficient capacity to serve the proposed use. The information was reviewed by the Highways Officer and considers the site is have sufficient parking capacity. The proposal accords with Policies GP4 and T4.

8.8 **Small Scale Retail Proposals**

8.8.1 Policy R8 states that proposals for small scale retail proposals outside of existing local centres will only be permitted where:

- i) New residential development would be served or the provision would cater for under-provision in the area;

- ii) The proposal is of a scale appropriate to the locality;
- iii) There would be no adverse effects on the viability and vitality of any defined centre;
- iv) 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.

8.8.2 In this regard, whilst the proposal is also suited to a district or local centre, the proposal is considered to be of a scale appropriate to the locality, catering for local people using the park for leisure purposes. Given its very modest scale and clear association with the long term leisure use, an assessment of need would not serve any useful purpose and the proposal would serve an existing outdoor recreational resource.

8.8.3 The proposal would formalise an existing operation near the site that is currently offered by a moveable structure. In addition, the proposal is considered to not result in an adverse impact on local residential amenity of the general character of the area in terms of noise or disturbance or extra traffic generated. The A3 use is complimentary to the leisure function however an alternative use for retail (A1) or financial/professional services (A2) would not be appropriate in this location. As such, a condition is required to restrict the use of the unit to A3 only in accordance with Policy R8. Subject to condition, the proposal is considered to enhance and compliment the wider leisure use and would not result in significant harm on the district or local centres.

8.9 **Protection of Playing Fields, Land and Buildings Used for Leisure, Sport Recreation and Play**

8.9.1 Policy CF1 sets out that redevelopment of buildings used in recreation area shall only be permitted where the building is surplus to requirements. In this specific instance, the buildings have been underused and derelict for a number of years which has lead to the buildings decaying significantly. It is considered that the buildings have been surplus to requirements, but they now represent an ideal opportunity to increase onsite facilities for persons to enjoy Tredegar Park and any loss of recreation space would be minimal with the loss significantly outweighed by the clear benefits of the scheme. It is considered the proposal is acceptable in accordance with Policy CF1.

8.10 **Impact on Waste and Recycling**

8.10.1 Policy W3 seeks to ensure the site is served by suitable waste and recycling storage and collection. As the proposal is a commercial development, a private waste collection agreement is required.

8.10.2 A waste and recycling storage area is annotated on the proposed ground floor layout drawing which shows this being located between the southern elevation of the host building and the A48. To ensure the siting of the bin store does not adversely impact the wider character and appearance of the area, it is considered necessary to ensure that the proposed hedgerow along the southern boundary is allowed to grow up to 2m in height and retained as such for the duration of the use to provide adequate screening.

8.10.3 Subject to condition, the waste and recycling storage area is considered to accord with Policy W3.

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 proposal would represent as an enhancement to the area in accordance with national and local policies.

11. DECISION

Granted with conditions:

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

- Tree Retention & Removal Plan (Drawing ref: 2411 Rev C)
- Tree Planting Plan – 1/4 (Drawing ref: 2412 Rev C)
- Tree Planting Plan – 2/4 (Drawing ref: 2413 Rev C)
- Tree Planting Plan – 2/4 (Drawing ref: 2414 Rev C)
- Tree Planting Plan – 4/4 (Drawing ref: 2415 Rev C)
- Proposed Stage Details 4121 GA_035
- Proposed Elevations_02 4121 GA_021 A
- PROPOSED ELEVATIONS_01 4121 GA_020 A
- Flood Consequences Assessment
- Tredegar Park Lodge Tree Report
- Tredegar Park Lodge Tree Plan
- Preliminary Ecological Appraisal
- Location Plan_1250
- BAT SURVEY REPORT

- 241105_Amey_Car Park Assessment
- 4121-EX_025-Existing Sections
- 4121-EX_022-Existing Elevations 02
- 4121-EX_020-Existing Elevations 01
- 4121_GA_026_Proposed Sections_02
- 4121_GA_025_Proposed Sections_01
- 4121_GA_016_Proposed First Floor Plan
- 4121_GA_015_Proposed Ground Floor Plan
- 4121_GA_010_Proposed Site Plan
- 4121_EX_017-Existing Roof Plans
- 4121_EX_016-Existing First Floor Plan
- 4121_EX_015-Existing Ground Floor Plans
- 4121_EX_010-Existing Site Plan

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 Except for site clearance and remediation No development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

REASON: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport in accordance with Policy T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 The development hereby approved shall be carried out in full accordance with the flood resilience measures as set out within Section 5.4 of the Flood Consequences Assessment by JBA Consulting – February 2025.

REASON: To ensure that flood resilience measures are incorporated into the site in accordance with Technical Advice Note 15 – Development, Flooding and Coastal Erosion.

04 The development shall be carried out in full accordance with the recommendations and enhancements as set out in Section 10 of the Bat Survey Report by Just Mammals Limited.

REASON: To provide adequate protections for any protected species and to provide biodiversity enhancements in accordance with Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

05 Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required for a scheme of hard and soft landscaping for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme, and the approved tree planting plans as set out in Condition 01, 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.

06 No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces (including doors, windows, tiles, rainwater goods and external elevations) have been submitted to and approved in writing by the Local Planning Authority along with an accompanying repairs statement. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

07 The use of the site as shown on the Site Location Plan dated 24.02.2025 shall be limited to A3 use as described in the Town and Country Planning (Use Classes) Order 1987 as amended and for no other use without the express written consent of the Local Planning Authority.

REASON: In the interests of Policy R8 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP9, SP18, GP2, GP4, GP5, GP6, GP7, CE1, CE4, T4, R8, CF1 and W3 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 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.

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.

04 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 pre-clearance survey shows no breeding birds to be present, nesting or commencing nesting within the vegetation to be affected.

05 Caution should be exercised due to the possibility of encountering bat roosts unexpectedly during development work. In the event that a bat roost is found, work on the structure should cease immediately whilst advice is sought from the Countryside Council for Wales on 02920 772400.

06 Where there is a risk that bat roosts may be present, it is incumbent upon the owner to commission a specialist bat survey to identify bat roosts before instructing tree surgery to commence. Failure to do so and in the event of disturbing a roost site and upon conviction is an offence. Maximum penalties for committing offences relating to bats or their roosts can amount to imprisonment for a term not exceeding six months or fines of up to Level 5 on the

standard scale under the Criminal Justice Act 1982/1991 (i.e. £5000 in April 2001) per roost or bat disturbed or killed, or to both.

Bats in buildings note.

07 The applicant and agents are informed that Listed Building Consent is required prior to the commencement of development/works in accordance with Section 88 of the Historic Environment (Wales) Act 2023.