
Re: 25/0493 - 28 Haisbro Avenue

[REDACTED]
Date Tue 05/08/2025 09:23

To Philip Harris [REDACTED]

We are submitting this statement in support of a planning application for the proposed use of 28 Haisbro Avenue as a solo occupancy residential care home for one individual with learning disabilities and autism spectrum conditions.

Nature of Use

The property will operate as a solo placement residential care home, offering individualised, person-centred support in a safe, nurturing, and community-based environment. The home is intended to promote the independence, dignity, and well-being of the individual in a setting that reflects the structure of a typical family home.

Occupancy

- The home will accommodate one resident only, in line with a highly personalised care model.
- The individual placed will be carefully assessed to ensure suitability for this type of environment and community.

Staffing and Operation

- The service will be supported by a small team of experienced care staff.
- Staffing Levels: A minimum of two staff will be present during the day, with one waking night staff overnight, and a registered manager on-call.
- Management: A Registered Manager will oversee the home and attend the site on an ad hoc basis.
- Work Patterns: Staff will work on a 24-hour shift rota to ensure seamless, 24/7 support for the resident.

Parking and Impact on Local Area

- There is one off-street parking space available on the driveway.
- Staff have been instructed to avoid parking directly outside the property where possible for safeguarding and privacy reasons.
- Car sharing is encouraged among staff, and the low number of staff on shift at any one time ensures a minimal impact on local parking and traffic.
- Given the nature of the home, we do not anticipate any significant increase in comings and goings compared to a typical family household.

Community Impact and Appearance

- There will be no external alterations to the property as part of this proposal.

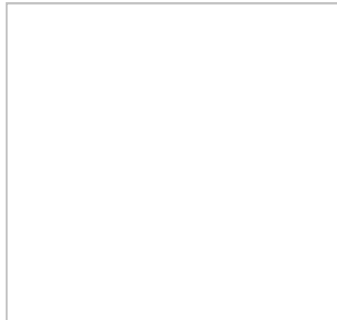
- The home will be maintained in keeping with the character of the surrounding residential area.
- There will be no signage or commercial features to indicate that the property is operating as a care home.
- The service will not generate excessive noise, disturbance, or disruption, and is designed to integrate seamlessly into the local community.

Summary

We believe this proposal represents a positive and low-impact use of the property, providing vital support to a vulnerable individual in a safe and inclusive setting. The home will be fully compliant with all relevant care standards, with experienced staffing and responsible management in place to ensure high-quality care and minimal disruption to the neighbourhood.

Should the planning department require any further information or clarification, we would be pleased to provide additional detail.


Responsible Individual & Director
Enfys Care Limited



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From: Philip Harris 
Sent: 05 August 2025 08:58
To: 

Subject: Fw: 25/0493 - 28 Haisbro Avenue

Daniel,
Please see below received from planning.

Thanks
Philip Harris

From: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Sent: 05 August 2025 08:56
To: Philip Harris 
Subject: 25/0493 - 28 Haisbro Avenue

Dear Mr Harris,

I am the case officer for the above application. I am unable to progress the application favourably on the basis of the information accompanying it and would request that you submit further information. This should include a supporting statement regarding the proposed use such as the way in which the use will operate, staff/resident numbers, staff work patterns, details of care provided.

Please can you submit the above along with any other supporting information that you wish to be considered **within 14 days**.

Alternatively, if you do not intend to submit the information, please can you advise.

Regards

Vicky Quinn

Senior Planning Officer / Uwch Swyddog Cynllunio

Regeneration, Investment and Housing / Adfywio, Buddsoddi a Thai

Newport City Council / Cyngor Casnewydd

Tel: 01633 210107

(If I am unable to take a phone call from you please contact me by return of email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams is mutually agreed).

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