

Delegated Decision Report

Application No:	25/0585	Statutory Period Expires:	2nd October 2025
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Site:	52 - 54 Clarence Place Newport South Wales NP19 0AH		
Proposal:	CHANGE OF USE FROM 12 BED HMO TO 12 BED HOSTEL INCLUDING SUPPORT ROOM AND OFFICE(RETROSPECTIVE)_		
Applicant:	A Gregory		
Type:	Full	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was refused in May 2025 for the change of use to hostel including changes to layout to provide additional bedrooms and training/support facilities. The application was refused for the following reasons:

01 The proposal will have a significant adverse effect on interests of acknowledged importance, namely safety and residential amenity by reason of flooding and the presence of ground floor bedrooms with no provision of acceptable first floor refuge for residents and their personal possessions. No information has been submitted that mitigates this objection, contrary to policy SP3 and GP2 of the Newport Local Development Plan 2011-2026 (Adopted January 2015) and Technical Advice Note 15: Development, Flooding and Coastal Erosion (March 2025).

02 The proposal will have a significant adverse effect on interests of acknowledged importance, namely residential amenity by reason of intensification of residential use, lack of outdoor amenity space that is suitable for anything other than refuse storage, lack of outlook in the case of one bedroom and noise impact. The proposals would provide a poor standard of amenity for future occupants and are contrary to Policies GP2 and GP7 of the Newport Local Development Plan 2011-2026 (Adopted January 2015). No information has been provided to mitigate this objection.

03 The proposal will have a significant adverse effect on interests of acknowledged importance, namely design, by reason of unsympathetic and poor-quality external alterations to the frontage in a prominent location. They are contrary to Policy GP6 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

- 1.2 This application is for a similar proposal and seeks to overcome the reasons for refusal.
- 1.3 The application is retrospective with the use understood to have commenced over a year ago.

2. SITE LOCATION AND CONTEXT

- 2.1 The building is a large three storey terrace property located on Clarence Place, one of the main thoroughfares leading into the City Centre and is situated on a junction of Corporation Road and Chepstow Road. It is located within a local centre.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposals seek a change of use to hostel including changes to layout to provide additional bedrooms and a training/support/meeting room at ground floor. No external changes are proposed to the building.
- 3.2 The floor plans show access from Clarence Place to the property with a lobby leading to a security office, rehabilitation room, meeting room and staff facilities. To the rear, cycle parking provision and refuse storage is shown, albeit these aspects are not currently in place. The proposed first floor plan shows seven bedrooms, two kitchens and several bathrooms. At second floor level five bedrooms are shown.

- 3.3 The description refers to the change of use from a twelve bed HMO and the existing floor plans reflect this. However, as can be seen below, planning permission was granted for the change of use to a nine bed HMO in 2017 and it is unclear if the use as a 12 bed HMO is lawful. Environmental Health officers advise that the property is licensed for 11 households consisting of no more than 16 individuals.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
17/0354	CHANGE OF USE OF FIRST AND SECOND FLOORS TO 14NO. BED HOUSE IN MULTIPLE OCCUPATION	REFUSED	15/06/2017
17/0840	CHANGE OF USE OF FIRST AND SECOND FLOORS TO 9NO. BED HOUSE IN MULTIPLE OCCUPATION	GRANTED WITH CONDITIONS	26/10/2017
25/0013	CHANGE OF USE TO HOSTEL, INCLUDING CHANGES OF LAYOUT TO PROVIDE ADDITIONAL BEDROOMS AND A TRAINING/SUPPORT/MEETING ROOM	REFUSED	29/05/2025

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 8 – Flooding

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 15 DEVELOPMENT, FLOODING AND COASTAL EROSION

8.1 - The TAN reflects the core principles of the National Strategy for Flood and Coastal Erosion Risk Management in Wales,⁹ to adopt a risk-based approach in respect of development in areas at risk of flooding and coastal erosion.

10.24 - In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8, where they are not satisfied, planning permission should be refused. In these zones, Planning Authorities should seek all opportunities to provide enhanced flood protection for existing communities at risk.

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP3 Flood Risk ensures development is directed away from flood risk areas.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 'General Development principles – highways and accessibility' states that development proposals should make adequate provision for car parking and ensure that development would not be detrimental to highway or pedestrian safety.

Policy GP7 Environment Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health because of land contamination, dust, instability or subsidence, air, heat, noise or light pollution, flooding, water pollution, or any other identified risk to environment, local amenity or public health and safety.

Policy T4 Parking states that development will be expected to provide appropriate levels of parking.

Policy W3 Provision for Waste Management Facilities in Development states that where appropriate, facilities for waste management will be sought on all new development.

Relevant Supplementary Planning Guidance

Parking Standards SPG (adopted August 2015).

Waste Storage and Collection SPG (adopted January 2020)

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: **We have concerns with the application as submitted. However, we are satisfied these concerns can be overcome if the document identified is included in the approved plans condition on the decision notice.**

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes highly vulnerable development (residential). The Flood Map for Planning identifies the application site to be at risk of flooding and is within Flood Zone 2 and 3 (Sea) and the TAN 15 Defended Zone.

We refer you to Section 10 of Technical Advice Note (TAN) 15: Development, flooding and coastal erosion (2025) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority (LLFA).

We have reviewed the FCA by KRS Enviro (March 2025), reference KRS.0844.001.R.001.D. Our advice to you is the FCA does not demonstrate the potential risks and consequences of flooding are manageable for the reasons explained below. However, recognising the nature of the proposed development; the highly vulnerable use already exists and the plans show the hostel bedrooms are located on the upper floors only, as such the status quo is maintained, we would advise the Ground Floor/Site Plan by Trewent Designs Ltd, dwg no. - 2093-60 be included in the list of approved plans on the decision notice to secure the proposed layout of the hostel.

The FCA confirms the site is relatively flat with a minimum ground level of 7.43 metres (m) above ordnance datum (AOD). The FCA confirms the finished floor level (FFL) will remain as existing.

The FCA states the site would be flood free during the defended 1 in 200 year (0.5%) to 2096 event, and it is only when climate change is applied to 2125 the site will be inundated with flood waters in the extreme events.

The following flood levels are provided within the FCA for the defended flood events and the flood depths are based on the above ground level:

Frequency Thresholds (Figure 5 of TAN 15)

- During the 0.5% (1 in 200 year) plus climate change (to 2125) tidal flood event, the predicted flood level is 8.38m AOD. During this flood event, the site is predicted to flood to a maximum depth of 0.95m, at a maximum velocity of velocity 0.5 m/second (s). This does not comply with Figure 5 of TAN 15. This results in a Danger for most – includes the general public flood hazard rating;

Tolerable Condition (Figure 6 of TAN 15)

- During the 0.1% (1 in 1000 year) plus climate change (to 2125) tidal flood event, the predicted flood level is 9.65m AOD. During this flood event, the site is predicted to flood to a maximum depth of 2.22m, at a maximum velocity of 0.68 m/s. This exceeds the tolerable conditions in Figure 6 of TAN 15. This results in a Danger for all – includes the emergency services flood hazard rating.

The FCA has provided a ground level, rather than a FFL. We advise comparing the predicted flood levels with the FFL of the building may reduce the predicted flood depths. However, given the above predicted flood levels for the site, we consider it remains unlikely the development would comply with TAN 15 if FFLs are used. If you choose to request this information from the applicant, we would be happy to provide further advice

Flood Risk Elsewhere

The FCA confirms the building is existing and no land raising will occur within the site. Therefore, the proposed development will not impede the movement of floodwater across the site or have a detriment to the flood storage capacity of the site. The overall direction of the movement of water will be maintained within the developed site and surrounding areas. There will be no increase in the flood water levels due to the proposed development.

We are satisfied there is no impact on flooding elsewhere in terms of displacement of flood storage or flood flow routes.

Flood Avoidance, Mitigation, and Resilience Measures

The FCA proposes the management of flood risk by advising occupants sign up to receive flood warnings from us; the production of a Flood Plan; flood resistance and resilience measures be incorporated into the design of the development; a Flood Warning and Evacuation Plan be developed; access and egress routes, including emergency access can be maintained for vehicles and/or foot via Clarence Place to the east and then along Caerleon Road to the northwest.

The FCA confirms the mechanism for flooding is tidal which should afford time for flood warnings to be issued. It is suggested a minimum of two days forewarning may be available to assist occupants of the development.

Paragraph 13.2 of TAN 15 notes 'Any development in Zones 2 and 3 and the TAN 15 Defended Zones must have resilience to flood built-in at site and property level.' You must be satisfied any flood resilience measures proposed as part of the development are appropriate so it remains flood-free and safe over its lifetime. Please note, we are only able to advise on how certain resilience measures, such as changes to site layouts or finished floor levels, will affect the risk of flooding. Advice on measures aimed to manage surface water at the site level should be sought from your Lead Local Flood Authority. A combination of resilience and resistance measures may be necessary depending on the flood risk to the site.

For advice on other flood resilience measures, for example, those aimed at minimising the amount of water that can enter a property, or resistance measures that can help limit the impact of flooding can be sought from the Construction Industry Research and Information Association (CIRIA), including the Code of Practice and Guidance for Property. The Association of British Insurers have more information about flooding and insurance.

Conclusion

The application site is predicted to experience flooding and does not comply with all the requirements of TAN 15, particularly for the development to be designed flood free in the 0.5% (1 in 200 year) plus climate change to 2125 tidal flood event (Figure 5 requirement).

However, recognising the nature of the proposed development; the highly vulnerable use already exists and the plans show the hostel bedrooms are located on the upper floors only, as such the status quo is maintained, we would advise the Ground Floor/Site Plan by Trewent Designs Ltd, dwg no. - 2093-60 be included in the list of approved plans on the

decision notice, to secure the proposed layout of the hostel.

- 6.2 Dwr Cymru – Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system. Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- 6.3 Local Highways Authority:
Highway recommendation:
No objection subject to conditions.
Highway Comments:
It appears that the site has consent for a 9/12bed HMO and is to be permitted for hostel use.
There is some confusion about rooms numbers, but the proposed use would not be likely to generate significant parking demand anyway.
Cycle parking is proposed but there is no detail, and it should already be present for a HMO. This should be secured by way of condition.
Based on an extant consent for HMO use we would not anticipate any impact and raise no objections, subject to the following condition.
Suggested Conditions:
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.

- 6.4 Principal Heritage officer: This application relates to two, interconnected and un-listed buildings located within a non-conservation area location.

Therefore, this is a question of Setting impact upon listed assets located nearby:

- War Memorial (Cadw reference: 26240)
- Former Odeon Cinema (Cadw reference: 21460)
- Listed buildings to the southern side of Clarence Place (Including nos. 20-34 and The Old Arts College).

As a non-dwellinghouse, the address does not benefit from 'permitted development rights' for external alterations. However, as indicated within the DAS, I note that none are proposed: *"Existing brickwork and fascia fenestration retained."*

As such, these works will result in zero impact upon the setting of the abovementioned

listed assets.

6.5 Senior Scientific officer: No response.

6.6 Environmental Health: I confirm I have no objection regarding the proposals for change of use from 12 bed HMO to 12 bed hostel including support room and office. Thank you for the opportunity to comment on the proposed change of use from a 12-bed House in Multiple Occupation (HMO) to a 12-bed hostel, which includes a support room and office. From an Environmental Health perspective, I would like to raise the following points for consideration:

Fire Safety Responsibilities

The proposed change of use may alter the fire safety obligations under the Regulatory Reform (Fire Safety) Order 2005. The designated responsible person (typically the owner or manager) must ensure a suitable fire risk assessment is carried out and that appropriate fire precautions are implemented.

Key considerations include:

- Adequate fire detection and alarm systems.
- Emergency lighting provisions.
- Fire doors and protected escape routes.
- Staff training and evacuation procedures.

If the hostel is intended to accommodate vulnerable individuals or those requiring support, enhanced fire safety measures may be necessary.

6.7 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.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 20th August 2025, Site Notice was put up on 29th August 2025.

7.1 NEIGHBOURS: 3no objections received with comments summarised below:

- I object to the application. The noise is unbearable at night. The whole area was sealed off by police because one had a petrol bomb in his room.
- There is a great deal of noise and disturbance from the property and allowing the hostel will make matters worse.
- There is always fighting in the property and people shouting and causing trouble.
- One of them tried to open my window and was fighting at the bus stop.

8. ASSESSMENT

8.1 Principle of Development:

The proposal is for an existing building that is located within the urban boundary and within a sustainable location and on a main bus route into the City Centre. It is therefore considered to be compliant with Policy SP1 (Sustainability) of the NLDP 2011-2026 (adopted January 2015). The principle of a residential type development could be acceptable, subject to all other material considerations being satisfactorily addressed. The site is located within a flood risk area and the proposals have been revised following the previous refusal and no longer include the introduction of a highly vulnerable residential use at ground floor level. Instead the ground floor will be used for office space and supporting facilities such as a rehabilitation room. The main considerations include impact on character, neighbouring amenity, future amenity of occupiers, highway safety and parking, flood risk and waste/refuse.

8.2 The application is for a hostel use with ancillary staff facilities, security office and rehabilitation room. No ground floor bedrooms are proposed. The existing/previous use is stated to be as a HMO with vacant commercial use at ground floor. As can be seen from the planning history above, planning permission was granted in 2017 for the use of the upper floors as a 9 bed HMO and the Council's records show it registered as a HMO with the Licensing team which would indicate the planning permission has been implemented although this can only be confirmed via an LDC application.

- 8.3 The supporting information states that ground floor entry is via a security front door from the street accessed via the 24-hour security office from where foot traffic is monitored and controlled. All of the bedrooms are said to be sound proofed although no details of this have been provided. There are 2 communal kitchens, laundry facility, four showers/ wc's. In terms of management and security it is stated that there is 24/7 on-site security / resident assistance, CCTV in communal areas and regular liaison with Newport Council and emergency services. There is a zero drug and alcohol tolerance policy for all residents.
- 8.4 In terms of occupancy, the supporting information states that the accommodation will be for short term occupancy. The length of time that occupants will be resident at the accommodation will vary, however the Council is developing a number of workstreams to move clients on from temporary accommodation of this nature more quickly. This application forms part of one of those workstreams. The facility will be used to house and support single homeless clients with no intention to house families.
- 8.5 The site is located within a local centre. Policy R9 is relevant. However, as the fall-back use of the ground floor of the property is an A3 use and not retail, the proposed use would not be contrary to the Council's retail planning policies as it would not result in the loss of A1 retail uses. The policy also aims to ensure that there are no adverse effects on highway interests and in terms of residential amenity or the general character of the area. These matters are discussed further below.
- 8.6 **Visual Amenity;**
- Given that no external changes are proposed there will be no adverse impact in terms of visual amenity,
- 8.7 **Residential Amenity:**
- Policy GP2 requires development not to have a significant adverse effect on local amenity, not be detrimental to visual amenities of nearby occupiers or the character or appearance of the surrounding area and to provide adequate amenity for future occupiers.
- 8.8 In terms of amenity for the occupants of the hostel the room sizes vary with some being more spacious than others, but it is worth noting that all of the rooms would exceed the Council's Licensing requirements relating to HMOs (there are no specific standards for hostels). All bedrooms would be served by windows having varying degrees of outlook. There are large kitchens and multiple bathrooms/shower rooms and the proposals are considered to provide a basic but adequate standard of amenity for the occupiers on a short term basis. There is limited external space provided on site that would directly serve occupiers, however there is a small outside area at the rear which can be used for storage of refuse and cycle storage. This area is not suitable for sitting out or drying of clothes but the applicant has advised that due to security reasons they wish to reduce opportunities for resident interaction albeit there are communal kitchens, bathrooms and hallways. Each room contains a fridge to enable residents to have their own food storage. The operational requirements are a material consideration and whilst the LPA would ordinarily seek to ensure that living accommodation is served by suitable amenity space, in this instance it may not be appropriate. It was previously noted that there was very limited supporting information accompanying the application and it was unclear how long residents would stay at the premises. As noted above, information relating to this has been provided with this application and it has been confirmed that occupants will generally be at the hostel for a period of months and there will be no families occupying any of the rooms.
- 8.9 Turning to potential impact on neighbouring amenity, the area has a mixed character with commercial uses at ground floor and residential uses at upper floor level common. There is no dispute that such accommodation is a valuable part of the housing provision as makes rooms available for short term periods whilst longer term accommodation is found. However, hostel accommodation such as this can result in transient residents and a potential adverse impact to social cohesion. Hostels can give rise to perceived impacts and fear of anti social behaviour and similar negative impacts on residential amenity. Suitable management of the accommodation is vital to help ensure this impact is limited. As noted

above, it has been confirmed that the hostel will have 24 hour security, there is CCTV and access is via a security door. There will be support staff present during the day with an element of support such as drug rehabilitation and there is a zero drug and alcohol policy. Objections have been raised by neighbouring residents referring to anti-social behaviour that may be linked to the existing HMO use. It is worthwhile noting that an assessment of the number of existing HMOs in the area has been undertaken in accordance with the Council's HMO SPG (excluding the application properties) and this equates to 2 out of 17 properties within a 50m radius, or just under 12%. As such, there is not an exceedance of the threshold allowance for HMOs. Whilst the change of use to a hostel does not necessitate such an assessment as it specifically relates to HMOs, it is nonetheless useful in terms of examining the character of the area.

- 8.10 The proposed hostel use will have a management aspect with 24 hour security unlike a HMO. Tenants will be housed there by the Council's Housing team and there is likely to be greater accountability as a result although the planning permission runs with the land so the connection to the Council in terms of placing residents cannot be guaranteed. Having regard to the existing use and the supporting information accompanying the application it is considered that there would not be an adverse impact on neighbouring amenity or the character of the area as a result of the proposed use.

8.111 Movement:

The property does not benefit from any off-street parking provision and there is no scope to provide any given the terraced nature and very limited outside space. The On the basis of the existing HMO use the Council's Highways officer has advised that the proposed use would not be likely to generate significant parking demand.

- 8.12 The site is located within parking zone 2 and the Council's Parking SPG requires 1 space per resident staff and 1 space per 3 non-resident staff, with no parking required for visitors. The staffing levels are unknown, although no staff sleeping accommodation is indicated and on the basis of the Parking SPG there is clearly a lesser parking demand accepted for hostels compared with HMOs. This is likely to be due to the nature of the people accommodated within the hostel, generally on a lower income and less likely to have a private motor vehicle. Furthermore, the site is located within a highly sustainable area within the Clarence Place Local Centre and within walking distance of the city centre. It is on a main bus route and within walking distance of the train station. Whilst there is a shortcoming in terms of staffing information, there is a multi-storey car park within a short walking distance of the site that would accommodate staff parking. Having regard to the fall-back use as a large HMO, the highly sustainable nature of the site, provision of public parking within walking distance of the site and the nature of the proposed accommodation which is likely to house people who do not own a private vehicle, the proposals are not considered to result in a demonstrably adverse impact in terms of parking.

- 8.13 It is acknowledged that the Highways Officer also raises concern with regard to the bicycle storage area proposed and whether it can be accessed from the rear lane. A site visit has identified that even with a car parked in the lane it would still be possible to get a bicycle past. Bicycle storage to the rear of terrace properties is common and given that the property does not have a front garden it would not be feasible to provide cycle storage here. Given the characteristics of some sites, it is not possible to strictly accord with the SPG requirements. In this case, it is considered that a secure store at the rear of the property offers safe and suitable storage for cycles to the benefit of the future occupiers of the property and can be secured by condition.

8.14 Air Quality/ Soundscape:

The property is located within an air quality management area (AQMA). However, having regard to the hostel nature of the proposed accommodation with occupants less likely to own a private vehicle, the proposals are not considered to result in a worsening in terms of air quality over and above the current use of the premises.

- 8.15 Being adjacent to a busy thoroughfare there is potential for occupants to be impacted by road noise. The application is not accompanied by a noise assessment. However, having

regard to the existing HMO use, the temporary nature of the accommodation and the removal of ground floor bedrooms which were likely to experience increased noise levels the proposals are considered to be acceptable in this regard.

8.16 **Flooding:**

The planning application proposes highly vulnerable development, change of use of existing HMO to a 12 bed hostel, with each room constituting the primary residence of the occupier. NRW Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 2 and 3 – Sea defended. Whilst the application is accompanied by an FCA NRW advise that it does not demonstrate the potential risks and consequences of flooding are manageable and the following flood levels are provided within the FCA for the defended flood events and the flood depths are based on the above ground level:

Frequency Thresholds (Figure 5 of TAN 15)

- During the 0.5% (1 in 200 year) plus climate change (to 2125) tidal flood event, the predicted flood level is 8.38m AOD. During this flood event, the site is predicted to flood to a maximum depth of 0.95m, at a maximum velocity of velocity 0.5 m/second (s). This does not comply with Figure 5 of TAN 15. This results in a Danger for most – includes the general public flood hazard rating;

Tolerable Condition (Figure 6 of TAN 15)

- During the 0.1% (1 in 1000 year) plus climate change (to 2125) tidal flood event, the predicted flood level is 9.65m AOD. During this flood event, the site is predicted to flood to a maximum depth of 2.22m, at a maximum velocity of 0.68 m/s. This exceeds the tolerable conditions in Figure 6 of TAN 15. This results in a Danger for all – includes the emergency services flood hazard rating.

- 8.17 The FCA has provided a ground level, rather than a FFL. NRW advise comparing the predicted flood levels with the FFL of the building may reduce the predicted flood depths. However, given the above predicted flood levels for the site, NRW consider it remains unlikely the development would comply with TAN 15 if FFLs are used.

- 8.18 Notwithstanding the above, NRW advise that given that recognising the nature of the proposed development; the highly vulnerable use already exists, and the plans show the hostel bedrooms are located on the upper floors, they offer no objections subject to the layout of the hostel being secured by condition. As noted above, the planning history is for use of the property as a nine bed HMO although the existing floor plans show 12 beds and it is unclear what the lawful use is. As a 9 bed HMO the proposals result in an intensification of the residential use of the upper floors (additional 3 bedrooms) and potential for an increased number of people to be contained in the event of flooding. However, the accompanying FCA confirms that the site is one of the last places in the area to flood and remains flood free when other areas close by are flooded and that the level of rise and speed of inundation is low. Flood waters are therefore likely to recede faster than the surrounding areas although the FCA does not contain specific timings. A safe access and egress route is to the east along Chepstow Road and on balance, it is not considered that the proposals would result in a demonstrably worse risk to life from flooding.

8.19 **Biodiversity:**

The proposals do not include any biodiversity enhancement details and whilst there is limited scope for such enhancements given the urban nature of the building, the installation of bird or bat boxes on the building is feasible and a condition requiring this could be imposed if planning permission were forthcoming.

8.20 **Waste:**

A waste and recycling storage area is indicated on the site plan to the rear of the property, whilst no details of how the waste would be managed has been provided, given the staffed nature of the accommodation it is anticipated that this will be managed by support staff and the proposals do not give rise to concerns relating to waste storage.

8.21 **Other Matters**

Whilst it is noted that Dwr Cymru – Welsh Water have requested conditions preventing any additional surface water run off, given that the proposals do not include any development this is not considered warranted.

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 provision of temporary accommodation within the city has significant merit and hostel accommodation can play a valuable part in the provision of temporary housing. The application is accompanied by information relating to occupancy and management and consequently it is considered that it would not result in an adverse impact to the character of the area.

10.2 The proposals will provide rooms for temporary accommodation having an adequate size and outlook and whilst lacking in outdoor amenity space given the operational requirements

of the facility, this is considered to be acceptable in this instance and overall, the proposals are considered to provide an adequate standard of amenity for future occupants.

10.3 The proposals will not result in an increased risk to life from flooding.

10.4 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed ground floor, Proposed first floor, Proposed second floor, Design and access statement by Copper Kite and emails from Jonathan Keen and Andrew Gregory of 16th September 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.

Pre- commencement conditions

02 Within three months of the date of this decision, 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.

03 Within three months of the date of this decision, full details of secure cycle storage and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage 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 sustainability in accordance with policy SP1 of the Newport Local Development Plan 2011-2026.

General conditions

04 The hostel hereby approved shall contain no more than 12 bedrooms with one occupant per bedroom and there shall be no use of the ground floor for bedrooms at any time. No rooms shall be subdivided at any time.

Reason: In the interests of residential amenity and flood risk in accordance with Policies SP3 and GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

05 The hostel use hereby approved shall be managed in accordance with the management and maintenance measures as set out within the approved Design and Access Statement by Copper Kite and emails from Jonathan Keen and Andrew Gregory of 16th September 2025 and the hostel shall have 24 hour manned security.

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 GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

06 The building shall be occupied as a hostel only and shall not be occupied by any individual for a continuous period exceeding 365 days. For the purpose of this condition, a break in continuous occupation shall be 183 days. A register of residents (to include names and date of births) shall be kept at all times and made available for inspection by an officer of the Local Planning Authority Council upon request.

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 GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed ground floor, Proposed first floor, Proposed second floor, Existing ground floor, Existing first floor, Existing second floor, site location plan, supporting email 12/8/25, FCA March 2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP7, T4 and W3 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.

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.

A large diameter brick egg sewer is located on the main road adjacent to the development site and we would not permit a new direct connection to this sewer as this is a strategic asset. We assume the applicant is to utilize existing private drainage to communicate foul only flows from the development, however should a new direct connection to the public sewer be required, we request the applicant to contact us to establish a suitable connection point prior to the determination of this application.