

Delegated Decision Report

Application No:	26/0027	Statutory Expires:	Period	10th March 2026
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Site:	Civic Centre Godfrey Road Newport South Wales NP20 4UR		
Proposal:	INSTALLATION OF 69NO. 500-WATT PV PANELS, 1NO. 25KW INVERTER, 69NO. OPTIMISERS AND ACCOMPANYING ELECTRICAL DISTRIBUTION SYSTEM		
Applicant:	D Cooke		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The application is accompanied by a separate application for Listed Building Consent (Ref: 25/1017).

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is located within the settlement boundary as defined by the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The site is not subject to any Proposals on the LDP Proposals Map or any Constraints on the LDP Constraints Map. The Shrubbery Conservation Area is located to the south west of the application site, from which the Civic Centre is visible.
- 2.2 The Newport Civic Centre is Grade II* listed, designated ‘...as a well-designed and well-preserved major civic building, designed by a prominent early C20 architect, with a scheme of C20 municipal decoration comparable in Wales only to the murals of Frank Brangwyn at Swansea Guildhall.’

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks full planning permission for the installation of sixty-nine photovoltaic panels, together with associated optimisers, a 25kW inverter and ancillary electrical equipment.
- 3.2 The area impacted by these proposals is the flat roof above Level 4 of the west wing. Following the recent re-roofing of this area (25/0126), the proposals form part of a wider strategy to improve the long-term sustainability of the Civic Centre. The building is currently served by ageing and inefficient gas-fired boilers, and the introduction of on-site renewable energy is intended as a first step towards a more sustainable and lower-carbon energy system, in line with Welsh Government targets for a net-zero public sector.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
25/0481	PARTIAL DISCHARGE OF CONDITION 2 (PARAPET CROSS SECTION) OF 25/0126 LISTED BUILDING CONSENT FOR THE OVERLAYING EXISTING FLAT ROOF COVERINGS WITH DERBIGUM OLIVINE, INTRODUCING TAPERED INSULATION, REPLACEMENT AND BOARDING OVER OF SELECT ROOFLIGHTS, REPLACEMENT OF EXISTING CAT LADDERS FOR NEW AND DRAINAGE IMPROVEMENTS	Approved	02.09.2025
25/0391	PARTIAL DISCHARGE OF CONDITION 5 (DETAILS OF HIGH ROPES AND BOSUN CHAIR FIXINGS) OF 24/0897 PROPOSALS TO REPAIR AND CLEAN NEWPORT CIVIC	Approved	15.07.2025

	TOWER, INCLUDING PIECEMEAL RE POINTING WORKS, RE AFFIXING OF 2NO. DISPLACED STONE PANELS IN CORRECT ALIGNMENT; REMOVAL OF LOOSE/DETACHING STONE AND MORTAR REPAIRS; LOCALISED REPAIRS TO FRACTURED AND SPALLED STONE PANELS AND CLEANING OF MASONRY VIA FACADE GOMMAGE		
25/0259	PARTIAL DISCHARGE OF CONDITION 4 (CLEANING METHOD STATEMENT) OF 24/0897 PROPOSALS TO REPAIR AND CLEAN NEWPORT CIVIC TOWER, INCLUDING PIECEMEAL RE POINTING WORKS, RE AFFIXING OF 2NO. DISPLACED STONE PANELS IN CORRECT ALIGNMENT; REMOVAL OF LOOSE/DETACHING STONE AND MORTAR REPAIRS; LOCALISED REPAIRS TO FRACTURED AND SPALLED STONE PANELS AND CLEANING OF MASONRY VIA FACADE GOMMAGE	Granted	16.05.2025
25/0126	LISTED BUILDING CONSENT FOR THE OVERLAYING EXISTING FLAT ROOF COVERINGS WITH DERBIGUM OLIVINE, INTRODUCING TAPERED INSULATION, REPLACEMENT AND BOARDING OVER OF SELECT ROOFLIGHTS, REPLACEMENT OF EXISTING CAT LADDERS FOR NEW AND DRAINAGE IMPROVEMENTS	Granted with conditions	10.04.2025
25/0043	LISTED BUILDING CONSENT FOR THE REPAIR OF THE GLASS-BLOCK ATRIUM ROOF ABOVE ROOM 425 WEST OF NEWPORT CIVIC CENTRE. CLEAN AND TREAT CORRODING REBAR AND PATCH SPALLED MASONRY. APPLICATION OF A CLEAR POLYURETHANE COATING TO WATERPROOF THE EXTERNAL FACE OF THE ATRIUM ROOF	Granted with conditions	10.04.2025
24/0897	PROPOSALS TO REPAIR AND CLEAN NEWPORT CIVIC TOWER, INCLUDING PIECEMEAL RE POINTING WORKS, RE AFFIXING OF 2NO. DISPLACED STONE PANELS IN CORRECT ALIGNMENT; REMOVAL OF LOOSE/DETACHING STONE AND MORTAR REPAIRS; LOCALISED REPAIRS TO FRACTURED AND SPALLED STONE PANELS AND CLEANING OF MASONRY VIA FACADE GOMMAGE	Granted with conditions	30.01.2025
24/0587	LISTED BUILDING CONSENT FOR MINOR ALTERATIONS AND REPAIRS TO NEWPORT CIVIC CENTRE'S PYRAMID ROOFS OVER ENTRANCES 1,5 AND 6	Granted with conditions	21.08.2024
24/0118	RETROSPECTIVE APPLICATION FOR THE FIXING OF DOOR GEAR AND THE PAINTING OF THE PREVIOUSLY FIXED DOOR GEAR WITH A SATIN BLACK FINISH, TOGETHER	Granted with conditions	25.04.2024

	WITH THE PROVISION OF FINGER GUARDS AT ENTRANCE NO.2 TO CIVIC CENTRE		
22/1172	LISTED BUILDING CONSENT FOR THE CARRYING OUT OF INVESTIGATION WORKS	Granted with conditions	14.04.2023
20/0311	LISTED BUILDING CONSENT FOR WORKS TO THE CLOCK TOWER	Granted with conditions	23.12.2020

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 9 - Resilient Ecological Networks and Green Infrastructure

Policy 17 – Renewable and Low Carbon Energy and Associated 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.

6.1.6 – Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 – Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.10 – There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest, which it possesses.

6.1.16 – Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.

5.3 Technical Advice Note (TAN) 24: Historic Environment

5.4 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011 – 2026)

SP1 (Sustainability)

SP2 (Health)

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

GP1 (General Development Principles – Climate Change)

GP2 (General Development Principles – General Amenity)

GP5 (General Development Principles – Natural Environment)
GP6 (General Development Principles – Quality of Design)
GP7 (General Development Principles – Environmental Protection and Public Health)
CE7 (Conservation Areas)

- 5.6 Consideration has also been given to Welsh Government/CADW document: Managing Change to Listed Buildings in Wales (May 2017).

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

1st Response:

To fully demonstrate the impact of the proposed, please can you provide:

- Longitudinal and lateral sections through the roof and parapet, to clearly demonstrate the form and height of the proposed panels in relation to the parapet height.
- Can you please include details for the supporting frames (which should also be finished in black).
- I see you propose the panels to be the “Eurener MEPV — NEXA Double Glass Bifacial 480-500W” units. However, the supplied specification shows four different types. Do the units with both black-frames and black cells have a precise product code?
- We need to know the proposed locations for the inverter(s) as they are white and have potential to be very visible. Are they to be installed inside the building or outside on the roof?
- Where are the optimisers proposed to be installed?
- If the abovementioned are to be wall-mounted, can they be in a location which is concealed from the key view from Fields Road?
- What is the proposed route for cabling etc for the electrical distribution system? Where and how does it connect with the mains supply?
- We have received comments from the C20 Soc, who recommend that: *“Photographs included within the report show the view of the roof but we would like to see these including the proposed panels, in order to judge their visual impact. We do suggest that the proposed PV panels should be fully reversible should the technology become redundant in the future.”*
- Considering the low potential for visibility from only one location from Fields Road, I do not consider a CGI image to be necessary. I would agree with your HIS, that the panels will be self-ballasted, making them easily reversible. Is the same true for the proposed electrical distribution route(s)?
- I see that you have now made a FULL application. Accordingly, I believe that this LBC will now be assigned to a DM case officer, who can request the necessary extension of time, to ensure both applications are determined simultaneously. In the meantime, can you please address the abovementioned items.

2nd Response:

Proposals

Newport Civic Centre is a Grade II* listed “*striking quasi-Italianate style*” civic building of high architectural and historic significance, which occupies a prominent position within the city. The asset is listed “*...as a well-designed and well-preserved major civic building, designed by a prominent early C20 architect, with a scheme of C20 municipal decoration comparable in Wales only to the murals of Frank Brangwyn at Swansea Guildhall.*”

The area impacted by these proposals is the flat roof above Level 4 of the west wing. Following the recent re-roofing of this area (see LBC 25/0126), further proposals now comprise the installation of sixty-nine photovoltaic panels, together with associated optimisers, a 25kW inverter and ancillary electrical equipment.

As outlined within the HIS which accompanies this report, these proposals form part of a wider strategy to improve the long-term sustainability of the Civic Centre. The building is currently served by ageing and inefficient gas-fired boilers, and the introduction of on-site renewable energy is intended as a first step towards a more sustainable and lower-carbon energy system, in line with Welsh Government targets for a net-zero public sector.

Material Impact

The panels are proposed to be mounted on a self-ballasted system, avoiding any penetration of the historic roof structure and ensuring that the installation is fully reversible. Associated cabling will utilise existing routes where possible and, elsewhere, be wall-mounted using stainless fixings into the jointing of the brickwork only, thus minimising disturbance of historic fabric. The proposed inverter will be similarly affixed to the wall. A satisfactory structural assessment has been undertaken and confirms that the roof can safely accommodate the additional loading (see *Civic Centre Newport L4W Roof PV Loading Assessment*). Material impact will be very low, allowing for straightforward future reversibility.

Visual Impact

In this instance, I would conclude that there is little benefit in CGI mock-up of the proposed as suggested by the C20 Society, due to the very limited nature of the available viewpoints as assessed from walking the site.

Due to the scale of the asset, surrounding topography, and high boundary wall with associated mature tree-line along Fields Road, the only potential viewpoint for the proposed is from the corner of the junction between Clytha Park Road and Fields Road (as identified within the HIA) - and a small number of private properties which surround this point.

Considering that the PV panels are proposed to be set substantially below the parapet height (see dwg CC-DR-A-(**)-01 Rev. P1) and that they (and their fittings) will be formed in dark, non-reflective material, it is considered that their visibility will be low, an impact further mitigated by the limited nature of said available viewpoints.

Conclusion

Overall, I agree with the conclusions of the submitted Heritage Impact Statement. The proposals are proportionate, carefully considered and conservation-led, and they represent a sensitive response to the challenge of introducing renewable energy within a highly significant listed building. The limited heritage impact is, in my view, outweighed by the public and environmental benefits, which in turn help to secure the continued viable use and stewardship of Newport Civic Centre. Subject to the works being carried out in accordance with the submitted details and below conditions, the special architectural and historic interest of the GII* listed asset will be preserved.

Conditions applicable to both Applications

For the avoidance of doubt, all proposed PV panels shall be the *Nexa TOPCon N-type*, with black-finished cells and frame.

Reason: To safeguard the character and appearance of the listed building, in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

For the avoidance of doubt, all supporting frames for the approved PV panels will be *ValkQuattro Solar Ramp for 4 Panels*, finished in black.

Reason: To safeguard the character and appearance of the listed building, in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

For the avoidance of doubt, all components of the self-ballasted mounting system (*ESDEC FlatFix Fusion*) shall be finished in black wherever available.

Reason: To safeguard the character and appearance of the listed building, in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Conditions for the LBC only:

Although 'hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) shall be avoided unless there is absolutely no alternative, should any such hot works be required, they shall not be commenced until such time as a method statement relating to all hot works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

For the avoidance of doubt, all fixings into masonry shall be formed in stainless steel and located into the jointing of the brickwork only.

Reason: To safeguard the character and appearance of the listed building, in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Note

The LBC application may not be determined under my delegated powers, and therefore Cadw will need to be notified. Please also add the following to the conclusion of the LBC report:

This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: Guy Arnall.

6.2 Ecology Officer:

I would not ask for a bat survey in support of this application as that section of the building has already been subject to re-roofing (25/0315), and the installation of the panels and infrastructure are not likely to significantly disturb any bat roosts.

If birds such as gulls are nesting on the flat roof, which I think is unlikely, it is an offence to disturb an active nest while it is in use or being built.

6.3 Landscape Officer: No response received.

6.4 Environmental Health Officer: No response received.

6.5 Senior Scientific Officer: No response received.

6.6 Local Highways Authority:

The proposals are not anticipated to have any highway impact.

6.7 Newport Access Group: No response received.

7. PUBLIC REPRESENTATIONS

7.1 The application was advertised by direct neighbour notification letter, and a site notice was displayed. One letter of objection was received and is summarised as follows:

- An application to install solar panels on a nearby property within a Conservation Area was refused on the basis that it would not preserve the character of the building.
- *'The conservation status of the Civic Centre (Grade 2 Listed) is more onerous, and acceptance of this application would therefore be inconsistent, showing more favourable consideration of an application submitted by the council itself above that of other applicants.'*

7.2 Councillor Matthew Evans was notified of the proposal directly. No response was received.

8. ASSESSMENT

8.1 **Principle of Development:**

8.1.1 The application site is located within the settlement boundary, with the proposal forming works to an existing building.

8.1.2 The building is Grade II* listed and functions as the operational headquarters of Newport City Council.

8.1.3 The application details that a plan to address essential repairs and maintenance across the building has been formulated to ensure it remains suitable for continued use. It is noted that the boilers within the building have been flagged as nearing their end of serviceable lives and given the Welsh Government's target of a net zero public sector by 2030, Newport City Council are looking to move away from a gas-fed heating system and explore green alternatives.

8.1.4 The current application provides an important step towards the aim of achieving net zero by 2030 and it is considered that the general principle of the works proposed is acceptable.

8.2 **Visual Impact:**

8.2.1 The proposed PV panels would be partly visible from areas of the surrounding locality, however they would not be prominent or unsightly given that they would be set substantially below the parapet height and they would, along with their fittings, be formed in dark, non-reflective material. As such, it is considered that their visual impact would be acceptable.

8.3 **Impact on Heritage Assets:**

8.3.1 As noted above, the works proposed would impact a Grade II* listed building. The panels are proposed to be mounted on a self-ballasted system, avoiding any penetration of the historic roof structure and ensuring that the installation is fully reversible. Associated cabling would utilise existing routes where possible and, elsewhere, be wall-mounted using stainless fixings into the jointing of the brickwork only, thus minimising disturbance of historic fabric. The proposed inverter would be similarly affixed to the wall. A satisfactory structural assessment has been undertaken and confirms that the roof can safely accommodate the additional loading. As such, material impact would be very low, allowing for straightforward future reversibility.

8.3.2 In addition to the listed status of the building, the application site it is located approximately 20 metres away from The Shrubbery Conservation Area, from which parts of the solar panels would be visible. Special regard must be given to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that due to the scale of the asset, surrounding topography, and high boundary wall with associated mature tree-line along Fields Road, the only potential viewpoint for the proposed is from the corner of the junction between Clytha Park Road and Fields Road (as identified within the HIA), and a small number of private properties which surround this point.

8.3.3 As noted above, the PV panels are proposed to be set substantially below the parapet height and they would, along with their fittings, be formed in dark, non-reflective material. As such, it is considered that their visibility would be low, with their impact further mitigated by the limited nature of said available viewpoints. As such, it is considered that the proposal would preserve the character and appearance of the Conservation Area and the development is considered to comply with Policy CE7 of the Newport Local Development Plan and Section 160 of the Historic Environment (Wales) Act 2023.

8.3.4 The Council's Principal Heritage Officer has agreed with the conclusions of the submitted Heritage Impact Statement and considers the proposals to be proportionate, carefully considered and conservation-led. In addition, the proposals are considered to represent a sensitive response to the challenge of introducing renewable energy within a highly significant listed building. The limited heritage impact is considered be outweighed by the public and environmental benefits, which in turn help to secure the continued viable use and stewardship of Newport Civic Centre.

8.3.5 Based on the above, it is considered that the proposal would be meet the aims and objections of local and national planning policy in so far as they relate to heritage conservation.

8.4 **Residential Amenity:**

8.4.1 Due to their siting in relation to nearby dwellings, along with their scale and design it is not considered that the proposals would result in harm to residential amenity. The proposal is deemed to be compliant with Policy GP2 (General Amenity) of the Newport Council Local Development Plan 2011 – 2026 (Adopted January 2015).

8.5 **Biodiversity:**

- 8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Furthermore, PPW indicates that a step-wise approach must be taken to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Evidence in the form of a Green Infrastructure Statement should accompany the application to ensure that the step-wise approach has been followed.
- 8.5.2 It is noted that the application has not been accompanied by a Green Infrastructure Statement and biodiversity enhancements have not been provided. Notwithstanding this, it is considered that biodiversity enhancements proportionate to the development proposed could be achieved within the wider site. Consultation has been undertaken with the Council's Ecology Officer and it was noted that as the section of the building on which the PV panels would be sited has recently been subject to re-roofing, the works proposed would not be likely to significantly disturb any bat roosts. In addition, the Ecology Officer has advised that it is unlikely that birds, including gulls, would be nesting on the flat roof. Notwithstanding this, an informative can be added to any grant of approval advising the applicant that it is an offence to disturb an active nest while it is in use or being built.
- 8.5.3 Based on the above, subject to the imposition of a suitably worded condition to secure biodiversity enhancement, it is considered that the proposal would comply with Policy 9 of Future Wales along with Planning Policy Wales (Edition 12) (PPW) in so far as it relates to biodiversity, along with Policy GP5 of the LDP.
- 8.6 **Other Issues:**
- 8.6.1 The objection from a member of the public is acknowledged, however each application is determined on its own merits. In this instance, as explained above, it was considered that the proposal would have an acceptable impact upon the historic assets, including the character and appearance of the building and that of the nearby Conservation Area.

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 application is considered to be in accordance with the Newport Council Local Development Plan 2011 – 2026 (Adopted January 2015) and is therefore recommended to be granted subject to the conditions below.

11. DECISION

GRANTED WITH CONDITIONS

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

Site Location Plan
NPS-DR-B-(50)-003 – Proposed North and East Elevations
NPS-DR-B-(50)-004 – Proposed South and West Elevations
CC-DR-A-01 – Proposed Roof Sections & Plan
CC-DRB-02 – Proposed Roof Plan
Nexa TOPCon N-Type Specifications
Indicative Plan - Electrical Distribution
Details of Self-Ballasted Mounting System
Details of Supporting Frames
Solar Edge Three Phase Inverter Specification

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

02. Notwithstanding the approved plans and for the avoidance of doubt, all proposed PV panels shall be the *Nexa TOPCon N-type*, with black-finished cells and frame.

Reason: To safeguard the character and appearance of the listed building, in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

03. Notwithstanding the approved plans and for the avoidance of doubt, all supporting frames for the approved PV panels will be *ValkQuattro Solar Ramp for 4 Panels*, finished in black.

Reason: To safeguard the character and appearance of the listed building, in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

04. Notwithstanding the approved plans and for the avoidance of doubt, all components of the self-ballasted mounting system (*ESDEC FlatFix Fusion*) shall be finished in black wherever available.

Reason: To safeguard the character and appearance of the listed building, in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

05. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved.
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
06. Within 12 months of the cessation of electricity generation by the solar panels, the panels and all associated works/equipment shall be dismantled and removed from the site and the site restored to its former condition.
Reason: In the interests of visual amenity and to protect the special character of the Listed Building in accordance with Chapter 6 of Planning Policy Wales 12 and The Historic Environment (Wales) Act 2023.

INFORMATIVES

1. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP9, GP1, GP2, GP5, GP6, GP7 and CE7 were relevant to the determination of this application.
2. 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.
3. The applicant is alerted to their responsibilities under the amended Wildlife and Countryside Act 1981 should any nesting birds or their nests, or bats or their roosts be discovered during any construction works.