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NP23 8XA

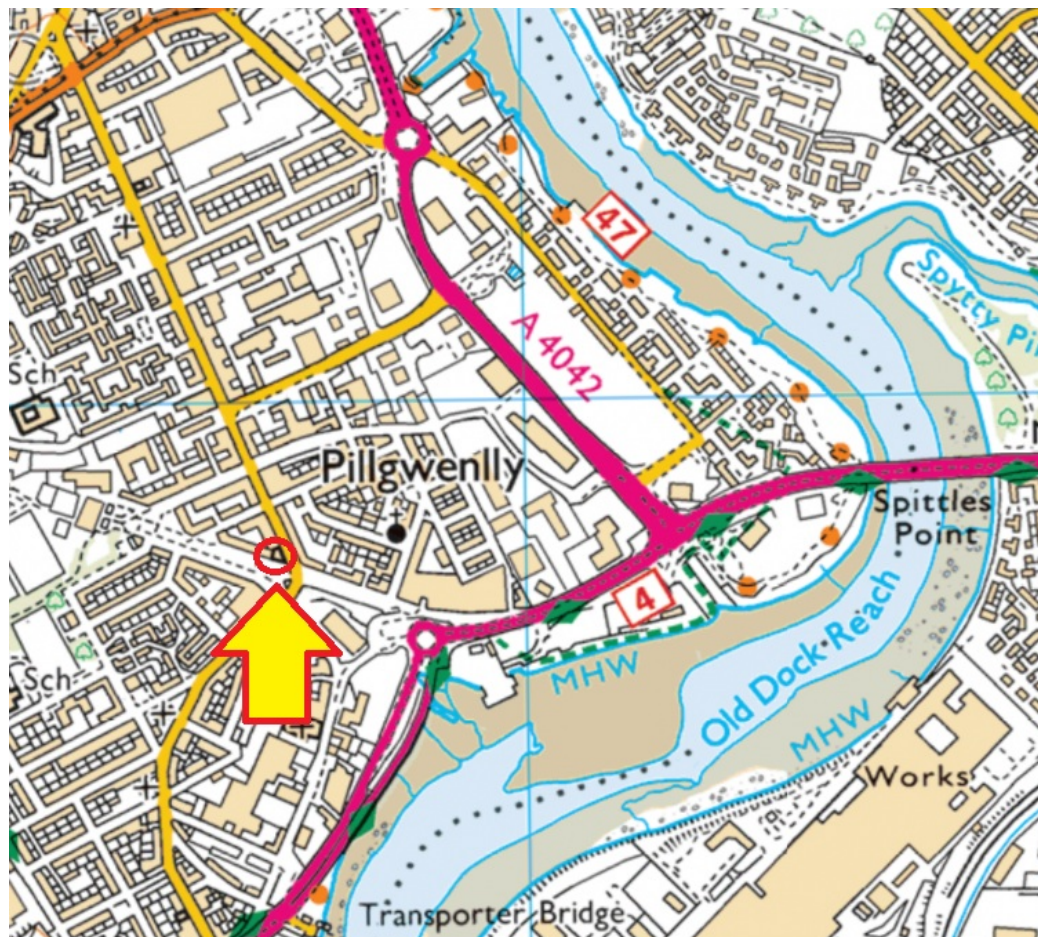
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Project: 25/049

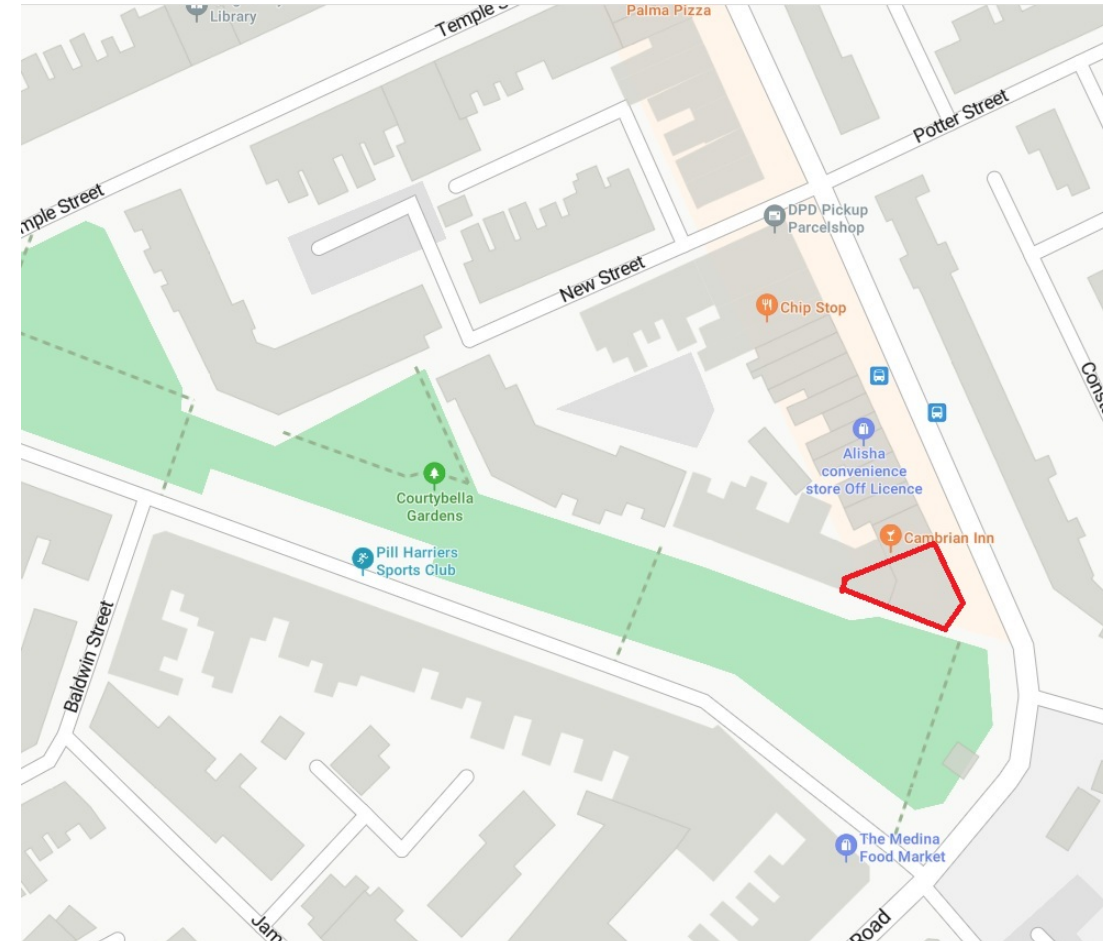
17th October 2025

DESIGN & ACCESS STATEMENT & GREEN INFRASTRUCTURE STATEMENT

**Proposed Change of use from Library (Suri Generis) to Retail (Planning Class A1)
110-111 Commercial Road. Pillgwenlly. Newport. NP20 2GW**



Map 1 – Location Map



Map 2 – Neighbour plan



Photo 1 – Front of property



Photo 2 – Rear of Property

1.0 ASSESSMENT OF CONTEXT

- 1.1 Surrounding:- Mature mixed urban environment, in the Commercial Street, neighbourhood area of Pillgwenlly.
- 1.2 The site is within walking distance of Bus stops, Train Station, Town Centre Shops, Sports centre, Retail Park, and other neighbourhood facilities.
- 1.3 Buildings/ character: Mixed Urban residential and commercial street constructed approximately 1890's. Refer to Map 2 below.

2.0 THE SITE

- 2.1 The ground floor of the property is vacant library which was closed down in August 2024 (See extract from South Wales Argus below)
- 2.2 The upper floors are apartments (not forming part of the application)
- 2.3 To the rear of the site is a public car park

Pill Library closure Newport City Council residents say

22nd August 2024

RESIDENTS are upset by the looming closure of an historic library in the area of Pillgwenlly in Newport.

Currently located on Commercial Road in Pillgwenlly, Newport, Pill Library has been based there since January 2009 and before then, the library sat between terraced houses on Temple Street (circa 1889).

Describing Pill Library as "one of the least used libraries in the city," Newport City Council said they took the decision not to renew the lease of the site on Commercial Road and to shut down the provisions there after consultations were held earlier this year.

In a press release on the council's website, Newport City Council confirmed: "Pill library will close on Wednesday 28 August."

Councillor Pat Drewett, cabinet member for communities and poverty reduction, said: "We recognise that our libraries have to develop to meet the changing needs of our residents.

"While visits to some of our physical libraries are decreasing, use of digital services – such as Borrow Box – are extremely popular and demand is continuing to increase.

"However, we know people still like to visit libraries in the traditional way and we want to attract more users.

EXTRACT FROM SOUTH WALES ARGUS - 22nd August 2024



3.0 THE PROPOSAL
The scheme is for Change of Use from
Library – Suri Generis
To
Class A1 – Retail

4.0 LISTED BUILDINGS
4.1 The building is not listed or in a conservation area.

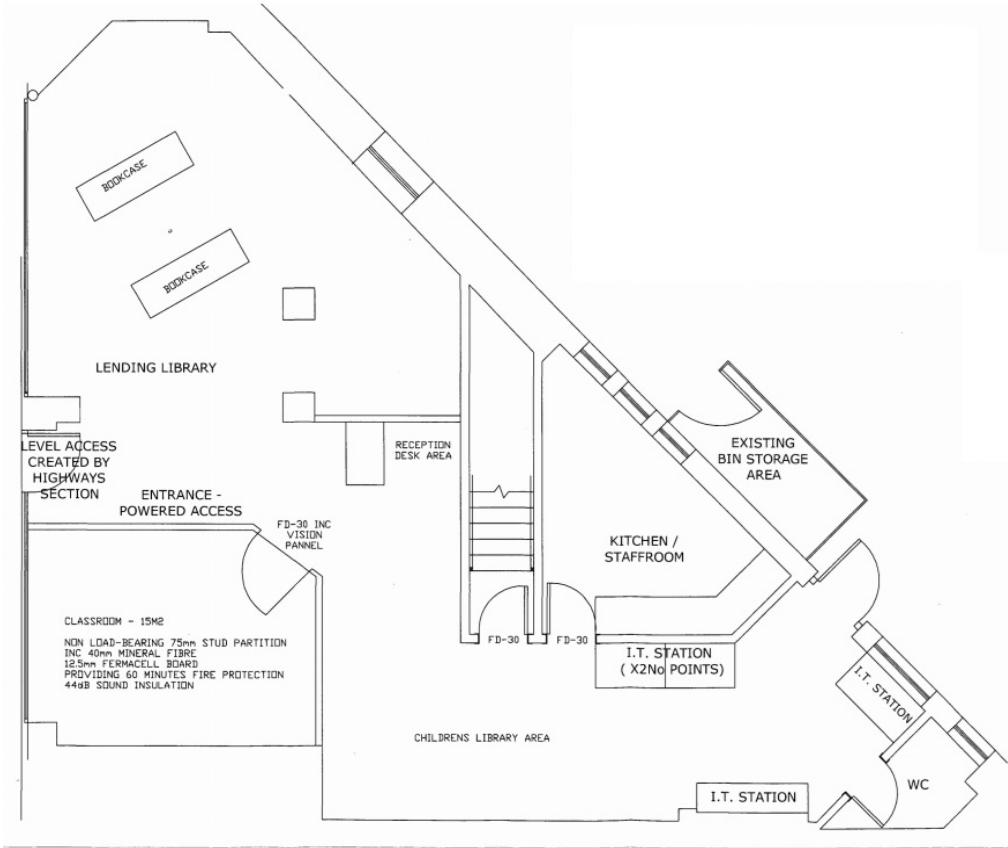
5.0 PARKING AND HIGHWAY SAFETY

5.1 The property is located within a retail area with some short stay parking adjoining the property. The property was constructed as a retail unit. There is a pedestrian crossing close to the property. There are no Highway Safety issues envisaged as part of the works proposed with in this application.

6.0 PLANNING HISTORY:

6.1 The property was originally a retail unit, the upper floors were converted to flat following planning application 00/0884 and later changed into a library following application 08/0885 (Refer to details below)

Reference	00/0884	Reference	08/0885
Application Received	Wed 02 Aug 2000	Application Received	Mon 07 Jul 2008
Application Validated	Wed 02 Aug 2000	Application Validated	Mon 11 Aug 2008
Address	110-112 Commercial Road Newport NP20 2GW	Address	110-111 Commercial Road Newport NP20 2GW
Proposal	GROUND FLOOR ALTERATIONS TO EXISTING SHOP TOGETHER WITH THE CONVERSION OF THE UPPER FLOORS TO FORM 5 FLATS	Proposal	CHANGE OF USE TO LIBRARY
Decision	Granted with Conditions	Decision	Granted
Decision Issued Date	Fri 22 Sep 2000	Decision Issued Date	Fri 19 Sep 2008



Library Layout as shown in application 08/0885

Reference	25/0268
Alternative Reference	PP-13915877
Application Received	Sat 05 Apr 2025
Application Validated	Wed 04 Jun 2025
Address	110-111 Commercial Road Newport NP20 2GW
Proposal	RETROSPECTIVE RETENTION OF SHOP FRONT CHANGES AND INSTALLATION OF ROLLER SHUTTER AND PROPOSED CHANGE OF USE OF GROUND FLOOR TO GROCERY STORE
Status	Unknown
Decision	Refused
Decision Issued Date	Thu 19 Jun 2025
Appeal Status	Appeal lodged
Appeal Decision	Not Available

This application is a re-submission of the above application. The application was refused on the grounds of the externally protruding roller shutter boxes. These have been removed and approval is sort for internally hidden roller shutter boxes.

7.0 INVOLVEMENT OF COMMUNITY MEMBERS

Due to the minor nature of the application, the public have not been consulted.

8.0 OPENING TIMES

Monday to Friday:	8:00am to 9:00pm
Saturday:	8:00am to 9:00pm
Sunday & Bank Holidays:	9:00am to 9:00pm

9.0 INTERNAL REFURISHMENT:

Internal refurbishment of the property is underway for the use as a retail unit.



Photo 3 – Shop Fit out



Photo 4 – New Flooring and shop front

GREEN INFRASTRUCTURE STATEMENT

1.0 BUILDING WORK: No building work (i.e. Extension to property or new external paving) are proposed as part of this change of use application.

2.0 INTRODUCTION

- Green infrastructure plays a crucial role in enhancing the quality of life for residents and visitors. It contributes to biodiversity, climate resilience, and overall well-being. This statement outlines how the proposed change of use aligns with green infrastructure principles.

3.0 EXISTING GREEN FEATURES

- The existing site has no trees, hedges or other greenery.

4.0 PROPOSED MEASURES

4.1 SOFT LANDSCAPING

- There is no room on the site for planting areas.

4.2 ENHANCING BIODIVERSITY:

- Install bat / bird boxes to encourage wildlife.

4.3 ENHANCEMENT FOR BATS FEATURES

- In line with the National Planning Policy Framework, the development should aim to enhance the site for bats.
- Bat boxes should be installed to provide roosting habitat for species such as pipistrelle.
- In general, bats seek warm places and for this reason boxes should be located where they will receive full/partial sun, although installing boxes in a variety of orientations will provide a range of climatic conditions. Position boxes at least 3m above ground to prevent disturbance from people and/or predators.
- Bat box to be installed at high level on the gable walls as shown in photo 3 (right), of the type shown below.
- Only Bat friendly light to be installed externally (Refer to Appendix)
- N.B. Bat boxes should be fitted as high as possible (>3m) on the rear elevation.



Photo 5 – Rear showing position of Bat & Bird Boxes



Integrated Eco Bat Box



Crevice bat Box



Eco Bat Access Box



Maternity Roost Bat Box

- **Available from: The NestBox Company***
- Accessed on 27/11/2021.
- Available at: <https://www.nestbox.co.uk/>

4.4 ENHANCEMENT FEATURES FOR BIRDS

- Bird Box to be installed on site, one on the rear elevation of the property as shown in photo 5 above.
- Bird box should be fitted between 2m-4m high, on a rear elevation of the property.



Apex Bird Box



Large Bird Nest Box

- **Available from: The NestBox Company***
- Available at: <https://www.nestbox.co.uk/>

*Many other makes and designs are available across the country.

5.0 RAINWATER MANAGEMENT:

- There are no alterations to roof or paving areas associated as part of this application

6.0 CONCLUSION

- This site has only small amount of space so only some Bio-Diversity Enhancement works to be incorporated in the scheme

APPENDIX

PROVIDING SUITABLE EXTERNAL LIGHTING (BATS)

- As a European Protected Species, disturbance of bats during foraging/commuting, even if accidental, is to be avoided. Artificial lighting is known to cause disturbance to bats and can discourage them from using a previously utilised site – it has been shown to be particularly harmful if used along river corridors, near woodland edges and near hedgerows. With this in mind, it is recommended that any additional lighting forming part of the development be kept to a minimum. Lighting must be directed away from linear features (e.g. waterways, hedgerows) and adjacent trees/woodland edges should not be illuminated. Furthermore, downlighting should be the preferred choice of any external lights to minimise glare or additional light pollution.
 - If additional external lighting is to be installed, this must be limited and its use restricted to the safe access to and from the dwelling. Light fixtures will be directed downwards with additional canopy protection and must be on a passive infrared (PIR) sensor to restrict light usage to the minimum required.
 - A sensitive lighting scheme is recommended and must be created using the advice given by an ecologist specialising in bat ecology. The sensitive lighting scheme must follow advice details in 'Bats and Artificial Lighting in the UK: Technical Guidance Note 08/18' (2018) and comprise of;
 - light fixtures, filaments, light spill and artificial light must be directed away from bat roost entrances, both existing and those to be created as part of the mitigation;
 - Luminaries are to be LED only, due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. Luminaires should have a warm white spectrum (ideally <2700 Kelvins), reducing the blue light component and increasing the red light component;
 - luminaries should feature peak wavelengths high the 550nm to avoid the component of light most disturbing to bats;
 - heights of fixtures should be carefully considered to minimise light spill
 - only luminaries with an upward light ratio of 0% and with good optical control should be used;
 - luminaries must always be mounted on the horizontal, i.e. no upward tilt;
 - any external security lighting should be set on motion sensors and short (1 min) timers, and;
 - as a last resort, accessories such as baffles, hoods or louvres must also be used, and directed away from any natural features and must not encroach outside the site boundaries, particularly the surrounding trees, hedgerows and other vegetation in the landscape.
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