

Delegated Decision Report

Application No:	25/1088	Statutory Period Expires:	13th August 2026
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Site:	<i>Alma House Lighthouse Road Newport NP10 8TG</i>		
Proposal:	<i>DEVELOPMENT OF A DETACHED OUTDOOR CLASSROOM</i>		
Applicant:	<i>P Reynolds</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a part 2 storey and part single storey property located within the Tredegar Park and Marshfield ward. The property serves as a Daycare Nursery. The application site is located within Flood Zone 3 and Parking Zone 4.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent to site an outdoor classroom within the ground of the nursery. The outdoor classroom will facilitate an additional teaching space and playroom. The applicant has confirmed that the proposed classroom would not increase the capacity of the nursery.

3.2 The classroom would be sited within the south corner of the application site. The classroom has a maximum height of 3.95m, a width of 11.7m and a depth of 5.6m with an additional 1.2m for the roof overhang. The classroom would have a set of sliding doors and 3no. windows in the elevation facing the garden.

4. RELEVANT SITE HISTORY

4.1 None.

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP3 (Service Infrastructure), GP4 (Highways and Access), GP5 (Natural Environment), GP6 (Quality of Design), and SP3 (Flood Risk) of the

Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 Parking Standards Supplementary Planning Guidance is also relevant to the determination of this application.

5.5 TECHNICAL ADVICE NOTES

5.5.1 Technical Advice Note (TAN) 5: Nature Conservation And Planning and Technical Advice Note (TAN) 15: Development, Flooding And Coastal Erosion are relevant to the determination of the application.

6. CONSULTATION RESPONSES

6.1 **Natural Resources Wales:** Following the submission of an updated FCA, no objection.

6.2 **Highways:** It is not clear from the information provided what increases in parking and drop off would be associated with the proposals and what if any spare capacity exists. For this type of establishment, the parking standards are based on staff numbers, but class sizes / operational hours etc determine the extent of drop off required. We would therefore request further information to enable a pragmatic assessment of the potential impact.

6.3 **Dwr Cymru Welsh Water:** No response received

6.4 **Environmental Health :** No response received

6.5 **Head of Children Services:** No response received

6.6 **Drainage:** No response received

6.7 **Ecology Officer:** No response received

6.8 **Tree Team:** No response received

6.9 **Landscape Officer:** Please refer to the Tree Team for comments.

If tree removal is required, replacements may be required.

It is not clear whether a hard surfaced path is needed – this is not shown but may be existing? In addition, applications should meet LDP GP5 vi “the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks”. There is no indication in the submission how this would be achieved – this should be proportionate to the small scale of the proposal. A net benefit to biodiversity through Green Infrastructure Statements is separately required under national policy.

7. PUBLIC REPRESENTATIONS

7.1 **NEIGHBOURS:** Neighbour notification letters were sent on 22.12.2025. A Site Notice was put up on 23.12.2025. 3no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan. The development is proposed to enhance the existing facilities on site and not to intensify the existing use, accordingly, no concern or objection is raised to the principal of the development.

8.2 Character and Appearance

8.2.1 The proposed building would comprise a simple rectangular structure finished in timber cladding to be used for purposes incidental to the existing/lawful/established use. The inclusion of a sloped roof helps to minimise its overall height, scale and massing. The site is enclosed and the building would be positioned within relatively spacious grounds, where it would be viewed in the context of the existing nursery building, which is larger in scale and

height. Furthermore, existing vegetation around the site would provide effective screening, limiting visibility from the public realm. Taking account of the site's context and characteristics, the proposed classroom is considered to be of an appropriate scale and design that would not detract from the character or appearance of the host site or the surrounding area. Accordingly, the proposal is considered to comply with Policy GP6.

8.3 Residential Amenity

8.3.1 The nearest residential property, which is the Stonehouse Manager Accommodation, is sited approximately 30 metres from the proposed building along the opposite side of Lighthouse Road. Having regard to the scale of the building and its distance from the nearest neighbour, it is considered that it would not have an unacceptable impact on the amenity of neighbouring occupiers in terms of loss of light or overbearing impact. As the proposal would not result in any intensification of the existing use no greater impact would be experienced by neighbouring occupiers in respect of noise/disturbance over the existing. Accordingly, it is considered that the the proposal would not be harmful to neighbouring amenity and satisfies Policy GP2 of the Adopted LDP 2011-2026.

8.4 Highways

8.4.1 The Local Highways Authority has reviewed the proposal and queried whether the additional classroom would result in increased parking demand, either through a rise in the number of children attending the nursery, additional staff, or increased drop-off and pick-up activity. The applicant has confirmed that the proposal would not increase the nursery's capacity and would not result in any additional children attending the facility. Consequently, the development would not generate any additional parking demand or traffic movements beyond those already associated with the existing use. On this basis, it is considered that the proposal would not give rise to any adverse highway safety or parking impacts and is therefore acceptable in respect of Policies T4 and GP4.

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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.

8.5.2 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application and the applicant has not indicated any measures as part of the application. Given the scale of development, it is considered that these details could be secured via condition.

8.6 Flooding

8.6.1 Technical Advice Note 15 sets out a precautionary framework and identifies that new development should be directed away from areas which are at high risk of flooding (defined as Zone 3), and where development has to be considered in such areas, only those developments which can be justified on the basis of the tests outlined in the TAN are to be located in such areas.

8.6.2 The key points of TAN15 are:

- The Council is expected to consult Natural Resources Wales (NRW) when considering development in Zone 3. Where a planning authority is minded to go against the advice of NRW it should inform NRW prior to granting consent allowing sufficient time for representations to be made;
- Residential development is defined as 'highly vulnerable development' which is 'development where the ability of occupants to decide on whether they wish to accept the risks to life and property associated with flooding, or be able to manage the consequences of such a risk, is limited'.

- The TAN states 'it would certainly not be sensible for people to live in areas subject to flooding where timely flood warnings cannot be provided and where safe access/egress cannot be achieved'.

- There should be minimal risk to life, disruption and damage to property.

8.6.3 The Flood Map for Planning (FMfP) represents the most up to date data with regard to flood risk. The site is located within Flood Zone 2 and 3 (Rivers), Flood Zone 2 and 3 (Sea) as per the Flood Maps for Planning (FMfP) and TAN15 Defended Zone for fluvial and tidal. The proposed classroom would be considered as highly vulnerable development. It is the Local Planning Authority's responsibility to ensure that the proposed development meets the tests contained within TAN15.

8.6.4 Section 10.23 of TAN 15 refers to redevelopment proposals and that they must be consistent with the acceptability considerations outlined in section 11. In all circumstances, there are requirements that must be in place for any development that is permitted to be located in flood risk areas. In all circumstances, developers and planning authorities should ensure the following conditions are met, which are outlined in section 11.4:

- No increase in flooding elsewhere
- Occupiers aware of flood risk
- Escape/evacuation routes present
- Flood emergency plans and procedures agreed and in place
- Flood resistant and resilient design
- Acceptable consequences for type of use

8.6.5 Section 11.5 of TAN15 states that the Flood Consequences Assessment should establish if suitable avoidance and mitigation measures can be incorporated, in a manner compatible with the placemaking aims of Planning Policy Wales, within the site design to ensure that development is safe and there is:

- minimal risk to life;
- minimal disruption to people living and working in the area;
- minimal potential damage to property;
- minimal impact of the proposed development on flood risk generally; and
- minimal disruption to the sustainable management of natural resources.

8.6.6 An updated Flood Consequences Assessment (FCA) has been submitted in an effort to address the comments raised by Natural Resources Wales (NRW). The FCA confirms that the finished floor levels would be 8.535m above ordnance datum and development would not increase flood risk to third parties. NRW has been reconsulted on the revised FCA and maintains that it is inadequate, as it does not sufficiently demonstrate that the potential risks and consequences of flooding can be effectively managed. NRW also notes that there is insufficient flood data available to enable a robust comparison and assessment of flood risk. Notwithstanding these concerns, NRW advises that, given the scale and nature of the proposed development, the proposals are considered to be low risk, provided that the developer is made aware of the potential flood risks and consequences. NRW further recommends that the developer take the opportunity to incorporate flood-resilient design measures into the scheme.

8.6.7 On balance, having regard to the limited scale of the proposed development and the fact that the classroom would not result in an increase in the nursery's capacity, it is considered that the potential consequences of a flood event could be managed to an acceptable level. The proposal would not materially alter the existing situation or increase the level of risk when compared with the current use of the site. It is considered that the requirements of the tests set out in TAN 15 have been satisfied. In this instance, the site's location within Flood Zone 3 is not considered sufficient reason to withhold planning permission, having regard to the specific constraints of the site and the limited scale and nature of the proposed development.

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 proposed classroom is considered acceptable in terms of its scale, design and appearance and would not have an adverse impact on the character of the site or the surrounding area. Furthermore, the development would not result in any unacceptable impacts on the residential amenity of neighbouring occupiers. As the proposal would not increase the overall capacity of the nursery, it would not generate additional traffic movements or parking demand and, therefore, would not adversely affect highway safety. Overall, the proposal is considered to accord with the relevant planning policies referred to above and is recommended for approval subject to conditions, including a condition to ensure that the development does not consent any intensification of the existing use.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 25-PA147-04 - Existing Plans and Elevations, 25-PA147-03 - Site Location Plan and Block Plan, 25-PA147-02 - Proposed Site Plan, 25-PA147-01 - Proposed Plans and Elevations, Flood Consequences Assessment - Version 2, Email dated 25/03/2026 confirming capacity.

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 The classroom hereby permitted shall be operated in accordance with the details contained within the email dated 25/03/2026 relating to nursery capacity. The use of the classroom shall not result in any increase in the approved capacity of the nursery at any time without the express consent of the Local Planning Authority.

Reason: In the interests of flood risk and highway safety in accordance with Policies GP4 and SP53 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

03 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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to: 25-PA147-04 - Existing Plans and Elevations, 25-PA147-03 - Site Location Plan and Block Plan, 25-PA147-02 - Proposed Site Plan, 25-PA147-01 - Proposed Plans and Elevations, Flood Consequences Assessment - Version 2, Email dated 25/03/2026 confirming capacity.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5, GP6, GP7 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.