

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 11 February 2026 16:49:59 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/1022 (91 Commercial Street Newport NP20 1LS) (FULL)

Hi Jacob

Re: CHANGE OF USE FROM A TANNING STUDIO TO A CHILDREN'S NURSERY

I am struggling to discern from the poor-quality reproduction of updated information as to whether any external alterations are proposed.

In lieu of this, I would just highlight that the existing frontage is part of a long and unified elevation of high quality, the material details for which should be retained for the sake of amenity value and their contribution to local character.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: Arnall, Guy
Sent: 06 January 2026 13:29
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/1022 (91 Commercial Street Newport NP20 1LS) (FULL)

Hi Jacob

Re: CHANGE OF USE FROM A TANNING STUDIO TO A CHILDREN'S NURSERY

The property is an unlisted asset located within the Town Centre Archaeologically Sensitive Area. GII Listed St Paul's Church (including forecourt walls and railings) is located some way to the north-west.

Considering that no external alterations are proposed, there will be no impact upon the setting of the nearby GII listed historic asset.

I shall leave GGAT to comment upon the potential for impact upon belowground archaeology but, if no substantial belowground works are proposed, we can presume this potential to be zero.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 17 December 2025 12:45

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/1022

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/1022

Address: 91 Commercial Street Newport NP20 1LS

Proposal: CHANGE OF USE FROM A TANNING STUDIO TO A CHILDREN'S NURSERY

submitted on 27 November 2025.

View details of 25/1022 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F1022&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C55a709a3205e4bfb99f908de3d6a0d67%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639015723069064341%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWTFpbCIsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=43xIHgNfMCbSNHfrUCFirQInh5xDB5ZZ7jHm3WwPjG0%3D&reserved=0>

Your sincerely
Development Management