

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

Sent: 22 April 2026 08:45

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0275 (40 Stow Hill Newport South Wales) (DOC)

Hi Marnie

Re: PARTIAL DISCHARGE OF CONDITIONS 4 (SITE INVESTIGATION), 12 (BOUNDARY TREATMENTS), 13 (NATURAL ROOF TILES), 14 (BIN STORE DETAILS), 15 (CYCLE STORE DETAILS), 16 (PARKING COMPLIANCE), 17 (EVC POINTS) AND 18 (WINDOW DETAILS) OF 21/1106 DEMOLITION OF THE REAR PORTION OF THE EXISTING BUILDING AND LATER EXTENSIONS, RETENTION OF THE LISTED FAÇADE ONTO STOW HILL TO ENABLE THE CONSTRUCTION OF TWO BUILDINGS (A & B) COMPRISING 37 NO. RESIDENTIAL APARTMENTS, WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Condition 04

No development, (other than demolition and that specified in condition 3) shall commence until:

a) An appropriate Desk-Study of the site (as set out in Combined Phase 1 and Phase 2 Interpretive Report – Hydrock, June 2020) has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.

b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.

c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

d) Following remediation a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Reason: In the interests of residential amenity and human health, in accordance with policies GP2 and GP7 of the Newport Local Development Plan.

No comments.

Condition 12

Prior to the construction of the development hereby approved, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the approved details and retained as such.

Reason: In the interests of residential and visual amenity, and to protect the character and appearance of the conservation area, in accordance with policies SP9, GP2, GP6 and CE7 of the Newport Local Development Plan.

- Proposed boundary to principal front, set in front of the retained listed elevation (see Drawing 2/587/041), retains details as per those approved under 21/1106. These are ornate, black-painted railings are historically appropriate within this intimate heritage setting. As such, the setting of the retained portion of the listed asset will be preserved.
- To the north, site plan approved under 21/1106 indicates that *“Existing building to be demolished and modified to provide new boundary wall”*. Drawing number A350 (Boundary Layout) now proposes a *“1.8m High close-boarded fence”* in this location. Provided you are satisfied with this change, it is my view that, though the timber fence is not a typical boundary material to the Town Centre Conservation Area, the high wall to Waters Lane means that this boundary line will be little seen from a secondary area of the conservation area public realm - and will therefore have little in the way of negative visual impact.
- To the west (North Street Boundary) and south, the *“Existing retaining wall to be cleaned down & made good and surmounted with 1100mm high black painted metal railings for protection from falls”*. The railings proposed within Drawing A502 are plain, but acceptable to this boundary: essentially a replication of the previous arrangement.
- Both the setting of the listed asset and the character and appearance of the Town Centre Conservation Area will be preserved.

Condition 13

Prior to the construction of the new pitched roof behind the retained façade a specification and sample on site of the natural roof tiles shall be submitted to and approved in writing by the Local Planning Authority. The new roof shall be finished using the approved specification and sample of roof tile.

Reason: In the interests of safeguarding the special character of the Listed Building, and to protect the character and appearance of the Town Centre Conservation Area, in accordance with policies SP9 and CE7 of the Newport Local Development Plan.

- I am happy with the use of Glendyne roofing slates – they have an equivalent geological and structural composition (colour, texture and weathering characteristics) to Ffestiniog / Cwt-y-Bugail and are appropriate for the retained element of the listed asset, ensuring preservation of its special interest. The equivalent LBC DOC is being dealt with by myself under 26/0273 (and will conclude the same).

Condition 14

Prior to the occupation of the flats hereby approved, the bin store shall be constructed in accordance with the approved layout plan (drawing A109 rev H) and in accordance with elevation details which shall first be submitted to and approved in writing by the Local Planning Authority. The bin store shall be retained thereafter.

Reason: In the interest of visual and residential amenity, and to protect the character and appearance of the conservation area, in accordance with policies SP9, GP2, GP6 and CE7 of the Newport Local Development Plan.

- This structure is prominently placed within the site, to the north-west corner. Considering the proposed bin store matches materials approved to the new buildings on the site (Blue/black fibre cement roof tiles, Light grey colour facing brickwork with dark-grey string courses), such an approach will preserve Town Centre Conservation Area character and appearance as approved for this area under 21/1106.

Condition 15

Prior to the occupation of the flats hereby approved, the cycle store shall be constructed in accordance with the approved layout plan (drawing A109 rev H) and in accordance with elevation

details which shall first be submitted to and approved in writing by the Local Planning Authority. The bin store shall be retained thereafter.

Reason: In the interest of visual and residential amenity, and to protect the character and appearance of the conservation area, in accordance with policies SP9, GP2, GP6 and CE7 of the Newport Local Development Plan.

- No comments.

Condition 16

Prior to the occupation of the development hereby approved the parking areas shown on the approved drawings shall be implemented and available for use thereafter. The parking areas shall be retained in accordance with the approved details.

Reason: To ensure adequate parking is provided on site in the interests of highways safety and in accordance with policies GP4 and T4 of the Newport Local Development Plan.

- No comments.

Condition 17

There shall be no beneficial use of the residential development until electric vehicle charging points have been provided as shown in drawing A109 rev H and in accordance with details previously submitted to and approved in writing by the Local Planning Authority and they shall be retained and operated in perpetuity.

Reason: In the interests of air quality and sustainability, and to ensure compliance with policies SP1 and GP7 of the Newport Local Development Plan.

- No comments.

Condition 18

Notwithstanding the approved plans, the window serving bedroom 2 in flat B12 (as shown in drawing A117 rev C) shall be a high level window, the details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of that flat. The window shall be retained as such thereafter.

Reason: In the interests of residential amenity, in accordance with policy GP2 of the Newport Local Development Plan.

- No comments.

Many thanks,

Guy Arnall

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