



9 July 2026
Our Ref: 22.160

Joanne Davidson
Planning Department -Development Management
Newport Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

Dear Joanne

**CHANGES TO PERMISSIONS FOR CONVERSION WORKS TO THE RESIDENTS LOUNGE
VARIATION OF CONDITIONS (APPROVED PLANS) ASSOCIATED WITH PLANNING
PERMISSION LPA REF 23/0682 AND HOST LISTED BUILDING CONSENT LPA REF 23/0683.
FORMER UNIVERSITY OF WALES COLLEGE NEWPORT, COLLEGE CRESCENT, CAERLEON, NEWPORT,
NP18 3NS**

PLANNING PORTAL REF: PP-15073508 & PP-15073455

This letter encloses information in support of the two submissions set out above. The applicant is seeking to make several minor changes to the layout configuration of the apartment noted above. It should be highlighted that the fundamental principles of the originally approved scheme remain intact with the overall unit numbers remaining the same.

Submission Documents

To assist in the consideration of this proposal, you will find enclosed the following plans and documents.

DOCUMENT TITLE	AUTHOR	DOCUMENT REF
Proposed Ground Floor Plan	Expedite	(01)02
Proposed Residents Lounge M&E & Floor make up details	Expedite	(20)24
Proposed Residents Lounge Entrance Doors (Detail 1)	Expedite	(20)21
Proposed Residents Lounge Entrance Doors (Detail 4)	Expedite	(20)25
Heritage Statement	Avalon	August 2023

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Covering Letter	LRM Planning	July 2026
Completed forms	LRM Planning	July 2026

Planning Policy Context

The planning policy context for the proposal is provided by national and local planning policy guidance. National guidance is set out within Planning Policy Wales, Future Wales: The National Plan, and accompanying Technical Advice Notes. Local policy comprises the relevant Local Development Plan. In view of the nature of this submission it is not considered necessary to provide a comprehensive assessment of the planning policy framework but for brevity to merely provide a short summary of the key documents which sets out the decision-making context.

Planning Policy Wales (PPW) -This is the principal national planning policy document which sets out the land use policies of the Welsh Government (WG) against which development proposals should be assessed. The latest version is the twelfth edition, published in February 2024.

Technical Advice Note 24, The Historic Environment -The purpose of TAN 24 is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on Listed Building applications.

Development Plan -Newport Local Development Plan (2011-26) was adopted in 2015. The main policies applying to the site are Objective 5 -Conservation and the Built Environment, Strategic Policy SP9 - Conservation of the Natural, Historic and Built Environment and Environment Policy CE4 entitled Historic Landscape, Parks, Gardens and Battlefields.

Proposed Development

The proposal is to make changes to existing permissions to convert and adapt the residents' lounge, to form a single two-bed apartment.

In terms of the proposed changes to the planning permission, the changes are minimal with the general layout and arrangement of the building mostly reflecting that previously approved. The changes relate to the inclusion of a previously communal lobby to the residential two-bedroom apartment, as well as an additional WC. The same overall number of units and bedrooms remain the same.

Heritage Impact

Accompanying the most recently approved S73 and S19 applications on the site was a Heritage Statement prepared by Avalon Planning & Heritage (August 2023). This statement considered the changes being sought under the above-mentioned applications, assessing the cumulative impact upon the heritage asset under section 6 of the report.

This report concluded that the changes were minor adverse or neutral, noting that the first or second floors were substantially less significant and sensitive internally compared to the ground floor. This report concluded that the small additional adverse impacts of the changes under this permission were outweighed by the beneficial effects of the scheme as a whole and that the proposals were accordingly considered to accord with provisions set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 and with requirements of national and local planning policy.

In this instance, it is considered that the conclusions of this report remain valid with the very minor changes to the internal layout offering a neutral cumulative impact with the overall all benefits of the proposal outweighing the minor adverse effects, previously identified.

Access Statement

Background -As noted above, planning permission has already been granted for the works which are subject of these applications. Approval has also previously been obtained, both planning and listed building consent, for the conversion of the statutorily listed building and ancillary structures to residential use, which sets the wider context to these submissions.

Use -it is intended that the building will be converted into a residential apartment, which aligns with the wider reuse of the building/site, as previously approved.

Amount -the building will accommodate a single two-bedroom apartment with a roof terrace above.

Layout -the building is to be retained, restored and reused in the context of the wider scheme proposal. The difference between the previously approved plans and that now proposed is the addition of the previously communal lobby and WC to the apartment.

Scale -the building is single storey in height and the proposal intends to retain the existing scale through the reuse of the door and window openings.

Inclusive Access -level pedestrian access is proposed to the apartment which is based at ground floor level, therefore avoiding the need for steps. Furthermore, a pedestrian footpath leads from the main entrances into the car parking area to the north west of the building.

Green Infrastructure Statement

Edition 12 of PPW imposes a duty on competent authorities such as Newport City Council to conserve and enhance biodiversity and introduces a requirement for all planning applications to be accompanied by a green infrastructure statement.

Specifically, paragraph 6.2.1 states that a green infrastructure statement should be submitted with all planning applications. Paragraph 6.2.12 clarifies that such statements will be proportionate to the scale and nature of the proposal but are a means of demonstrating how such multi-functional elements have been considered within the design and a stepwise approach applied.

In this instance, the development relates solely to conversion of an existing statutorily listed building, with the changes being sought being internal only. As such, the scheme will not have any impact upon biodiversity or green infrastructure considerations with the original permission offering betterment in terms of the wider landscape and amenity enhancements to be delivered under the wider site proposals. These will ensure habitat creation and net biodiversity benefit in line with local and national policy. As such, this approach is considered proportionate and acceptable in the context of PPW Edition 12.

Environmental Statement

This S73 application is subsequent application under the Town & Country Planning (Environmental Impact Assessment) (Wales) regulation 2017 and therefore there is a need to consider whether the initial Environmental Statement is still sufficient for the purpose of testing environmental impacts.

Regulation 9 of the Act applies to subsequent applications where environmental information (referred to as an Environmental Statement) accompanied an original application. Regulation 9(2) states that:

‘Where it applies to the relevant planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent.’

In this instance, it is clear that the scheme proposed is within the environmental parameters as that previously approved. It is therefore clear that a further ES or addendum to the EIA is not required to be submitted with this application.

I hope that this is of assistance and provides you with everything which will be required for both submissions. Should you need any further information, please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read 'Sam Courtney', with a stylized, scribbled flourish at the end.

Sam Courtney BA (Hons) MA (Uc) MRTPI
DIRECTOR

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Enc.