



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
EXTERNAL REFURBISHMENT (INSULATION & COMPOSITE CLADDING), ROOF
RENEWAL WITH ENTRANCE CANOPIES, REPLACEMENT WINDOWS & DOORS, AND
INSTALLATION OF 4.8 kW ROOF-MOUNTED SOLAR PV ARRAY
EVESWELL COMMUNITY CENTRE, EVESWELL STREET, NEWPORT, NP19 8EP
PLANNING STATEMENT

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1.0 INTRODUCTION

1.1 Purpose of the Document

This Planning Statement has been prepared in support of a full planning application for the external refurbishment of Eveswell Community Centre, located on Eveswell Street, Newport (NP19 8EP). The application is submitted by Town & Country Planning Advisors Ltd (Company No. 16170417) on behalf of TOCH UK, a charitable organisation which owns and operates the building as an active community hub providing affordable and inclusive local services.

The primary objective of the proposed development is to upgrade the visual appearance, energy efficiency, and environmental performance of the building through a coordinated package of external improvements. These include the installation of external insulation with composite cladding, a new standing seam metal roof, aluminium windows and doors, a roof-mounted solar PV array, and associated external works including rainwater goods and entrance canopies.

This document sets out the purpose and justification for the proposal, describing the site and its surroundings, the proposed development, and its compliance with the statutory development plan and other material planning considerations. The statement has been structured to assist officers at Newport City Council in assessing the planning merits of the application in accordance with relevant policy at local and national levels.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Context

The application site comprises the existing Eveswell Community Centre, located centrally within the established residential district of Eveswell, east Newport. The centre occupies a prominent corner plot at the junction of Eveswell Street and Archibald Street, within comfortable walking distance of local amenities, residential areas, and bus routes serving Newport city centre. The site is sustainably located, benefiting from existing community infrastructure, public transport accessibility, and pedestrian connectivity.

2.2 Topography and Access

The site is predominantly flat, reflecting its urban context and developed history, with minimal variations in level. Vehicular and pedestrian access is via established entrances on Eveswell Street and Archibald Street. The site has direct frontage onto the adopted public highway, which provides straightforward connections to the wider local road network, ensuring easy pedestrian and vehicular accessibility.

2.3 Surrounding Land Uses

The area immediately surrounding the community centre is predominantly residential in character, comprising established terraced housing typical of Newport's traditional urban grain. To the east of the site, directly across Eveswell Street, is a modern retained fire station operated by South Wales Fire and Rescue Service. The building is modest in scale and operation, with no adverse impact on local amenity or the continued use of the site for community purposes. Its presence is considered compatible within the mixed urban context and does not detract from the primarily residential and community-focused character of the locality. Overall, neighbouring uses are supportive of the ongoing operation of the site as a community facility.

2.4 Key Features and Constraints

The community centre site includes the existing single-storey building and associated external areas. There are no significant trees or ecological habitats on or adjacent to the site. The site falls within Flood Zone 3 (Sea) according to NRW flood mapping; however, the development involves no increase in footprint, vulnerability, or changes to ground levels. No designated heritage assets, protected landscapes, conservation areas, or listed buildings are located in the immediate vicinity, minimising planning constraints.

3.0 PLANNING HISTORY

3.1 Planning Applications

None

3.2 Planning Appeals

None

3.3 Planning Enforcement

None

4.0 PROPOSED DEVELOPMENT

4.1 Development Summary

Full planning permission is sought for external refurbishment and improvement works at Eveswell Community Centre, Eveswell Street, Newport, NP19 8EP. The application comprises comprehensive external fabric upgrades, including installation of external insulation and composite cladding, replacement of existing roofing with standing seam metal and sedum roof finishes, replacement aluminium windows and doors, erection of two new entrance canopies, and installation of a 4.8kW roof-mounted solar photovoltaic (PV) array. No amendments or extensions of the building footprint are

proposed. The application is supported by a clear red-line site boundary as shown on the submitted location and site plans (Drawing ref: 2509-PL01), existing and proposed plans, elevations, and 3D renderings (Drawing refs: 2509-PL02, PL03, PL04).

4.2 Material Change of Use

No material change of use is proposed by this application. The existing building is classified as a community centre (Use Class D1 under the Town and Country Planning (Use Classes) Order 1987, as amended) and will continue to operate within the same use class. There will be no intensification, change, or mixed-use elements introduced.

4.3 Operational Development

The operational development comprises external alterations and refurbishment works, specifically including the addition of external insulation (100mm rigid) covered by composite cladding in a timber effect finish, installation of replacement aluminium windows and doors, installation of a new Euroclad Vieo insulated standing seam metal roof, sedum green roofs, and a single glulam entrance canopy structure extending across both main entrances, supported by treated timber and steel cleats with EPDM coverings. A roof-mounted 4.8kW solar PV array will also be installed. The proposed works involve no demolition or increase in the existing building footprint or height, and all materials are specified on submitted drawings.

4.4 Ancillary or Associated Development

Ancillary works include installation of new Lindab half-round galvanised gutters and downpipes, external aluminium pressings over concrete columns and insulated plinth detailing at ground level. The refurbishment also incorporates new PIR-controlled security lighting and CCTV for enhanced safety and usability. Existing pedestrian and vehicular access, boundary treatments, and refuse storage arrangements will remain unchanged.

4.5 Infrastructure and Servicing Proposals

The development utilises existing foul drainage and surface water infrastructure, with no additional load or new drainage connections required. Surface water drainage will continue to discharge to existing mains drainage systems. Notably, the inclusion of sedum green roofs to the entrance canopies and selected roof areas will assist in slowing surface water runoff, providing a meaningful benefit to local drainage management. The existing electricity supply is sufficient for proposed renewable energy integration (solar PV array and future air-source heat pump). No additional utility connections or EV charging points form part of this application.

4.6 Phasing or Implementation

The proposed refurbishment works are planned for implementation in a single, continuous phase

following the grant of planning permission. No temporary structures, staging, or phased elements form part of the proposal.

5.0 PLANNING POLICY AND LEGISLATION

5.1 Future Wales – The National Plan 2040

Future Wales: The National Plan 2040 is the Welsh Government's national development framework, providing a spatial strategy for sustainable growth, regeneration, and environmental resilience. It informs local policy preparation and is a material consideration in planning decisions. The following policies are relevant to the proposed community centre refurbishment:

- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership
- Policy 8 – Flooding
- Policy 16 – Heat Networks
- Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

5.2 Planning Policy Wales (Edition 12, 2024)

Planning Policy Wales (PPW) Edition 12 outlines national planning policies, promoting sustainable development guided by placemaking principles and the Well-being of Future Generations (Wales) Act 2015. The following policy themes and chapters are specifically relevant to this application:

- Chapter 2 – People and Places: Achieving Well-being Through Placemaking
- Chapter 3 – Strategic and Spatial Choices
- Chapter 4 – Active and Social Places
- Chapter 5 – Productive and Enterprising Places
- Chapter 6 – Distinctive and Natural Places

5.3 Newport Local Development Plan (LDP) 2011–2026

The Newport Local Development Plan (January 2015) is the primary statutory plan relevant to the determination of this application. Policies particularly relevant include:

- Policy SP1 – Sustainability
- Policy SP18 – Urban Regeneration
- Policy GP1 – Climate Change
- Policy GP2 – General Amenities
- Policy GP5 – Natural Environment
- Policy GP6 – Quality of Design
- Policy GP7 – Environmental Protection and Public Health

- Policy CE6 – Archaeology (If relevant; confirm archaeological constraints)
- Policy CF1 – Protection of Community Facilities
- Policy T4 – Parking

5.4 Other Material Considerations

The following supplementary planning guidance (SPG) and Technical Advice Notes (TANs) are also material considerations for this proposal:

- Newport City Council – Supplementary Planning Guidance (SPG): Design
- Technical Advice Note (TAN) 12: Design
- Technical Advice Note (TAN) 15: Development and Flood Risk
- Technical Advice Note (TAN) 18: Transport
- Technical Advice Note (TAN) 22: Planning for Sustainable Buildings

5.5 Relevant Legislation

This planning application is assessed against the framework set by the following key legislative provisions:

- Town and Country Planning Act 1990 (as amended)
- Planning (Wales) Act 2015
- Well-being of Future Generations (Wales) Act 2015
- Environment (Wales) Act 2016
- Planning and Compulsory Purchase Act 2004
- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012
- The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- Equality Act 2010

6.0 MATERIAL CONSIDERATIONS

6.1 Principle of Development

The application site is situated within the defined settlement boundary of Newport, where the Newport Local Development Plan (LDP) Policy SP18 (Urban Regeneration) promotes sustainable forms of development, particularly those enhancing the quality and viability of existing community facilities. Policy CF1 (Protection of Community Facilities) further underlines the importance of retaining and improving such facilities to ensure continued service provision for the local population.

The existing use as a community centre (Class D1) remains unchanged, and the development involves no intensification or change of use. Instead, the proposal seeks to substantially refurbish the external fabric of the building, significantly improving its thermal efficiency, sustainability credentials,

and visual quality. This approach is directly aligned with Policy SP1 (Sustainability), which encourages enhancements that deliver energy efficiency improvements and reductions in environmental impact. Moreover, Policy GP1 (Climate Change) specifically supports proposals incorporating renewable energy and carbon reduction measures such as the proposed solar PV installation and external insulation works.

At the national level, Planning Policy Wales (PPW) Edition 12 reinforces these principles, particularly in Chapter 2 (People and Places: Achieving Well-being Through Placemaking) and Chapter 4 (Active and Social Places), both of which emphasise sustainable community-focused development that delivers environmental and social benefits.

Overall, given the site's sustainable urban location, existing community use, and the nature of the proposed refurbishment, it is considered that the principle of this development is acceptable. The proposal accords with Policies SP1, SP18, CF1, and GP1 of the Newport LDP, and with the relevant objectives set out in PPW (Edition 12, 2024).

6.2 Design and Visual Amenity

Policy GP6 (Quality of Design) of the Newport Local Development Plan requires that all new developments are of high quality, sustainable design that integrates appropriately with their surroundings, enhancing local character and visual amenity. Additionally, Policy SP18 (Urban Regeneration) encourages design approaches that contribute positively to the appearance and sustainability of Newport's urban environment.

The proposed refurbishment involves substantial visual and functional enhancements to the Eveswell Community Centre, transforming the building's currently outdated external appearance. The chosen materials, including composite cladding, standing seam metal roofing, and aluminium fenestration, provide a contemporary yet sensitive improvement that aligns with the established form and character of the existing building and surrounding urban context. The material palette and high quality detailing effectively refresh the building without detracting from the area's established residential character.

Technical Advice Note 12 (TAN 12: Design) outlines that good design must demonstrate a clear response to context, with careful consideration of scale, form, detailing, and sustainability. The proposal clearly aligns with these principles, as demonstrated by the proportionate scale of alterations and high-quality materials that appropriately integrate with neighbouring buildings. Furthermore, Newport City Council's adopted Supplementary Planning Guidance (SPG) on Design highlights the importance of sustainable design solutions, materials consistency, and visual integration, criteria fully met by the proposed development.

Planning Policy Wales (PPW Edition 12) also emphasises placemaking and visual enhancement, underlining the need for developments to positively contribute to their surroundings (Chapter 3: Strategic and Spatial Choices). The proposal complies fully, delivering visual improvements and significant environmental benefits, greatly enhancing the community asset.

In summary, the proposed external refurbishment significantly improves the visual appearance and environmental performance of the community centre and integrates harmoniously within the local streetscape. The development is therefore considered acceptable in terms of design and visual amenity, complying fully with Policies GP6 and SP18 of the Newport LDP, relevant guidance set out within TAN 12 (Design), Newport's SPG on Design, and the objectives of PPW (Edition 12, 2024).

6.3 Impact on Residential Amenity

Policy GP2 (General Amenity) of the Newport Local Development Plan stipulates that developments must not result in unacceptable harm to the amenity of neighbouring occupiers through overbearing presence, overshadowing, loss of privacy, noise, odour, or general disturbance.

The Eveswell Community Centre is single-storey in scale and situated at a sufficient distance from the adjacent residential dwellings located primarily to the north and west. The proposed works are entirely external, involving no increase in the building's height or footprint. Consequently, the refurbishment scheme will have no overbearing impact nor cause any loss of daylight or overshadowing of neighbouring residential properties.

The replacement of windows and doors is on a like-for-like basis regarding openings, ensuring no new overlooking issues are created. Further, the addition of solar PV panels and improved insulation and cladding will have no detrimental effect on residential privacy or outlook.

The refurbishment works are aimed at enhancing energy efficiency and visual quality rather than increasing operational activity or intensity of use at the site. Consequently, there will be no increase in noise, disturbance, or odour impacts beyond existing lawful use levels. Indeed, improved building insulation may result in a reduced level of noise transmission from the internal activities of the centre.

In summary, given the single-storey nature, lack of intensification of use, and the careful design of external alterations, the proposed development will have no harmful impact on the residential amenity of adjacent neighbours. The scheme complies fully with Policy GP2 of the Newport LDP and aligns positively with the objectives for maintaining residential amenity outlined within Planning Policy Wales (Edition 12, 2024).

6.4 Highways and Parking

Policy T4 (Parking) of the Newport Local Development Plan requires developments to provide appropriate parking and access arrangements in line with adopted standards and guidelines. Proposals should not lead to unacceptable impacts on highway safety or capacity.

The community centre is accessed via the established eastern boundary along Eveswell Street, and this arrangement will remain unchanged as part of the current proposal. The refurbishment works are purely external, do not involve any intensification of the existing community use, and will not lead to any increase in traffic generation.

Similarly, the existing parking provision on-site is retained without modification. Given that there are no proposed changes to the site access, visibility splays, or internal circulation and turning areas, it is considered that there are no adverse implications for highway safety or local traffic conditions.

In conclusion, the proposal maintains existing, suitable highway access and parking arrangements without intensification, ensuring continued compliance with Policy T4 of the Newport LDP and relevant highway standards set out within Planning Policy Wales (Edition 12, 2024).

6.5 Ecology and Biodiversity

Policy GP5 (Natural Environment) of the Newport Local Development Plan seeks to protect and enhance biodiversity and ecological interests, ensuring that development does not result in unacceptable impacts on protected species or habitats.

The application site consists primarily of an existing developed footprint within an urban area and contains minimal ecological features. The main ecological feature present is a boundary hedge line along parts of the site perimeter, which provides some limited habitat connectivity. This boundary hedge will remain fully retained and undisturbed as part of the proposed refurbishment works, with no removal or adverse impacts anticipated.

Given that the proposed external works involve refurbishment of the existing building without expansion or removal of habitats, no negative ecological impacts or loss of biodiversity are expected. The installation of a sedum green roof and other sustainability measures, including insulation and renewable energy technologies, will contribute positively, providing a substantial net gain in biodiversity and environmental resilience on site.

Overall, the scheme aligns fully with Policy GP5 of the Newport LDP, and the biodiversity objectives set out within Chapter 6 of Planning Policy Wales (Edition 12, 2024). The proposal is considered acceptable in ecology and biodiversity terms.

6.6 Flood Risk and Drainage

Policy GP1 (Climate Change) of the Newport Local Development Plan requires developments to minimise flood risk and manage surface water sustainably. Additionally, Policy GP7 (Environmental Protection and Public Health) states development proposals must demonstrate that they do not lead to unacceptable harm to public health or safety through flooding or drainage issues.

The application site is located within Flood Zone 3 (sea flooding), as defined by Natural Resources Wales' (NRW) Flood Map for Planning. This indicates a high probability of flooding from tidal sources. Technical Advice Note 15 (TAN15: Development, Flooding, and Coastal Erosion – December 2021) advises caution in permitting new development in Zone 3; however, it does permit less vulnerable developments, including community buildings, subject to a proportionate Flood Consequences Assessment (FCA).

The proposed development comprises refurbishment works to an existing community centre with no increase in the building footprint or change of use. Therefore, the proposed works do not increase the site's vulnerability classification, nor do they intensify the existing community use. It is acknowledged that the proposed external cladding, insulation, and roofing upgrades, along with the introduction of a solar PV array, do not materially affect floodplain capacity, surface runoff, or local flood storage.

A proportionate view must be taken in line with TAN 15 guidance, recognising that the works involve only external improvements without any additional internal floor space, intensification, or increase in vulnerability. Moreover, the site is not at risk of river flooding, and the identified sea flood risk does not alter the existing operational context of the building.

Surface water drainage will continue to be discharged to existing mains drainage systems. The development does not propose new areas of impermeable surfacing, and the introduction of sedum green roofing will positively contribute to surface water attenuation by slowing runoff and reducing peak discharge rates. These measures align with sustainable drainage principles and support local flood resilience. Accordingly, Sustainable Drainage Systems (SuDS) approval is not applicable under current regulatory thresholds. The existing foul drainage infrastructure will remain unaffected and sufficient for the building's continued use.

Given the nature and scale of the development and the absence of increased flood risk or intensified vulnerability, it is considered disproportionate to require a full Flood Consequence Assessment in this instance. The proposal fully complies with Policies GP1 and GP7 of the Newport Local Development Plan and aligns with the proportional risk-based approach to managing flood risk set out in TAN 15 and Planning Policy Wales (Edition 12, 2024).

The proposed development is therefore considered acceptable in flood risk and drainage terms.

6.7 Sustainability and Climate Change

Policy SP1 (Sustainability) and Policy GP1 (Climate Change) of the Newport Local Development Plan require all development proposals to contribute towards reducing greenhouse gas emissions, increasing energy efficiency, and promoting low-carbon design. These objectives are echoed in Planning Policy Wales (Edition 12), particularly Chapter 5 (Productive and Enterprising Places), which encourages developments to incorporate on-site renewable energy generation and improve building performance.

The proposed refurbishment of Eveswell Community Centre places sustainability at the core of its design. The development includes a range of integrated measures aimed at significantly improving the building's environmental performance and long-term operational resilience. These include the installation of external insulation to reduce heat loss, replacement of inefficient single-glazed units with high-performance aluminium double glazing, and the full replacement of the existing roof with an insulated standing seam metal system and sedum green roofing. The improved building envelope is specifically designed to support the future installation of an air source heat pump, reducing reliance on gas heating and improving renewable heat potential.

A key feature of the proposal is the installation of a 4.8kW roof-mounted solar photovoltaic (PV) array, which will allow the building to generate renewable electricity on-site. This not only reduces the centre's dependency on the grid but also lowers its long-term energy costs and carbon footprint. These upgrades are consistent with the strategic goals of Future Wales – The National Plan 2040, particularly Policy 17 (Renewable and Low Carbon Energy) and Policy 2 (Strategic Placemaking), which support climate-positive development in National Growth Areas such as Newport.

The refurbishment represents a proactive and responsible response to the climate emergency and will extend the operational life of a valued community asset in a highly energy-efficient manner. The development also supports the ambitions of the Well-being of Future Generations (Wales) Act 2015 by promoting resource efficiency, local resilience, and environmental stewardship.

Accordingly, the proposed development is considered acceptable in sustainability and climate change terms, complying fully with Policies SP1 and GP1 of the Newport LDP, and relevant national objectives set out in PPW (Edition 12) and Future Wales (2040).

6.8 Public Protection / Environmental Health

Policy GP7 (Environmental Protection and Public Health) of the Newport Local Development Plan seeks to ensure that development does not cause or exacerbate risks to health, safety, or amenity

through contamination, noise, air pollution, odour, or other environmental effects. Planning Policy Wales (Edition 12, 2024) reinforces this objective, emphasising the need to create healthy, safe, and inclusive environments.

The proposed development involves external refurbishment works to an existing single-storey community building and does not introduce any new uses or intensified activity that would give rise to harmful environmental effects. The replacement of the building envelope with insulated materials and new windows is likely to improve internal acoustic and thermal conditions, thereby reducing any outward transmission of noise. No fixed plant or mechanical ventilation equipment is proposed as part of this application.

External lighting will be upgraded as part of the scheme, but this will comprise low-level security and safety lighting using PIR activation to minimise unnecessary illumination and light spill. No floodlighting, illuminated signage, or other high-intensity lighting forms part of the proposal. There are no known contamination issues on-site, and the nature of the works does not trigger any requirement for intrusive ground disturbance or remediation.

No adverse effects on air quality, noise, or odour are anticipated. The construction phase will be short-term and small in scale, and any potential disruption can be managed by standard good practice procedures. Should the Environmental Health Officer consider it necessary, a standard construction working hours condition could be applied to control impacts during refurbishment.

On this basis, the proposed development is acceptable in terms of public protection and environmental health and accords fully with Policy GP7 of the Newport Local Development Plan and relevant guidance in PPW (Edition 12, 2024).

6.9 Economic and Social Impact

Policy SP18 (Urban Regeneration) of the Newport Local Development Plan seeks to promote development that contributes positively to the economic and social regeneration of communities, particularly within existing urban areas. Planning Policy Wales (Edition 12) similarly places strong emphasis on enabling well-being through local resilience, access to services, and enhancement of social infrastructure (Chapter 4 – Active and Social Places).

The proposed refurbishment of Eveswell Community Centre will secure the long-term viability of a valued community asset operated by TOCH UK. The centre plays a recognised role in supporting social cohesion, providing affordable space for local groups, and hosting activities that benefit children, families, the elderly, and vulnerable members of the community. Investment in the building's physical infrastructure will enhance its accessibility, comfort, and attractiveness to users, ensuring that it remains fit for purpose and relevant to evolving local needs.

While the development is not commercial in nature and does not create direct employment, it will indirectly support local economic activity by facilitating the continued use of the building for training, events, and small business hire. It also contributes to the wider regeneration objectives for the city by improving community resilience, sustainability, and environmental quality in line with Newport's strategic vision.

In this context, the proposal is considered acceptable in terms of economic and social impact. It fully accords with Policy SP18 of the Newport LDP and supports the broader aims of social well-being and regeneration outlined in PPW (Edition 12, 2024).

6.10 Other Material Considerations

There are no known site-specific planning constraints, extant permissions, or fallback positions that materially affect the planning merits of this proposal. The application site has no relevant planning history that would influence or undermine the acceptability of the current scheme.

No unique physical, legal, or operational characteristics have been identified that would give rise to any additional material considerations not already addressed in this statement. The development has been assessed in full against all relevant environmental, amenity, design, highway, and policy considerations.

Accordingly, there are no further material planning considerations relevant to the determination of this application beyond those already set out within Sections 6.1 to 6.9 of this report.

7.0 CONCLUSION

7.1 Summary of Development

This application seeks full planning permission for the external refurbishment of Eveswell Community Centre, a long-established and valued community facility located on Eveswell Street, Newport. The proposed works comprise the installation of external insulation finished with composite cladding, replacement of existing single-glazed windows and doors with high-performance aluminium units, installation of a new insulated standing seam metal roof and sedum roofing areas, erection of two modest entrance canopies, and the addition of a 4.8kW roof-mounted solar photovoltaic (PV) array. Ancillary works include new rainwater goods, lighting, and minor architectural detailing.

The purpose of the development is to modernise the appearance, enhance the energy efficiency, and future-proof the function of the building in line with current sustainability objectives, thereby securing its continued use by TOCH UK for the benefit of the surrounding community.

7.2 Planning Balance

The proposed development represents a well-considered and policy-compliant refurbishment of an existing community facility, delivering clear public benefits with no material harm identified. The works will significantly enhance the building's visual appearance, environmental performance, and functional resilience, supporting the long-term viability of a valued local service.

No adverse impacts have been identified in relation to visual amenity, residential amenity, highways, drainage, ecology, or environmental health. The proposal involves no intensification of use, no change of use, and no additional built footprint. All works are contained within the existing site and sensitively designed in accordance with national and local policy guidance.

Planning Policy Wales (Edition 12) sets out a presumption in favour of sustainable development, requiring decision-makers to strike a proportionate balance between social, economic, and environmental objectives. In this case, the balance weighs clearly in favour of the proposal, which aligns with key sustainability and placemaking principles and supports well-being in accordance with the Well-being of Future Generations (Wales) Act 2015.

Having regard to all relevant policies of the Newport Local Development Plan (2011–2026), the objectives of Planning Policy Wales, and all other material considerations, it is concluded that the proposed development is acceptable and should be approved.

7.3 Conclusion

This Planning Statement has demonstrated that the proposed refurbishment of Eveswell Community Centre is wholly acceptable in planning terms. The development will deliver significant environmental, functional, and visual improvements to a long-standing community asset, without giving rise to any adverse impacts on neighbouring amenity, the local highway network, flood risk, ecology, or environmental health.

The scheme aligns fully with the objectives and requirements of the Newport Local Development Plan, including Policies SP1, SP18, GP1, GP2, GP5, GP6, GP7, CF1, and T4. It also accords with national planning policy as set out in Planning Policy Wales (Edition 12), relevant Technical Advice Notes, and the strategic objectives of Future Wales: The National Plan 2040.

On this basis, and in the absence of any identified policy conflict or material harm, the proposal constitutes sustainable development and should be supported. It is respectfully requested that planning permission be granted.

7.4 Recommended Planning Conditions

In the event that Newport City Council is minded to grant planning permission, it is recommended that a limited number of planning conditions be imposed to ensure the development is carried out appropriately and in accordance with planning policy. The following conditions are considered necessary, reasonable, and compliant with the tests set out in Welsh Government Circular WGC 016/2014 on the use of planning conditions in development management.

1. Time Limit for Commencement

The development shall begin not later than five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended), and to ensure that the development is implemented within a reasonable period.

2. Approved Plans

The development shall be carried out in accordance with the following approved plans and documents:

2509-PL01 – Location and Site Plans

2509-PL02 – Existing Plans and Elevations

2509-PL03 – Proposed Plans and Elevations

2509-PL04 – 3D Rendering Visualisation

Reason: To ensure the development is carried out in accordance with the approved plans and to define the scope of the permission, in the interests of clarity and good planning.

3. Hours of Construction

Construction works shall not take place outside the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of occupiers of nearby residential properties in accordance with Policy GP7 of the Newport Local Development Plan 2011–2026.

Existing Elevations, Roof plans and Floorplans



Proposed Elevations, Roof plans and Floorplans



PROPOSED NORTH ELEVATION
1:100



PROPOSED SOUTH ELEVATION
1:100



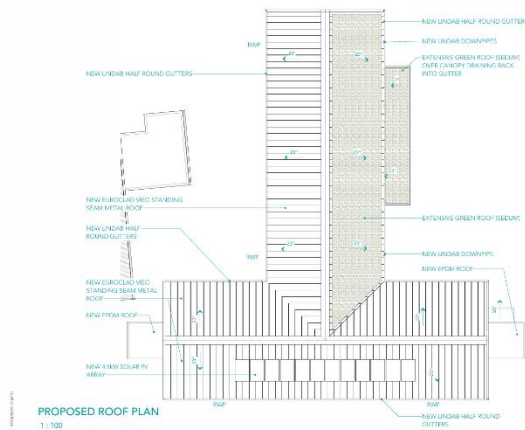
PROPOSED WEST ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100

SIEMENS
ARCHITECTURE
Design that listens

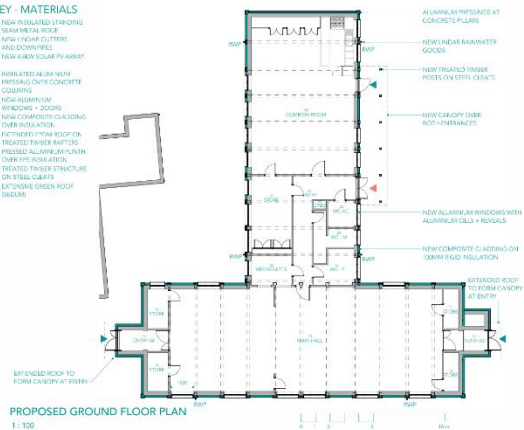
EVESWELL
Community Centre
Eveswell Street
Newport, NP19 8EP



PROPOSED ROOF PLAN
1:100

KEY - MATERIALS

- 01 NEW INSULATED STANDING SEAM METAL ROOF
- 02 NEW LINEAR DRAINAGE AND GUTTERS
- 03 NEW 4.8kW SOLAR PV ARRAY
- 04 INSULATED ALUMINUM PRESSING ON/IN CONCRETE COUPLING
- 05 NEW ALUMINUM WINDOWS - 2000S
- 06 NEW COMPOSITE CLADDING OVER INSULATION
- 07 EXTENDED FROM ROOF ON TREATED TIMBER RAFTERS
- 08 PRESSURE TREATED ALUMINUM PULTRUDED INSULATION
- 09 TREATED TIMBER STRUCTURE ON STEEL CLIPS
- 10 EXTENDING GREEN ROOF (BEDDING)



PROPOSED GROUND FLOOR PLAN
1:100

Project 2025
Tuck
Community Centre, Eveswell St
Newport, NP19 8EP

NOT FOR CONSTRUCTION

Scale: As indicated on A3

PROPOSED
PL03

3D Visualisation

SIEMENS
ARCHITECTURE
Design that listens.



EVESWELL
Community Centre, Eveswell St
Newport, NP19 8EP

Topic: 2001
Topic:
Community Centre, Eveswell St
Newport, NP19 8EP

NOT FOR CONSTRUCTION

PROPOSED 3D RENDERING

PL04