

Notice of Decision

Revision 03



C Howes
LNT Care Developments Ltd
Helios 47
Isabella Road
Leeds
LS25 2DY

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0375**
Application Type: **Full (Major)**
Proposal: **ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING , LANDSCAPING AND ANCILLARY BUILDINGS**
Site/Location: **Land Formerly Known As Whitehead Works, Mendalgief Road, Newport, South Wales,**
Decision Date: **14th January 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 15th September 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
- (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).

REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

Approved Plans and Documents

1. The development shall be implemented in accordance with the following plans and documents;

Drawing No. NP20 2NW-A-03 - Proposed Site Plan;
Drawing No. NP20 2NW - A - 04 - Proposed Floor Plans;
Drawing No. NP20 2NW - A - 05 - A - Proposed Elevations Rev A 23/10/2025;
Drawing No. 6375-JPG-ZZ-ZZ-DR-D-1401-S2-P02-Foul Water Drainage Strategy;
Drawing No. 6375-JPG-ZZ-ZZ-DR-D-1400-S2-P04-Surface Water Drainage Strategy
2025-05-08 6247 FCA Final v1.2;
240903 LNT001-019-002 PEA - REV 2-Part 1 of 2;
240903 LNT001-019-002 PEA - REV 2-Part 2 of 2;
241028 LNT001-019 Mendalgief Road Reptile Report;
250110 LNT001-019-005 Mendalgief Road GLTA PRA
LNT001-019-006/001/001 - Bat Emergence Survey
240726 LNT001-019-001 Mendalgief Road Newport Arb Survey 001

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

Pre- commencement conditions

Construction Environment Management Plan (CEMP)

2. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP should include (but not be limited to):

- o Construction traffic management plan (including routes and provision of access to site);
- o Details of Parking for contractors, site operatives and visitors;
- o General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
- o Fencing, Security and Hoarding details;
- o Storage and Compound details;
- o Resource Management: details of fuel and chemical storage and containment;
- o Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- o Noise and Vibration Management;
- o Dust, Emissions and Odour Management;
- o Lighting Details;
- o Site Waste Management Plan;
- o Contacts and complaints.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure necessary management measures are agreed and implemented for the protection of residential amenity, the environment and matters of highway safety during construction in accordance with Policy GP2, GP4, GP7 of the NLDP 2011-2026 (adopted January 2015).

26/0064 – Partial Discharge approved on 16th March 2026 by Newport City Council.

Tree Protection Plan

3. No development, to include demolition, shall commence until a Tree Protection Plan (in accordance with BS 5837:2012) has been submitted to and approved in writing by the Local Planning Authority.

The Tree Protection Plan shall contain full details of the following:-

- (a) Trees and hedges to be retained/felled clearly identified and marked on a plan;
- (b) Trees and hedges requiring surgery;
- (c) The root protection areas to be identified on plan for retained trees and hedges;
- (d) The type and detail of the barrier fencing to be used to safeguard the root protection areas;
- (e) The precise location of the barrier fencing, to be shown on plan.

The tree protection fencing shall be installed in accordance with the approved details prior to any development and thereafter retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features at the site in accordance with Policy SP1 and GP5 of the NLDP 2011-2026 (adopted January 2015).

Bat Method Statement

4. Prior to the commencement of development, including demolition, a Bat Method Statement including measures as recommended in Section 6 of the approved document Bat Emergence Survey shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To agree precautionary measures to protect European Protected Species in accordance with Policy GP6 of the NLDP 2011-2026 (adopted January 2015).

26/0438 – Partial Discharge approved on 14th July 2025 by Newport City Council.

Scheme of Soft Landscaping

5. Notwithstanding the information submitted, prior to the commencement of development (other than demolition) a scheme of soft landscaping, hedge and tree planting for the site (indicating numbers, species, heights of planting and location as well as details of a phased implementation) shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in line with the approved phasing and in its entirety by a date not later than the end of the full planting season immediately following the first beneficial occupation of the development or the completion of that development, whichever is the sooner. Thereafter the trees, hedges, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and

remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme and green infrastructure in the interests of visual amenity, ecological enhancement and placemaking having regard to policies GP2, GP5 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Proposed Site and Finished Floor Levels

6. Prior to the commencement of development (other than demolition) a plan outlining final details of site levels and finished floor levels for the building shall be submitted to and approved in writing by the Local Planning Authority and shall be no less than 8.40 metres AOD.

The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the development meets with the requirements of TAN 15 and complies with Policy SP3 of the NLDP 2011-2026 (adopted January 2015).

Species Enhancement Plan

7. Prior to the commencement of development (other than demolition) a species enhancement plan (SEP) as recommended in Chapter 6 of the Preliminary Ecological Appraisal and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The SEP shall include but not be limited to details of;

- o Bird and Bat Boxes integrated into the buildings design;
 - o Hedgehog highways to provide safe access in and out of the site;
 - o Bug hotels, compost heaps and other refugia within a variety of locations across the site.
- The measures outlined in the SEP shall be implemented in accordance with the approved details.

Reason: To ensure biodiversity enhancement is achieved at the site in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and Chapter 6 of PPW12.

26/0443 – Partial Discharge approved on 1st October 2026 by Newport City Council.

Contamination Condition

8. No development, (other than demolition) shall commence until:

a) An appropriate Desk-Study of the site 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: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed, in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

26/0438 – Partial Discharge approved on 14th July 2025 by Newport City Council.

Pre - construction conditions

External Materials

9. Prior to the construction of the building, final details/samples of materials and finishes (including solar panels) to be used on the external surfaces of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

26/0438 – Partial Discharge approved on 14th July 2025 by Newport City Council.

Details of Hard Surfacing

10. Prior to the laying of any hard surface at the site, details/specification shall firstly be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained in that state thereafter.
Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Fume Extraction

11. Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The fume extraction shall thereafter be maintained and retained as approved for the lifetime of the development.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Details of Substation Enclosure

12. Prior to construction of the substation hereby approved, details of the design, appearance and materials of the substation building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained in that state thereafter.
Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Pre-occupation conditions

Hydraulic Modelling Assessment

13. No buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local water supply network, at which the development shall connect, have been completed as identified in a Hydraulic Modelling Assessment that has firstly been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the site is served by a suitable potable water supply in accordance with Policy SP1, SP4 and GP3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Details of External Stores

14. The cycle, refuse and PV stores shall be provided in accordance with details that have firstly been submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved. The approved details shall be installed prior to the first use and shall be retained available for use at all times thereafter.
Reason: In the interests of promoting sustainable travel to the site and provision of suitable waste storage facilities and in the interests of good design and visual amenity in accordance with Policies SP1, GP2, GP4 and W3 of the NLDP 2011-2026 (adopted January 2015).

Foul Drainage Provision

15. Prior to the occupation the building hereby approved, the associated foul drainage shall be provided in accordance with the approved details and shall be retained thereafter for the lifetime of the development.
Reason: To protect public health and safety and ensure no pollution of or detriment to the environment in accordance with Policy GP2 and GP3 of the NLDP 2011-2026 (adopted January 2015).

Provision of Parking

16. Prior to the first use of the building hereby approved, the approved parking layout (including Electric Vehicle Charging Points) shall be provided in full, clearly demarcated on the ground, made available for use and retained in that state for the parking of vehicles thereafter for the lifetime of the permission.
Reason: To ensure adequate on site parking provision in the interests of highway safety in accordance with Policy GP4 and T4 of the NLDP 2011-2026 (adopted January 2015).

Obscure Glazing of Terrace Balustrade

17. Prior to the first use of the building hereby approved, the 1.80m high balustrade proposed to enclose the first floor terrace in the western elevation shall be fitted with obscure glazing to a minimum of Pilkington Obscurity Level 3, and retained in that state thereafter for the lifetime of the development.
Reason: To protect the amenity of neighbouring occupiers in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

Provision of Boundary Enclosures

18. Prior to the first use of the building hereby approved, the boundary treatments shall be constructed as per the details shown on approved Drawing No. NP20 2NW-A-03 - Proposed Site Plan and retained in that state thereafter for the lifetime of the development.
Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

General conditions

No Piling or Penetrative Foundation Design

19. No piling or other penetrative foundation works shall be carried out unless otherwise approved in writing by the Local Planning Authority. Any request for such approval shall be supported by sufficient information to demonstrate that the proposed method would not result in an unacceptable risk to groundwater. The development shall only be carried out in accordance with the approved details thereafter.
Reason: To prevent pollution of controlled waters from inappropriate penetrative methods, in accordance with Policy GP2, GP5 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Unforeseen Contamination

20. Any unforeseen contamination encountered during development, shall be notified to the Local Planning Authority in writing as soon as is practicable and all development shall cease. An appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on any affected part of the site. Following remediation and prior to the occupation of any affected building, a Completion/Validation 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.
Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed, in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

PD Rights - Means of Enclosure

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that order), Schedule 2, Part 2, Class A, other than those approved no wall, fence, gate, barrier, hedge or other means of enclosure shall be erected, improved, altered or planted without the prior written permission of the local planning authority.
Reason: To ensure the development is carried out in an acceptable manner and to preserve matters of highway safety in accordance with Policy GP2, GP4 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Noise Assessment

22. The development shall be undertaken in accordance with the measures set out in approved document Report VA5390.240705.NIA - Noise Impact Assessment.
Reason: To ensure future amenity is preserved in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk.

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

Informative:

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

1. This decision relates to plan Nos: NP20 2NW - A-01 - LOCATION PLAN; NP20 2NW - A-02 - TOPOGRAPHICAL SURVEY; Pre App Consultation Report; Sustainability and Energy Statement (May 2025); Planning Statement (April 2025); Letter from Chris Brady dated 26th November 2026 RE: Welsh Water Holding Objection; Design and Access Statement; Covering Letter (16th May 2025); 6375-JPG-XX-XX-RP-D-0627-S2-P03-Mendalgief Road Drainage Impact Assessment-Part 1, 2, 3 and 4
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies Strategic Policies: SP1 Sustainability, SP2 Health, SP5 Flood Risk, SP9 Conservation of the Natural, Historic and Built Environment; SP17 Employment Land; SP18 Urban Regeneration, GP1 Climate Change, GP2 General Amenity; GP4 Highways and Accessibility; GP5 Natural Environment; GP6 Quality of Design; GP7 Environmental Protection and Public Health; H1 Housing Sites; T4 Parking; T5 Walking and Cycling; W3 Provision for Waste Management Facilities in Development were relevant to the determination of this application.
3. As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.
4. 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.



Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

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Application Number: 25/0375

Decision Date: 14th January 2026

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).