

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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2nd February 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

CHANGE OF USE FROM VACANT HAIRDRESSING / BEAUTY SALON (A1)
TO D1 CHILDREN'S DAY NURSERY (D1) AT –
100, SOMERTON ROAD, NEWPORT, NP19 0JX.
RESUBMISSION OF REFUSED APPLICATION – 25/0864

DESIGN STATEMENT-

Dear Sir/Madam,

Please find attached a full planning application relating to the above property.

0.0 - BACKGROUND –

The property was the Somerton Post Office / Corner Shop for a number of decades. There was also limited residential space to the first floor. The footfall would have been high when being used as a Post Office / Shop.

The property was then converted to a hairdresser / beauty salon. This use ceased. The property has been vacant since.

The proposed use will bring a sustainable use for the building. The location is excellent. There is a high demand for children's nurseries.

1.0 - PREVIOUS REFUSAL AND COMMENTS-

The previous application was refused based on the following reasons –

01 - By reason of its location, use and proximity to neighbouring residential dwellings, the development will result in increased noise and disturbance to the significant detriment of residential amenity.

We were surprised by the complaint from the neighbour. It appears that there was some confusion. The bedroom window in question faces the side. We have now introduced an external corridor which would

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prevent children playing too close to the neighbour's window. The property has a large rear garden – there is no need for concerns of noise to form reasons for refusal.

02 - The proposal will have a significant adverse effect on interests of acknowledged importance, namely safety, by introducing a highly vulnerable use in a flood risk area.

This proposed nursery is not a highly vulnerable use. People will not have their homes at the property, nor will they sleep at the property. It is a short walk to exit the flood area.

03 - The proposal will result in an increased demand for parking that cannot be accommodated on site to the detriment of highway and pedestrian safety and neighbouring amenity. There is ample on street parking. The CSS Parking Guidelines require 1 parking space per 2 staff and minimal parking for parents.

2.0 - PROPOSED USE – DAY NURSERY

The applicant is an experienced with Children's Day Nurseries. The applicant has been in touch with CSIW. CSIW Space and staff standards will be adhered to. A licence will need to be issued prior to the business commencing.

The business will operate from 07.30 when first parents arrive until 17.00. The Child / Staff ratios are - 1 adult to 8 children for 3 years old plus and 1 adult to 4 children for under 3-year-olds.

The application site is well located within a residential community. There is an excellent sized rear garden. There is currently a well-documented shortage of day nurseries on a national scale.

Main meals are not prepared on site. Local caterers will deliver the food at a convenient time.

3.0 - LOCATION / PARKING –

The application site is situated in an extremely sustainable location. The business is located within a built-up community, people living nearby are likely to use the facility. There are nearby schools. The nearest bus stops are within 100m of the application building. There is ample space to store bicycles, for staff, within the existing shed, set within the rear garden. The revised plan shows the cycle stands.

There is limited off-road parking to the side of the building, this will be used by staff.

The side road (Kitty Hawk Drive) has an excess of available parking spaces for parents dropping off / collecting children.

4.0 - REFUGE / RECYCLE STORAGE-

The store, which is indicated on the plans, will be utilised for bin and recycle bin storage. An external area to the rear has been added – this is shown on the plans.

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5.0 - FLOOD RISK-

The property falls within a flood risk area. The property is proposed to be used as a children's day nursery. This is still categorised as being a high form of risk by policy TAN 15.

It should be noted that NRW and Newport Council have, and do permit high forms of risk proposals to be permitted following a risk analysis, in flood areas.

In this instance all staff would be available to facilitate any emergency evacuation.

It should also be noted that the flood risk is tidal and thus easy to predict.

The nursery is located in a built-up area. The map below shows the predicted extent of floodwater. You will note that it is a short walk, on a main road, to the foot of the Somerton Railway bridge.

Whilst it is understood that TAN 15 includes Child Care establishments as high risk. The reality surrounding this proposal, on a risk base approach, clearly demonstrates that the real risk is very low to the children in the nursery.

Newport City Council, being local and knowing the area, I trust, will be able to understand and communicate the minimal risk to the occupants in the proposal and communicate this to NRW.



Flood Map showing short walk along Somerton Rd to edge of flood water

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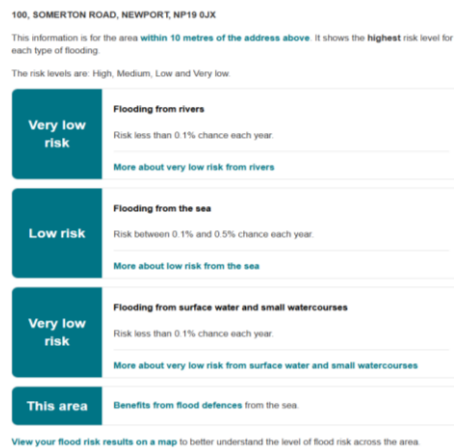
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The applicants have been made aware of the risk of flood and will be connected to the NRW emergency flood risk phone line. The business is set over 2 floors. A recent residential development was approved and constructed within 100m of the application site.



6.0 – WELSH WATER DRAINS-

A mains drain is located within the curtilage of the property has had issues in the past. An alarm has been fitted to the chamber by Welsh water. The condition of this drain is not related to the proposed use.

7.0- CONCLUSION-

There is a large shortage of local nurseries. This property has had a busy past – when it was a Post Office it was very busy. When it was a salon, it was busy and with long hours.

The parking / journey numbers for the nursery will be far lower than previous uses.

With regard to flood risk – it is short walking response to a predictable type of flood – with a good warning system in place.

The noise has been discussed, and a compromise has been reached.

The proposal offers a lot for local community. I trust that the pros and cons are considered and tht the project is approved.

If you have any queries, please contact me.

Kerin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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