

Delegated Decision Report

Application No:	25/0999	Statutory Period Expires:	27th March 2026
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Site:	Blue Cross Rehoming Centre Willenhall Street Newport NP19 0GE		
Proposal:	CONVERSION OF FIRST FLOOR ROOF SPACE TO STAFF ACCOMMODATION INCLUDING 4NO. BEDROOMS IN CONJUNCTION WITH USE OF SITE AS MEDITATION CENTRE AND CONSTRUCTION OF 5NO. DORMER WINDOWS IN FRONT ROOF SLOPE AND INSTALLATION OF ROOF LIGHTS IN REAR ROOF SLOPE		
Applicant:	S Prithikumara		
Type:	Full	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The original use of the site was as a purpose-built Doctors Surgery in the 1990s. Following closure, planning permission was granted in 2016 for the change of use of the site to a pet rehoming and advice centre, along with external works.
- 1.2 The centre was previously occupied by the Blue Cross however the building now operates as Meditation Centre, as approved under change of use application ref.24/0916.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is approximately 0.20ha in size and contains a centrally located building with open space to the north and east and parking area to the south. The main building faces the highway at Willenhall Street to the west, to the east it backs onto the rear of residential properties at Lilleshall Street and to the south is a Flying Start Centre.
- 2.2 The site is located just off Corporation Road, one of the main vehicular routes into the City Centre, and the local context is mixed, with a pharmacy located on the opposite side of the highway, a newer residential development further south and industrial units nearby at Kelvedon Street to the west.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to convert the first-floor roof space into staff or visiting speaker accommodation, including 4no bedrooms in conjunction with the use of the site as a meditation centre. 5no dormer windows are also proposed in the front roof slope and the insertion of 6no roof lights in the rear roof slope.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0916	CHANGE OF USE FROM FORMER ANIMAL/PET RE-HOMING AND ADVICE CENTRE INTO A MEDITATION CENTRE	GRANTED WITH CONDITIONS	22.01.2025
16/1104	DISPLAY OF VARIOUS NON-ILLUMINATED ADVERTISEMENTS	GRANTED WITH CONDITIONS	24.01.2017
16/0873	PARTIAL DISCHARGE OF CONDITIONS 02 (SOUND INSULATION SCHEME), 03 (NOISE MANAGEMENT PLAN) AND 04 (WASTE STORAGE AND DISPOSAL) OF PLANNING PERMISSION 16/0625 FOR CHANGE OF USE OF FORMER	APPROVED	24.10.2016

	DOCTORS SURGERY TO PET REHOMING AND ADVICE CENTRE TOGETHER WITH NEW BOUNDARY TREATMENT		
16/0625	CHANGE OF USE OF FORMER DOCTORS SURGERY TO PET REHOMING AND ADVICE CENTRE TOGETHER WITH NEW BOUNDARY TREATMENT	GRANTED WITH CONDITIONS	16.06.2016

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policies SP1, SP3, GP2, GP4, GP5, GP7 and W3 are relevant

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- PARKING STANDARDS

- SUSTAINABLE TRAVEL

- WASTE STORAGE AND COLLECTION

6. CONSULTATION RESPONSES

6.1 NATURAL RESOURCES WALES

No objection

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes the conversion of first floor to staff accommodation. This includes bedrooms on first floor which is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. The Flood Map for Planning identifies the application site to be at risk of flooding and partially within Flood Zone 2 and 3 Sea and partially within the TAN15 Defended Zone. As the highly vulnerable element of the scheme is located above ground level, we are satisfied it is elevated from any flood risk. A less vulnerable use is being maintained on the ground floor. As such we do not require an FCA to advise you on the consequences of flooding to and from the new residential property. However, it is for planning authorities to determine whether the risks and consequences of flooding are acceptable. Therefore, you should be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event. As such you may require the applicant to submit

a flood consequences assessment (FCA) which covers appropriate access/evacuation routes from the proposed development (see Figure 2 in TAN15 – Technical requirements of an FCA). The applicant may also find this beneficial for awareness raising, informing emergency plans, and the provision of flood resilient design and resistance measures. Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience. We also provide advice on preparing for a flood which may be useful for the developer or occupant of the proposal. If an FCA is submitted, we can provide you with advice on its findings to inform your decision making. Protected Sites We note the site is within 250 metres of the River Usk Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC as the proposed works are internal works only and there is no potential pathway to the protected site. Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

6.2 DWR CYMRU / WELSH WATER

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Condition and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6.3 HIGHWAYS OFFICER

(Final response)

No objections subject to the conditions set out in 24-008-Letter to Planning Officer_260213.

6.4 ENVIRONMENTAL HEALTH OFFICER

No objections

I confirm I have no objections to the proposal. There is a possibility of the future residents being impacted on by traffic noise due to the closer location of the Meditation Centre to Corporation Road which is a busy road hence I suggest the following condition should be attached to any permission granted.

NOISE ASSESSMENT REQUIRED.

No information has been provided assessing the potential noise impact from road traffic or nearby adjacent commercial uses including deliveries and plant / equipment. I therefore recommend that in order for this section to make an informed comment the applicant

should be requested to provide further information assessing the noise impact of the external noise sources on the proposed residential accommodation. The report should include, if appropriate, measures to be taken to mitigate excess noise impact. The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Reason: To ensure that the amenities of future occupiers are protected.

6.5 ECOLOGY OFFICER

No response received to date.

6.6 PLANNING CONTRIBUTIONS MANAGER

The residential use is ancillary to the principal use of the building i.e. a meditation centre. As such, no affordable housing contributions are requested.

6.7 WASTE MANAGER

We anticipate a requirement for trade waste and recycling. NCC trade waste services would be happy to quote for services ahead of opening.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 16.12.2025, Site Notice was put up on 19.12.2025.

7.1 NEIGHBOURS: 54no neighbours were consulted. No representation received to date.

7.2 CLLR HUSSAIN: No response received to date.

7.3 CLLR HORTON: No response received to date.

8. ASSESSMENT

8.1 The first-floor roof space currently comprises a kitchen, a shower room, a storeroom and 2no communal rooms. It is proposed to subdivide the 2no communal rooms to provide 4no bedrooms, 2no of which would have an ensuite/shower room. The existing kitchen and shower would be retained although the existing store would be halved to accommodate a new internal layout.

8.2 Use as Ancillary Staff Accommodation

It is understood that the first-floor accommodation would form ancillary staff support space that is functionally and operationally linked to the lawful use of the meditation centre. The submitted document '24-008-Letter to Planning Officer_260213' specifies that access to the first-floor staff facilities will be strictly limited to staff members who are scheduled to work on that specific day and occasionally, the accommodation would be occupied by specialist meditation instructors visiting from across the UK. It is specified that at any given time, at least two staff members are required on site to support the centre's operations however, due to shift patterns and handovers, there will be occasions where up to four staff are present during changeovers and rest periods. Each staff member is allocated a dedicated accommodation room.

8.3 The submitted documents specify that the first-floor rooms are required solely to support the operation of the meditation centre. The nature of the centre's activities means that staff must be present both before opening and after closing, for the following reasons:

i) Early-Morning Preparation

- The centre requires significant preparation before users arrive, including setting up meditation spaces, preparing equipment, and ensuring the building is ready for early-morning sessions.
- Staff must therefore be on site well before the public opening time, which necessitates overnight presence.

ii) Late-Evening Closing and Resetting

- Many meditation sessions finish late in the evening.
- Staff are required to remain on site after closing to clean, reset rooms, and prepare the centre for the following day.
- This work cannot be completed during public opening hours and requires staff to stay overnight.

iii) Safety, Security and Caretaking

- As with many community, religious and retreat facilities, an overnight presence is for:
 - o safeguarding the building,
 - o responding to emergencies,
 - o ensuring the security of the premises, and
 - o maintaining continuity of operations.

This operational model is comparable to staffing arrangements in retreat centres, monasteries, and community facilities where overnight staff presence is standard and operationally necessary.

8.4 The applicant has provided a comprehensive list of UK planning precedents and appeal decisions relating to overnight accommodation being accepted as ancillary to religious, spiritual, retreat and assembly-type uses where it is functionally linked to the main activity. In appeal Ref: APP/J0350/W/25/3366004 (Slough Borough Council 2025), it was concluded that subject to a condition restricting the use of the [overnight] facilities, the proposed development would have physical and functional connection with the use of the host property. Among the points considered were that the description of development set out that the proposed accommodation would be an ancillary use, the evidence demonstrated how the caretaker facility will be used in conjunction with the use of the host property, and that there would be physical connection between the host property. This consideration is applicable to the proposed development, and it is agreed that subject to condition, the proposed first floor accommodation would have physical and functional connection with the use of the Meditation Centre.

8.5 In addition, submitted document '24-008-Letter to Planning Officer_260213' specifies that the centre will periodically host specialist meditation instructors visiting from London, Essex, Scotland and Liverpool for specific sessions. These individuals will also require on-site accommodation during their stay. This is consistent with established planning precedents for religious and retreat centres, where visiting practitioners are routinely accommodated on site as part of the ancillary function. It has been confirmed that no more than four staff/visiting practitioners will be accommodated overnight at any one time. To support this operational requirement, a minimum of four rooms is proposed. It is clarified that the following conditions will apply:

- The facilities will only be available to staff during their designated working hours and not outside of those times.
- Staff will not be permitted to leave personal belongings at the mediation centre, with the exception of an overnight bag where necessary.
- There will be no tenancy agreements or rental agreements in place.
- There will be no separate postal address associated with the space.
- There will be no separate entrance to the premises.
- There will be no separate utility meters.
- There will be no separate council tax registration.

8.6 Submitted document '24-008-Letter to Planning Officer_260213' explicitly states that the accommodation at first floor would not constitute a separate planning unit and the applicant contends that the accommodation therefore does not fall within Use Class C3 (dwellinghouse) or C4 (HMO). This is agreed, based on the premise that the rooms are not self-contained, not capable of independent occupation, do not contain kitchens or private living facilities and would not be rented, let, or used as private living accommodation. The rooms would not be available for private residential use and are required solely for operational reasons, such as staff shift patterns security, and overnight presence and are only available to staff engaged in the operation of the meditation centre. Given the above,

the assertion that the accommodation is categorised as ancillary to the primary F1 community use is accepted and it is agreed that the accommodation would inherit the use class as the Meditation Centre.

8.7 Case law sets out that decisions must be made on *what is actually proposed and not what could happen in the future* ... This is logical, because whether something could happen is a matter for future planning control. If the building is not used as proposed, or if there is a material change of use in the future to create a separate planning unit or for use beyond the operation of the meditation centre, then a separate grant of planning permission would be required, and the building would be at risk of enforcement action if such permission had not been granted. Any future desire to occupy the first-floor staff accommodation as a wholly independent residence, short-term let or a use outside the operation of the Meditation Centre would require planning permission. To prevent any ambiguity in the future, a suitably worded planning condition will be added to restrict the use of the rooms to ancillary staff accommodation only in relation to the ground floor use will be added.

8.8 Moreover, the imposition of an occupancy-length restriction is considered reasonable and necessary to ensure that the first-floor staff accommodation remains ancillary to the main lawful use of the site and does not, through extended or permanent occupation by any individual, evolve into an independent residential unit outside the scope of this application. It is considered that limiting occupation to no more than 183 days within any rolling 365-day period provides a clear and enforceable threshold that prevents the creation of a primary residence while still allowing the operator flexibility to house staff on a short-term or rotational basis. Requiring the operator to maintain accurate occupancy records will assist the Local Planning Authority in monitoring compliance.

8.9 Sustainability Assessment

Initially, the Council's Highways Officer raised concerns regarding parking and the reduction in the provision of parking spaces for the ground floor use as a Meditation Centre. The applicant has submitted a sustainability assessment in response to the Highways Officer's initial comments. The development achieves 9 sustainability points and therefore qualifies for a 20% reduction in parking provision in accordance with the Sustainable Travel SPG. There are currently 21 no parking spaces available on site, which is sufficient to support the centre's operational needs when assessed against the above calculation. Even if 4 spaces were allocated to the ancillary staff accommodation, the remaining 17 spaces would continue to meet the operational parking requirement for the centre. Following the revised sustainability score and the suggestion of a planning condition to ensure the provision of the 17 no remaining spaces, the Highways Officer is content that the staff accommodation would not reduce the level of parking provision to that of an unacceptable level.

8.10 Flood Risk

The development includes bedrooms on first floor. Residential accommodation is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025 however it is noted in this case that the rooms are ancillary to a less vulnerable operation. The Flood Map for Planning identifies the application site to be at risk of flooding and partially within Flood Zone 2 and 3 Sea and partially within the TAN15 Defended Zone. Some areas are also affected by surface water and local watercourse flood risk. As the highly vulnerable element of the scheme is located above ground level, CNC / NRW are satisfied that it is elevated from any flood risk. A less vulnerable use is being maintained on the ground floor. As such, CNC / NRW have not requested an FCA to advise on the consequences of flooding. Nevertheless, the application is accompanied by an FCA report which recommends the creation of a flood evacuation plan which should be maintained to lower the risk and/or the consequences that flooding may cause to the development. The FCA confirms that safe egress routes are not available in the event of a flood and there would be a period of containment at first floor until flood waters subside. It also confirms that the area is covered by NRW flood evacuation warnings. Given the above, it is considered that the proposal complies with Policy SP3 of the NLDP 2011-2026 (adopted January 2015) and TAN15 as flood risk is manageable in this case.

8.11 Visual Amenity/ Character and Appearance:

The proposal includes the erection of 5no dormers on the front roof slope. Each dormer is identical in scale although 3no would be located on the northern end front roof slope of the building and 2no would be located on the southern end of the front roof slope, creating an asymmetrical appearance. 4no of the 5no dormers would be built over existing rooflights and the additional dormer would be positioned to serve the repositioned hallway. Each dormer would be finished with tiles to match the existing roof. When assessing the context of the site and the surrounding area, a diverse mix of commercial buildings can be observed. As such, although it is acknowledged that the dormers would unbalance the symmetry of the front elevation, the addition of the dormers would not harm the visual amenity of this stretch of Willenhall Street and on balance, the dormers are acceptable.

- 8.12 6no rooflights are also proposed in the rear roof slope, including 3no x single pane and 3no x double pane windows. The rooflights would be flush with the slope of the roof and positioned at a high level so views would be minimal. As such, the rooflights would not appear harmful in this context.
- 8.13 Residential Amenity:
As forementioned, the site received permission for use as a meditation centre in January 2025. As part of this assessment, the impact on residential amenity was considered. It was deemed that the applicant has provided a sufficient level of information that demonstrates the proposed use of the site as a Meditation Centre can be managed to an acceptable level without resulting in an adverse impact on neighbouring residential amenity. It was also considered that the proposed use is an appropriate use in this location and that the use as a Meditation Centre and the hours of operation and number of users can be controlled through necessary planning conditions as required. This consideration is agreed given the close proximity to neighbouring properties at Lilleshall Street. Under application ref.24/0916, opening hours are restricted through a conditional regime to minimise noise and disturbance caused by through the use of the car park in the early hours. The applicant is reminded that this condition would remain applicable to the full use of the centre, including any staff accessing/egressing the staff accommodation at first floor.
- 8.14 It is not anticipated that the development would generate any significant trips, given that 2no members of staff are required on site to support the centre's operations, at any given time and only on occasion would the additional 2no bedrooms be required for use. As such, the staff accommodation would not result in any additional noise/disturbance to neighbouring properties.
- 8.15 As forementioned, 5no dormers are proposed on the front roof slope and 6no rooflights are proposed in the rear roof slope. The 5no dormers would face toward the junction of Kelvedon Street and Well Pharmacy which is located on the adjacent side of the Willenhall Street. The rooflights on the rear roof slope would be flush with the slope of the roof and positioned at a high level. It is acknowledged that there are residential properties on Lillenhall Street within proximity to the rear roof slope of the centre however given the position of the rooflights at a high level, the windows would not allow for any unacceptable overlooking. Moreover, the windows would serve a hallway (a non-habitable room), so they are not expected to introduce any harmful overlooking or loss of privacy. The arrangement is therefore considered acceptable and would not result in any unacceptable amenity impact, in accordance with Policy GP2 (General Amenity) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.16 Biodiversity:
No biodiversity enhancement has been submitted, as required in Chapter 6 of Planning Policy Wales (PPW) Edition 12. There is scope within the site for provision and therefore it is considered that details and implementation can be secured by a suitably worded planning condition.
- 8.17 Waste:
It is not anticipated that the proposal will generate any materially significant waste over and above the existing use of the site. Nonetheless, no refuse storage is shown on the proposed plans, and this will need to be demonstrated. It is considered that details and implementation of refuse storage can be secured by a suitably worded planning condition. The proposal complies with Policy W3 of the NLDP 2011-2026 (adopted January 2015).

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 Overall, it is considered that subject to the proposal conditional regime the proposal complies with the relevant policies and is acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Site Location Plan Showing Cycle Store and Parking Places
- 24 189 PL 106 00 - Site Location/Block Plan
- 24 189 PL 110 05 - Proposed Floor Plans
- 24 189 PL 220 03 - Proposed Elevations

- Flood Consequence Assessment
- Sustainability Score and Parking Reduction Calculation REV 02
- Transport Statement REV 06
- Travel Plan REV 02
- Covering Letter – Highways
- 24-008-Letter to Planning Officer_260213
- Correspondence RE: Proposed dormer finish

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

02 The first-floor ancillary staff accommodation identified on the approved plans shall be occupied only by staff of the primary use and specialist instructors contracted by and teaching at the ground floor meditation use and shall not be used as a person's sole or main place of residence, House in Multiple Occupation (HMO), or for any other form of independent residential occupation. The accommodation shall not be let, leased, or occupied by any person other than those persons cited above and no person(s) using the first floor bedrooms shall occupy the accommodation for more than 183 days within a calendar year. The operator shall maintain an up-to-date and comprehensive written record of all occupancy (including full names, primary residential addresses, room number occupied, staff roles of occupying person(s) and reasons for occupancy and how this relates to the meditation centre and dates of stay) and shall make this record available to the Local Planning Authority within 5 working days of a written request.

Reason: To ensure that the accommodation remains ancillary to the primary use of the site and to prevent the creation of an independent residential unit, and to allow the Local Planning Authority to monitor compliance with the occupancy restrictions in the interests of amenity and sustainability.

03 Prior to the first use of the development hereby approved, details of refuse storage and disposal arrangements, including general waste and recycling shall be submitted to the Local Planning Authority and written approval received. The approved waste storage and disposal arrangements shall be implemented prior to first beneficial use of the premises and shall be complied with at all times that the building/site is in use.

Reason: To ensure waste is adequately stored and disposed of in accordance with Policy W3 of the NLDP 2011-2026 (adopted January 2015).

04 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan showing Cycle Store and Parking Places, 24 189 PL 106 00 - Site Location/Block Plan, 24 189 PL 110 05 - Proposed Floor Plans, 24 189 PL 210 00 - Existing Elevations, 24 189 PL 220 03 - Proposed Elevations, 24 189 PL 301 00 - Existing Floor Plans, Flood Consequence Assessment, Sustainability Score and Parking Reduction Calculation REV 02, Transport Statement REV 06, Travel Plan REV 02, Covering Letter – Highways, 24-008-Letter to Planning Officer_260213, Correspondence RE: Proposed dormer finish.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5, GP6, GP7, W3 were relevant to the determination of this application.

Commented [JD1]: Let's limit the occupancy to 1 person per bedroom as well, like we do with HMOs so max of 4 occupants at any time.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

05 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

06 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

07 For the avoidance of doubt, the "183 days within a calendar year" limit applies to each individual member of staff, regardless of whether occupation is continuous or in separate periods. The operator is advised to ensure that staff occupancy records are accurate and updated regularly to demonstrate compliance with the condition if requested by the Local Planning Authority.