

Delegated Decision Report

Application No:	25/0810	Statutory Period Expires:	25th November 2025
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Site:	<i>Royal Gwent Hospital Cardiff Road Newport NP20 2UB</i>		
Proposal:	<i>INSTALLATION OF ROOF TOP SOLAR PANELS AND ASSOCIATED WORKS</i>		
Applicant:	<i>Aneurin Bevan University Health Board</i>		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is situated within the Stow Hill ward and is located within the context of different medical buildings within the grounds of the Royal Gwent Hospital. The application site is situated off Friars Field Road, and building styles vary between pitched roof red brick buildings, and pebble dash flat roof buildings. Moreover, there are numerous parking areas and within the immediate vicinity parking demand is high. Clytha Conservation Area and The Friars (Postgraduate Centre of Royal Gwent Hospital) Grade II listed building (3018) is within close proximity to the development site. The topography of the land slopes down to the South East.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the installation of roof solar panels on blocks 6 and 7 (red brick, pitched roof buildings). Block 6 comprises a singular T-shaped building, with a central rectangular corridor and two perpendicular wings. Block 7 is primarily rectangular in shape, with a slight protrusion to the south. The solar panels are located on the South East roof planes of the buildings. The PV panels are approximately 1.1m x 1.6m. On block 6 & on block 7 there are 29no. PV panels proposed on each.

4. RELEVANT SITE HISTORY

None.

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 Technical Advice Note
Technical advice note (TAN) 5: nature conservation and planning
Technical advice note (TAN) 24: the historic environment

- 5.4 The Historic Environment Act 2023

- 5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)
Policy GP4 (Highways and Accessibility)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)
Policy CE10 (Renewable Energy)
Policy CE7 (Conservation Area)

- 5.6 SUPPLEMENTARY PLANNING GUIDANCE
WILDLIFE AND DEVELOPMENT
Trees, woodland, hedgerows and development sites

6. CONSULTATION RESPONSES

- 6.1 Heritage Officer:
Due to the proposed location and orientation, I cannot see that the proposed will have any adverse impact upon the setting of neighbouring heritage assets.

- 6.2 Local Highways Authority:
The site is accessed from Friars Field which is unadopted. I would suggest that that parking demand in proximity of the site and wider area is in high demand. Whilst the application does not give rise to any long term concerns a CEMP should be conditioned to cover the construction works. The CEMP should include details relating to:

- Contractor parking
- Contractor compound

- 6.3 Tree Team:
We would object to the attached application due to the proximity of the trees to the south, of the two blocks, they are not yet fully mature. As they inevitably grow the shading cast on the solar panels will cause undue pressure for the trees to be pruned or removed.

Google Arial view – 1 a pair of Maples, 2 mixed conifer group – 6 trees approximately.

- 6.4 Environmental Health: I confirm I have no objections to the proposed development so long it is installed according to the manufacturer's instructions.
- 6.5 Ecology Officer: No comments received.

6.6 CADW: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 08/10/2025, Site Notice was put up on 17/10/2025.

7.1 117 neighbours were consulted. No comments received.

7.2 Councillors Kate Thomas and Miqdad Alnuaimi did not provide comment on the application.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises of two existing medical buildings within the defined settlement boundary, accordingly there is a presumption in favour of development.

8.1.2 Due to the nature of the application LDP Policy CE10 is applicable to the assessment. CE10 provides a positive framework for the installation of renewable energy schemes subject to there being no over-riding environmental and amenity considerations. Therefore, it is considered there is no in principle objection to the development, however, a full assessment is carried out below.

8.2 Visual Amenity and Heritage

8.2.1 The solar panels will cover a significant area of the Southeastern roof slopes and will be visible from the public realm, therefore, impacting upon the character and amenity of the area. The site is also within close proximity to Clytha Conservation Area and The Friars (Postgraduate Centre of Royal Gwent Hospital) Grade II listed building (3018).

8.2.2 Consideration has been given to the surrounding context as the panels are proposed on medical buildings within an urban environment. To the southeast of the host site, there is a flat roof building set down as shown below. This building contains service infrastructure on the roof which is highly visible and prominent within the public realm. The introduction of Solar panels on the buildings would not negatively impact on the building or the area over the existing infrastructure in the area, and given the panels do not protrude greatly from the roof plane, and they would not appear bulky or visually prominent within the surrounding context.



8.2.3 When assessing the impact on the surrounding Conservation Area and Listed building, it is considered the panels would not be visible from the listed building and given the distance would not result in a negative impact on its setting. The application has been considered against the preserve/enhance tests contained within TAN24, it is

considered that due to the siting of the development and its relationship with the CA that the development would result in a neutral impact upon the CA and therefore no conflict with the test has been identified. The Heritage Officer was consulted on the scheme and concludes that there would not be an adverse impact to the neighbouring heritage assets. Therefore, the scheme complies with Policy CE7 and The Historic Environment Act 2023.

8.3 **Residential Amenity**

- 8.3.1 Due to the scale and siting of the panels in combination with the relationship between them and the closest residential dwellings, no unacceptable adverse impact has been identified that would prejudice the living conditions of neighbouring occupants. Moreover, Environmental Health have no objections to the proposed development so long it is installed according to the manufacturer's instructions.

8.4 **Movement**

- 8.4.1 The Local Highways Authority was consulted on the application and states that the site is accessed from Friars Field which is unadopted. The LHA raised concerns over the high parking demand in the area. The LHA has no concerns to any long term impacts, however, states a CEMP should be conditioned to cover the construction works. This should include contractor parking and the contractor compound. Details of this will be secured via condition.

8.5 **Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* The applicant provided a GI statement, and it was concluded that the proposed scheme will not have an impact on existing green infrastructure, as the development is solely concentrated within the confines of the building's rooftop. Therefore, the scheme complies with the first step 'avoid' within the stepwise approach.
- 8.5.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, this can be reasonably conditioned given the scale of development.
- 8.5.3 The application comprises of works to the roof of 2 buildings, consideration has been given to the potential of the development impacting upon EPS. Given the site context it is considered unlikely that the development would impact upon EPS and therefore no additional survey works have been requested. The Council's Ecologist has been consulted on this application and has provided no objection. A suitably worded

informative shall be attached to any grant of planning consent in relation to bats/nesting birds.

8.6 **Trees**

- 8.6.1 It is noted there are trees surrounding the application buildings. The Tree Team have commented and state that they would object due to the proximity of the trees to the south, of the two blocks, as they are not yet fully mature. As they inevitably grow the shading cast on the solar panels will cause undue pressure for the trees to be pruned or removed. When assessing these comments, it is considered that the scheme would not create a demonstrable impact on the trees given the distance, and that the land slopes away from the building which the trees are situated on. Moreover, consideration is given to the benefit of renewable energy to the building. Overall, it is considered that the development would not adversely impact the trees nor is there sufficient evidence to suggest that a conflict would arise between the trees and development at a later date that would warrant the refusal of this application.



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 concluded that the proposed solar panels comply with Council policies and guidelines. Whilst the solar panels would be visible within the public realm, it is concluded the impact on the appearance of the buildings and streetscene is acceptable. Moreover, the development would not result in an adverse impact to the surrounding Heritage assets. The tree team raised concerns over the existing trees and potential future maintenance issues, however, given the distance of the trees from the buildings and the scale of works, this relationship is considered acceptable. Furthermore, the solar panels would not have a negative effect upon residential amenity, and a condition for a CEMP will be added to satisfy the highways officers comments. Additionally, a biodiversity scheme will be conditioned. Therefore, the scheme is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 50828-VE-RG-XX-E-Z-8202 - PA1 - Existing Block 7 Elevations.; 50828-VE-RG-XX-E-Z-8201 - PA1 - Existing Block 6 Elevations; 50828-VE-RG-XX-E-PV-8202 - PA1- Proposed Block 7 Elevations; 50828-VE-RG-XX-E-PV-8201 - PA1 - Proposed Block 6 Elevations; 50828-VE-RG-XX-DR-PV-8201 - PA2- Site Location Plan; 50828-VE-RG-RF-DR-PV-8202 - PA1 - Proposed Block Plan.; 50828-VE-RG-RF-DR-PV-8201 - PA1 Existing Block Plan; GI Statement.

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 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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 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 shall include details of the following during development:

- Contractor parking

- Contractor compound

Development works shall be implemented in accordance with the approved CEMP.

Reason: To protect the amenities of nearby residents.

04 The development hereby approved and associated equipment shall be removed from the land in its entirety within 2 months of it no longer being required for generating electricity. The land shall be returned to its existing form following the removal of the development.

Reason: In the interest of visual amenity

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 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.

03 Bats often roost in buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are found to be present, no works should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

04 The Applicant is reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.