

Notice of Decision



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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0179**
Application Type: **Full**
Proposal: **SINGLE STOREY FLAT ROOF EXTENSION TO EXISTING PHARMACY AND ASSOCIATED ALTERATIONS**
Site/Location: **135 Goodrich Crescent, Newport, South Wales, NP20 5PF**
Decision Date: **6th August 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 12th March 2026. 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

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Ground Floor Layout and Elevations as Existing Drawing No.PL01, Elevations as Existing Drawing No.PL02, Ground Floor Proposed Layout Drawing No.PL03 Rev C, Elevations as Proposed Drawing No.PL04 Rev C and Site Layouts as Proposed and Existing Drawing No.PL05 Rev C.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. No development shall take place until a site-specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
 - oProcedures for maintaining good public relations including complaint management, public consultation and liaison
 - oArrangements for liaison with the Newport City Council Noise & Neighbourhood Team
 - oDeliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
 - oMitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - oProcedures for emergency deviation of the agreed working hours.

o Measures for controlling the use of site lighting whether required for safe working or for security purposes.
o Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus
Reason: To protect the amenities of occupiers of other premises in the vicinity.

3. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to:
- o Construction traffic routes, including provision for access to the site
 - o Entrance/exit from the site for visitors/contractors/deliveries
 - o Location of directional signage within the site
 - o Siting of temporary containers
 - o Parking for contractors, site operatives and visitors
 - o Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
 - o Temporary roads/areas of hard standing
 - o Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
 - o Storage of materials and large/heavy vehicles/machinery on site
 - o Measures to control noise and dust
 - o Details of street sweeping/street cleansing/wheelwash facilities
 - o Details for the recycling/disposing of waste resulting from demolition and construction works
 - o Hours of working
 - o Phasing of works including start/finish dates

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

4. Prior to the commencement of works hereby approved, the off street parking must be provided in accordance with the approved plan 'Site Layouts as Proposed and Existing Drawing No.PL05 Rev C' and be kept available for such use at all times.
Reason: To ensure ample off-street parking is provided in accordance with policy GP4.
5. Prior to the first beneficial use of the development hereby approved, the cycle store, bin store and electric charging point shall be implemented in accordance with the approved details and retained for lifetime of development.
Reason: To ensure that adequate provision is made for bin storage for the site in the interest of visual and residential amenity and to ensure that adequate provision is made for parking cycles on the site and for current and future electric and electric/hybrid vehicles to encourage sustainable means of transport.
6. Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal element.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
7. The ecological enhancements shown on the 'Elevations as Proposed Drawing No.PL04 Rev C' shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.
Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12.

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 approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and 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. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

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.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been

disregarded.

1. This decision relates to plan Nos: Ground Floor Layout and Elevations as Existing Drawing No.PL01, Elevations as Existing Drawing No.PL02, Ground Floor Proposed Layout Drawing No.PL03 Rev C, Elevations as Proposed Drawing No.PL04 Rev C, Site Layouts as Proposed and Existing Drawing No.PL05 Rev C and Applicants Supporting Statement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP3, GP2, GP4, GP5 and GP6 were relevant to the determination of this application.
3. 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.
4. Bat Advisory Note - Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European 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 present, no works of site clearance, demolition or construction 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.

NRW can be contacted at:- Natural Resources Wales, Tŷ" Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000