

Notice of Decision



Rev 1 – Description of development varied by NMA 26/0547 (05/08/2026)

L. Jones
LRJ Planning Ltd
Pen-y-Rhiw
Redbrook Road
Newport
NP20 5AB

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0425**

Application Type: **Full**

Proposal: **DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS (USE CLASS C3) FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER AND COMMUNAL AREA (BOTH USE CLASS C3)**

Site/Location: **140 Caerleon Road, Newport, NP19 7GS**

Decision Date: **31st March 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 30th May 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

ADDITIONAL CONDITIONS

Approved Plans and Documents

1. The development shall be implemented in accordance with the following plans and documents: Drawing No. 4304 .PL.11 Proposed Site Plan Rev F; 4304 .PL.06 Proposed Elevations Rev E; 4304 .PL.05 Proposed Plans Rev M; Green Infrastructure Statement (Final); R01a Noise Assessment; Drawing No. 683.01 - Planting & Management Plan (September 2025).
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

Demolition & Construction Environment Management Plan

2. Prior to the commencement of development (including site clearance and demolition) a Demolition and Construction Environment Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCEMP shall address, but not be limited to, the following measures;
 - o Roles, Responsibilities and Contacts;
 - o Dust and Air Quality;
 - o Noise and Vibration;
 - o Waste Disposal;

- o Lighting;
- o Contractor Parking;
- o Traffic Management;
- o Timing of Deliveries.

The approved DCEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting the local environment and matters of highway safety during the construction phase and to protect the retail function, vibrancy and vitality of the District Centre in accordance with Policy GP2, GP4 and GP7 the NLDP 2011-2026 (adopted January 2015).

Scheme of Soft Landscaping

3. The scheme of soft landscaping hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season following the first beneficial occupation of the development hereby approved. Thereafter the soft landscaping 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:

b)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 purpose of this condition, the planting season shall mean the period of October to March.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity and biodiversity/ecological enhancement having regard to Chapter 6 of Planning Policy Wales Edition 12 and Policy SP1, GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

Pre - construction conditions

External Materials

4. Prior to the construction of the extensions hereby approved final details of the external surfaces (including window footers and headers) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and they shall be retained thereafter.

Reason: In the interest of good design and visual amenity in accordance with Policy GP2 and GP6 of the NDLP 2011-2026 (adopted January 2015).

Details of Integral Bird and Bat Boxes

5. Prior to the construction of the extensions hereby approved final details of the integral bat box/tubes and integral bird boxes as per the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The extensions shall thereafter be constructed in accordance with the approved details and retained thereafter.

Reason: In the interest of providing ecological enhancement as part of the development in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and PPW12.

Pre-occupation conditions

Electric Vehicle Charging Point Details

6. Prior to installation details of an electric vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority. The approved charging point shall be installed as agreed prior to the first beneficial use of development hereby approved and retained thereafter.

Reason: In the interest of promoting sustainable development and mitigating local air quality in accordance with Policy SP1 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Boundary Enclosure Details

7. Prior to installation, details of the proposed boundary enclosure with 138 Caerleon Road shall be submitted to and approved in writing by the Local Planning Authority. The approved enclosure shall be installed prior to the first use of the development hereby approved and retained in that state thereafter.

Reason: To preserve neighbouring residential amenity and in the interest of good design, in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Cycle Store Details

8. Notwithstanding the details submitted, prior to installation details of a secured cycle store shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed as agreed prior to the first beneficial use of the development hereby approved and retained thereafter.

Reason: In the interest of promoting sustainable development and mitigating local air quality in accordance with Policy SP1 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Refuse Store Details

9. Notwithstanding the details submitted, prior to installation details of a secured refuse store shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed as agreed prior to the first beneficial use of the development hereby approved and retained thereafter.

Reason: In the interest in providing adequate refuse storage and preserving visual amenity in accordance with Policy GP2 and W3 of the NLDP 2011-2026 (adopted January 2015).

Visibility Splays

10. No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side

of the access and firstly submitted to the Local Planning Authority for written approval. The depth shall be measured from the back of footway/verge; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety in accordance with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

Provision of Outdoor Amenity Space

11. The outdoor amenity space shall be provided and made available for use prior to the occupation of the development hereby approved and kept available for residents to use thereafter.

Reason: In the interests of providing adequate residential amenity for future occupiers in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

Obscure glazing of FF landing window

12. The first floor window in the south facing elevation of the extension hereby approved shall be fitted with a non opening unit and obscure glazed to a minimum obscurity of Pilkington Level 4 prior to the first use of the extension hereby approved and retained in that state thereafter.

Reason: In the interest of protecting neighbouring residential amenity in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

Provision of Parking Spaces

13. The 2no. parking spaces hereby approved shall be provided prior to the first use of the development hereby approved and kept free from obstruction and available for use thereafter.

Reason: In the interest of providing parking on site and in the interest of highway safety in accordance with Policy GP4 and T4 of the NLDP 2011-2026 (adopted January 2015).

General Conditions

No Gates or Means of Enclosure

14. No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety in accordance with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

Surface Water

15. No surface water from any increase in roof area of the building or impermeable surfaces within the 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.

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: Drawing No. 683.01 - Planting and Management Plan; 4304 .PL.10 Existing Landscaping; 4304 .PL.04 Existing Elevations Rev B; 4304 .PL.03 Existing Floor Plans Rev A; 4304 .PL.01 SLP; Planning Statement May 2025
FINAL
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP13, SP18, GP2, GP4, GP5, GP6, GP7, H2, H6, H8, T4 and W3 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.



Regeneration and Economic Development
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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).