



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR ALTERATIONS TO MAINDEE LIBRARY COMPRISING
NEW GLAZED ENTRANCES, INTERNAL RECONFIGURATION, ACCESSIBILITY WORKS AND
ASSOCIATED PUBLIC REALM IMPROVEMENTS
MAINDEE LIBRARY, 79 CHEPSTOW ROAD, NEWPORT, NP19 8BY
PLANNING STATEMENT

Town & Country Planning Advisors Ltd

The Embassy, 389 Newport Road, Cardiff, CF24 1TP
02920 032818

info@tcpaltd.com

www.tcpaltd.com

Consultant: Mr James Banks BSc (Hons) AssocRTPI

Applicant: Maindee Unlimited

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1.0 INTRODUCTION

1.1 Purpose of this Statement

1.1.1 This Planning Statement has been prepared by Town & Country Planning Advisors Ltd on behalf of Maindee Unlimited in support of a full planning application at Maindee Library, 79 Chepstow Road, Newport, NP19 8BY.

1.1.2 The application seeks full planning permission for the following development:

“Alterations to Maindee Library comprising new glazed entrances, internal reconfiguration, accessibility works and associated public realm improvements.”

1.1.3 No change of use is proposed. The application is concerned with alterations to the existing building fabric, its internal layout, entrance arrangement, accessibility provision, and the treatment of the forecourt frontage to Chepstow Road.

1.1.4 This statement describes the application site and proposed development, summarises the relevant planning history and policy framework, and assesses the proposal against the material planning considerations relevant to the determination of the application by Newport City Council.

2.0 SITE AND SURROUNDINGS

2.1 Location

2.1.1 The application site is Maindee Library, 79 Chepstow Road, Newport, NP19 8BY, within the administrative boundary of Newport City Council. The site occupies a prominent frontage position on the northern side of Chepstow Road (B4591), the principal commercial and civic street running through the Maindee district of east Newport.

2.1.2 The immediate context is as follows: Maindee Police Station adjoins the site to the east on the corner of London Street; No. 77 Chepstow Road adjoins to the west; Chepstow Road lies immediately to the south; and Exeter Street, with residential properties beyond, lies to the north. The surrounding area has a mixed urban character, with commercial and community uses concentrated along the Chepstow Road frontage and residential streets extending to the north and south.

2.2 The Building and its Character

2.2.1 The library building presents a distinctive late Victorian or Edwardian civic frontage to Chepstow Road. The principal elevation is characterised by red brick construction, decorative Dutch gables with stone dressings, tall arched ground-floor openings, first-floor sash fenestration and a slate roof with chimney stacks. The arched ground-floor openings are presently partially infilled with brickwork. The upper-floor composition and roofscape retain their original civic character.

2.2.2 The building is physically and visually associated with the adjoining police station, together forming a cohesive civic frontage node within the Maindee district centre. The name Maindee is understood to derive from the Welsh Maendy, meaning stone house, and the area developed as an eastern suburb of Newport from the mid-nineteenth century, with civic, ecclesiastical and commercial buildings following the establishment of residential streets. The Church of St John the Evangelist in Maindee, a Grade II listed building, dates from 1859–66 and reflects the established urbanisation of the district during that period.

2.2.3 Newport City Council records indicate that the building has operated as a library from at least the 1930s. It is not statutorily listed and no conservation area designation has been identified within the immediate site context. Notwithstanding this, the building makes a positive contribution to the local townscape through its scale, architectural character and long-standing civic function. It is appropriately treated as a non-designated heritage asset of local interest for the purposes of this application.

2.3 Existing Use and Community Context

2.3.1 The building operates as a volunteer-run community library and associated community facility under Maindee Unlimited (registered charity number 1160272), which has managed the building since October 2015. The existing ground-floor accommodation comprises a main library area (116.84m²), staff room, kitchen and food store, lobby, WC and accessible WC.

2.3.2 The current community use was established following Newport City Council's 2015 library transformation programme, which included the closure of the council-run library service from the building. Maindee Unlimited subsequently secured the building through a community asset transfer process supported by the Big Lottery Community Asset Transfer Fund, and the library reopened as a volunteer-run facility on 1 October 2015. Planning permission ref. 16/0235 formally established the use as a community library and centre.

2.3.3 Since 2015, Maindee Unlimited has operated the building as a hub for library lending, computing and printing, food pantry activity, community events, meeting and hot-desking space, and wider local regeneration work. The building is an operational community facility and is not vacant or redundant.

2.4 Site Constraints

2.4.1 The site is located within the defined settlement boundary of Newport, as shown on the Newport Local Development Plan proposals map. No site-specific allocation applies to the application site.

2.4.2 Current Natural Resources Wales flood mapping identifies the site within Flood Zone 3 – Defended. The Newport Local Development Plan (adopted January 2015) previously identified the site within TAN15 Development Advice Map Zone C1; however, that mapping has been superseded for decision-making purposes by the revised TAN15 (2025) and current NRW data. Flood risk is addressed in Section 6.7 of this statement.

2.4.3 No other site-specific constraints have been identified on the Newport Local Development Plan constraint maps.

3.0 PLANNING HISTORY

3.1 Planning Applications

3.1.1 A review of the planning history for Maindee Library, 79 Chepstow Road, Newport, NP19 8BY identifies the following planning applications as relevant to the application site:

16/0235 – Change of use of former library building (D1) to community library and centre (D2), demolition and replacement of former public conveniences and redesign of public open space to include erection of lightweight structures for use as WCs and activity space and landscaping – Granted with Conditions – 10 May 2016.

18/0246 – Replacement of 2no. windows in the front elevation, 3no. windows and rooflight in the rear extension and new fire door – Granted with Conditions – 6 July 2018.

18/1160 – Refurbishment of front of building including provision of new ramp, seating and raised planters – Refused – 17 January 2019.

19/0214 – Display of 3no. fascia signs – Refused – 17 April 2019.

3.1.2 Two aspects of the planning history require particular attention. Application ref. 18/1160 was refused on the basis that the proposed planter, by reason of its design and position adjacent to the public footway, would lead to an unacceptable cumulative increase in pavement clutter and create a trip hazard for footway users. The current proposal presents frontage works as a coordinated entrance and public realm arrangement rather than an isolated planter addition; the assessment of pedestrian safety is addressed in Section 6.5.

3.1.3 Application ref. 19/0214 was refused due to the number, position and fixing method of three proposed fascia signs, which were considered to clutter the principal façade and harm the character and appearance of the building and streetscene. The current application does not seek advertisement

consent. Any signage elements shown indicatively on the submitted drawings fall outside the scope of this application and would require separate advertisement consent.

3.2 Planning Appeals

3.2.1 No planning appeal history has been identified for the application site.

3.3 Planning Enforcement

3.3.1 No planning enforcement history has been identified for the application site.

4.0 PROPOSED DEVELOPMENT

4.1 Description

4.1.1 The application seeks full planning permission for the following development:

“Alterations to Maindee Library comprising new glazed entrances, internal reconfiguration, accessibility works and associated public realm improvements.”

4.1.2 The proposal relates to the existing community library and associated community facility. No change of use is proposed. The existing community function of the building would remain.

4.2 External Alterations

4.2.1 The proposed external alterations are concentrated on the principal (south) elevation facing Chepstow Road. The works involve the removal of low-level brick infill to the arched ground-floor openings and the installation of new glazed entrance assemblies with integrated double doors. The new assemblies are designed to reflect the form of the original fire station doors, relating the proposed intervention to the civic character and proportions of the existing frontage.

4.2.2 The glazed assemblies would sit within the existing arched openings and would not alter the upper-floor fenestration, decorative gables, roofscape or overall architectural composition of the building. The principal form and civic character of the frontage would be retained.

4.3 Internal Reconfiguration

4.3.1 The proposed internal layout reorganises the ground-floor accommodation within the existing building envelope. The reconfigured layout provides a library area, dedicated computers and printing area, new reception and office, kitchen, food pantry, food storage, WC and accessible WC facilities, together with a waiting area associated with the food pantry.

4.3.2 The reconfiguration introduces a defined reception point, separated from the printing area by a timber and glass partition, and consolidates the food-related functions into a discrete zone within the

eastern part of the plan. All internal works are contained within the existing building envelope; no external built extension is proposed.

4.4 Accessibility Works

4.4.1 The proposal includes accessibility works to the principal entrance. Sloped paving is proposed to achieve a level threshold between the forecourt and the internal finished floor level, creating a seamless and accessible entrance to the building.

4.5 Public Realm Works

4.5.1 The proposed public realm works are located to the front of the building, between the principal elevation and Chepstow Road. The works comprise new external paving, raised planters with integrated seating, and sloped ramp paving to the entrance. The planters are shown as 450mm high single-brick walls with hardwood slat seating. The use of brick and hardwood provides a material relationship with the existing building fabric.

4.5.2 High poles for banner signage are also indicated on the proposed elevation drawings. Any advertisement elements fall outside the scope of this planning application and would require separate advertisement consent where required.

4.5.3 The proposed forecourt arrangement is intended to be read as a low-level public realm composition. The proposed works would alter the layout and appearance of the frontage area, but the principal massing and character of the building would remain unaltered.

5.0 PLANNING POLICY AND LEGISLATION

5.1 Future Wales – The National Plan 2040

Future Wales – The National Plan 2040 is the national development framework for Wales. It forms part of the statutory development plan and sets the national spatial strategy for growth, infrastructure, placemaking, resilience and regional development. Newport is identified within the South East Wales region and forms part of the Cardiff, Newport and Valleys National Growth Area. Future Wales identifies Policy 33 as the relevant policy for the National Growth Area – Cardiff, Newport and the Valleys. Relevant Future Wales policies:

- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 8 – Flooding
- Policy 9 – Resilient Ecological Networks and Green Infrastructure
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

5.2 Planning Policy Wales (Edition 12, 2024)

Planning Policy Wales, Edition 12, February 2024, sets out the land-use planning policies of the

Welsh Government. It is a material consideration in the determination of planning applications and is structured around placemaking, sustainable development, active and social places, productive and enterprising places, and distinctive and natural places. Relevant topic areas for this application include placemaking, good design, accessibility, community facilities, the historic environment, green infrastructure, biodiversity, flood risk and public realm considerations.

- Chapter 2 – People and Places: Achieving Well-being Through Placemaking
- Chapter 3 – Strategic and Spatial Choices
- Chapter 4 – Active and Social Places
- Chapter 5 – Productive and Enterprising Places
- Chapter 6 – Distinctive and Natural Places

5.3 Technical Advice Notes

Technical Advice Notes provide detailed national planning guidance for Wales and should be read alongside Planning Policy Wales. The following Technical Advice Notes are relevant to the application having regard to the nature of the proposed works, the existing use of the site, the building's townscape character, access arrangements, signage history and flood-risk context. Relevant Technical Advice Notes:

- Technical Advice Note 5 – Nature Conservation and Planning
- Technical Advice Note 7 – Outdoor Advertisement Control
- Technical Advice Note 12 – Design
- Technical Advice Note 15 – Development, Flooding and Coastal Erosion
- Technical Advice Note 18 – Transport

5.4 Newport Local Development Plan 2011–2026 (Adopted January 2015)

The adopted development plan for the purposes of local planning policy is the Newport Local Development Plan 2011–2026, adopted January 2015. The plan ran to 2026 and has now passed its end date. Newport City Council is in the process of preparing a replacement Local Development Plan; however, the adopted plan remains the statutory development plan for decision-making purposes pending adoption of a successor plan, and is afforded full weight in the assessment of this application. The plan sets out the spatial strategy, strategic policies, general development management policies and topic-based policies for Newport. The application site is located within the defined settlement boundary and is not identified as being subject to a site-specific allocation on the adopted proposals map. Relevant Newport Local Development Plan policies:

- SP1 – Sustainability
- SP3 – Flood Risk
- SP4 – Water Resources
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP12 – Community Facilities

- SP18 – Urban Regeneration
- GP1 – General Development Principles – Climate Change
- GP2 – General Development Principles – General Amenity
- GP4 – General Development Principles – Highways and Accessibility
- GP5 – General Development Principles – Natural Environment
- GP6 – General Development Principles – Quality of Design
- GP7 – General Development Principles – Environmental Protection and Public Health
- T5 – Walking and Cycling
- CF12 – Protection of Existing Community Facilities

5.5 Other Material Considerations

In addition to the statutory development plan and national policy framework, other material considerations include local and national guidance. These documents provide procedural context to the current application.

- Development Management Manual Revision 3 – May 2025
- Circular WGC 016/2014 – The Use of Planning Conditions for Development Management (Wales)

5.6 Relevant Legislation

The application is made in Wales and is subject to the statutory planning framework applicable in Wales. The primary statutory decision-making framework requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Wales) Act 2015
- Well-being of Future Generations (Wales) Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2023
- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012
- The Town and Country Planning (Control of Advertisements) Regulations 1992
- Equality Act 2010
- Crime and Disorder Act 1998
- Flood and Water Management Act 2010

6.0 MATERIAL CONSIDERATIONS

6.1 Principle of Development

6.1.1 The principal planning issue is whether the proposed alterations, accessibility works and associated public realm improvements to an existing community facility are acceptable in principle, having regard to the development plan and material considerations.

6.1.2 Planning Policy Wales (Edition 12, 2024) promotes placemaking, the reuse and adaptation of existing buildings, and the role of community facilities in supporting accessible, sustainable places. It gives considerable weight to development which retains and enhances community infrastructure within established urban areas.

6.1.3 At local level, Policy SP1 (Sustainability) supports the efficient use and reuse of existing buildings and improvements to facilities within settlement boundaries. Policy SP12 (Community Facilities) requires development affecting existing community facilities to retain or enhance those facilities. Policy SP18 (Urban Regeneration) supports proposals which encourage the development and improvement of community uses within the urban area. Policy CF12 (Protection of Existing Community Facilities) resists the loss of such facilities and supports their retention and enhancement.

6.1.4 The application site is located within the defined settlement boundary of Newport. The building is in established community use as a volunteer-run library and community facility. No change of use is proposed; the existing community function would remain. The principle of the community library and centre use was formally established by planning permission ref. 16/0235, and the present application relates to alterations to support and improve the ongoing use of that facility. The proposal is consistent with the settlement strategy, the protection and enhancement of community infrastructure, and the reuse of an existing urban building. The principle of development is acceptable and accords with Policies SP1, SP12, SP18 and CF12 of the Newport Local Development Plan 2011–2026.

6.2 Design and Visual Amenity

6.2.1 The key design issue is whether the proposed alterations to the principal elevation and forecourt are appropriate to the character and appearance of the host building and the Chepstow Road streetscene, having regard to the refusal of previous schemes at this site.

6.2.2 Planning Policy Wales (Edition 12) places good design at the centre of planning decision-making. It requires development to respond to local context, support placemaking and contribute positively to the quality of the built environment. Technical Advice Note 12: Design reinforces these principles, requiring development to respect and enhance local character.

6.2.3 Policy GP6 (Quality of Design) requires development to be sensitive to the unique qualities of the site, respond positively to local character, use appropriate scale, form, materials and detailing, and secure imaginative and sensitive solutions for the reuse of existing buildings. Policy GP2 (General Amenity) requires that development is not detrimental to the visual amenities of nearby

occupiers or the character and appearance of the surrounding area. Policy SP9 (Conservation of the Natural, Historic and Built Environment) requires the conservation and management of the built environment, including buildings of local townscape value.

6.2.4 The library building is a late Victorian or Edwardian civic building with a strong architectural character: red brick, decorative Dutch gables, stone dressings, tall arched ground-floor openings and a slate roof. It contributes positively to the Chepstow Road streetscene and is treated as a non-designated heritage asset for these purposes. The proposed works are limited to the lower part of the principal elevation and the forecourt area. The principal built intervention, removal of low-level brick infill and installation of new glazed entrance assemblies, sits within the existing arched openings and is designed to reflect the form of the original fire station doors, providing a coherent design rationale. The upper-floor fenestration, gables, roofscape and overall civic composition are unaffected. The proposed forecourt works, brick planters at 450mm, hardwood seating, new paving and sloped access, are low-level, use materials which relate to the existing building fabric, and are integrated as a coordinated entrance composition rather than isolated street furniture. Application ref. 19/0214 was refused because fascia signage cluttered the façade; no advertisement consent is sought here. Application ref. 18/1160 was refused due to the isolated position of a planter on the footway; the current scheme addresses this through an integrated forecourt arrangement. The proposal is acceptable in design and visual amenity terms and accords with Policies GP2, GP6 and SP9 of the Newport Local Development Plan 2011–2026.

6.3 Impact on Heritage

6.3.1 The relevant heritage issue is the effect of the proposed works on the character and appearance of the library building as a non-designated heritage asset of local townscape and communal interest.

6.3.2 Planning Policy Wales (Edition 12) requires the historic environment to be conserved and enhanced. The Historic Environment (Wales) Act 2023 requires local planning authorities to have regard to the desirability of preserving features of special local interest when exercising planning functions. Although the building is not statutorily listed and no conservation area has been identified in the immediate site context, its architectural character, civic function and long-standing community use give it local significance capable of being a material consideration in its own right.

6.3.3 Policy SP9 of the Newport Local Development Plan seeks the conservation and management of recognised sites within the built environment. Policy GP6 requires development to respond positively to the character of the area and use appropriate materials and detailing. The LPA has previously refused signage which harmed the appearance of the façade (ref. 19/0214), demonstrating its expectation that works to this building must be sympathetic to its civic architectural character.

6.3.4 The proposed works retain the building in its entirety. The upper-floor composition, gables, roofscape and primary elevational hierarchy are untouched. The ground-floor intervention reuses the existing arched openings, referencing their original civic proportions rather than introducing an unrelated treatment. The use of materials and detailing that relate to the existing masonry fabric avoids harm to the building's local character. No designated heritage assets, listed buildings or conservation areas, have been identified in the immediate site context. Accordingly, the statutory tests under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are not engaged. The proposal preserves the legibility of the building as a civic frontage within Maindee and accords with Planning Policy Wales (Edition 12), the Historic Environment (Wales) Act 2023, and Policies SP9 and GP6 of the Newport Local Development Plan 2011–2026.

6.4 Residential Amenity

6.4.1 The relevant amenity consideration is whether the proposed works would result in unacceptable impacts on the amenity of neighbouring occupiers, in particular residential properties to the north on Exeter Street.

6.4.2 Planning Policy Wales (Edition 12) requires development to avoid unacceptable harm to residential amenity and to support the well-being of communities through sensitive placemaking.

6.4.3 Policy GP2 (General Amenity) requires development to avoid significant adverse effects in respect of noise, disturbance, privacy, overbearing impact, light, odour and air quality. Policy GP7 (Environmental Protection and Public Health) requires that development does not cause unacceptable harm to health or local amenity through environmental effects.

6.4.4 The proposal involves no change of use and no intensification of the existing community facility use. The external works are confined to the principal (south) elevation and the forecourt facing Chepstow Road, well removed from the residential properties to the north. No additional building mass, upper-floor extension, new overlooking position or external plant is proposed. The internal reconfiguration is contained within the existing envelope and does not generate new external effects. The established community use of the building, including existing patterns of activity, noise and pedestrian movement, would continue broadly unchanged. No unacceptable amenity impacts are identified. The proposal accords with Policies GP2 and GP7 of the Newport Local Development Plan 2011–2026.

6.5 Highways, Access and Parking

6.5.1 The highway consideration is whether the proposed works, including the forecourt planters and seating, maintain safe and accessible pedestrian movement to and from the building without obstructing the public footway on Chepstow Road.

6.5.2 Planning Policy Wales (Edition 12) promotes accessible development which supports walking, cycling, public transport and inclusive movement. Technical Advice Note 18 (Transport) provides guidance on access, movement, highway safety and parking requirements.

6.5.3 Policy GP4 (Highways and Accessibility) requires development to provide appropriate access for pedestrians, cyclists and public transport users, to ensure safe access arrangements, and to ensure development does not result in harm to highway or pedestrian safety. Policy GP2 requires inclusive design and the avoidance of adverse amenity impacts in the public realm. Policy T5 (Walking and Cycling) supports improvements to the pedestrian environment.

6.5.4 The proposal introduces no new vehicular access and generates no material change in traffic or parking demand. The internal reconfiguration does not change the use or increase the floor area of the building. The substantive highway consideration is the relationship between the proposed forecourt works and the public footway. Application ref. 18/1160 was refused because an isolated planter was considered to create pavement clutter and a trip hazard. The current scheme addresses that concern by presenting the planters, seating, sloped entrance paving and hardstanding as an integrated forecourt composition, wholly within the application site boundary, with a defined main entry point improving the legibility and accessibility of the entrance. The proposed sloped paving provides an accessible, level threshold in accordance with the inclusive design requirements of Policy GP2 and GP4. Any works that require temporary occupation of, or permanent interface with, the adopted highway would be subject to separate highways consents outside this permission. On the information available, the proposal is acceptable in highway, access and parking terms and accords with Planning Policy Wales (Edition 12), Technical Advice Note 18, and Policies GP2, GP4 and T5 of the Newport Local Development Plan 2011–2026.

6.5.5 It is further noted, for completeness, that a wall or fence not exceeding 1 metre in height adjacent to a highway used by pedestrian and vehicular traffic benefits from permitted development rights under Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as applicable in Wales), subject to the limitations of that Class. The proposed planters and brick wall, at 450mm in height, fall comfortably within that threshold. The forecourt area is within the private ownership of the applicant. The principle of a boundary structure of this nature adjacent to the highway is therefore one that could be implemented without the grant of express planning permission, and this consideration is a material factor in the assessment of the acceptability of the proposed forecourt works.

6.6 Ecology and Biodiversity

6.6.1 The ecological issue is whether the proposed works give rise to any adverse impact on biodiversity and whether the development presents an opportunity for proportionate ecological enhancement.

6.6.2 Planning Policy Wales (Edition 12) requires planning decisions to maintain and enhance biodiversity and promote resilient ecological networks. The Section 6 duty under the Environment (Wales) Act 2016 requires public authorities to seek to maintain and enhance biodiversity in exercising their functions. Future Wales Policy 9 seeks to ensure development contributes to the protection and enhancement of biodiversity and ecosystem resilience. Technical Advice Note 5 (Nature Conservation and Planning) provides the detailed framework for assessing biodiversity impacts in Wales.

6.6.3 Policy GP5 (Natural Environment) requires development to protect and encourage biodiversity and ecological connectivity, avoid or mitigate adverse biodiversity impacts, and incorporate appropriate landscaping. Policy SP9 seeks conservation and management of the natural environment.

6.6.4 The site comprises an existing building and hardstanding within an established urban area. The proposed works involve no demolition of the main structure, no loss of greenfield land, no removal of trees or hedgerows, and no works to any designated ecological site. No adverse effect on protected habitats, species or ecological connectivity has been identified. The proposed raised planters present a proportionate opportunity for urban greening within an otherwise hard frontage. A detailed planting specification prioritising pollinator-friendly, low-maintenance species appropriate to an urban setting would deliver a limited but genuine biodiversity benefit. The proposal accords with Planning Policy Wales (Edition 12), Technical Advice Note 5, Future Wales Policy 9, and Policies SP9 and GP5 of the Newport Local Development Plan 2011–2026.

6.7 Flood Risk and Drainage

6.7.1 The flood risk issue is whether the proposed works are acceptable in a defended Flood Zone 3 location, having regard to the current TAN15 (2025) framework and current Natural Resources Wales mapping.

6.7.2 Planning Policy Wales (Edition 12) requires flood risk to be taken into account in the planning process and development directed away from areas at risk where appropriate. Technical Advice Note 15: Development, Flooding and Coastal Erosion (2025) provides the current national policy framework for assessing flood risk in Wales. The TAN15 (2025) vulnerability classification system is the relevant framework; the former Development Advice Map designations used in the adopted LDP (2015) are superseded for decision-making purposes.

6.7.3 Policy SP3 (Flood Risk) permits development in flood risk areas only in accordance with national guidance. Policy GP1 (Climate Change) requires development to demonstrate that flood risk can be acceptably managed. Policy SP4 (Water Resources) requires development to avoid net increases in surface water run-off.

6.7.4 Under TAN15 (2025), the relevant test for development in a defended Flood Zone 3 location is whether the development is appropriate to the flood risk zone and whether the consequences of flooding can be acceptably managed. The proposed development comprises alterations to an existing operational community building. It does not introduce a new building, new residential accommodation, a more vulnerable land use, or a material increase in the building footprint. The existing use and vulnerability classification of the site are unchanged. The frontage area is already substantially hard-surfaced; the proposed works rationalise rather than materially alter the drainage regime, and the introduction of raised planters provides a modest softening of surface water run-off. Proportionate flood-resilience measures in relation to ground-floor threshold detailing, finished floor levels and service routes are capable of being incorporated within the detailed design. The proposal is distinguishable from development that would introduce new vulnerable uses or materially increase flood risk, and is considered acceptable in flood risk and drainage terms. The proposal accords with Planning Policy Wales (Edition 12), Technical Advice Note 15 (2025), and Policies SP3, SP4 and GP1 of the Newport Local Development Plan 2011–2026.

6.8 Other Material Considerations

6.8.1 The Well-being of Future Generations (Wales) Act 2015 is a relevant consideration for public decision-making in Wales. The proposed works support a healthier Wales (improved accessible community facility), a more equal Wales (inclusive design and food pantry provision) and a Wales of cohesive communities (retention and enhancement of a long-standing community hub). These well-being objectives weigh in favour of the proposal.

6.8.2 Section 17 of the Crime and Disorder Act 1998 requires the LPA to have regard to the likely effect of its functions on crime and disorder. The proposed works are concentrated on the public-facing frontage of the building, maintaining natural surveillance from Chepstow Road. The use of robust materials, appropriate lighting and secure fixing of external elements can be addressed through the detailed design. No increase in crime or disorder is anticipated and the proposed development creates a highly defensible space forward of the principle elevation which increases community security.

6.8.3 Section 31 of the Planning (Wales) Act 2015 confirms that the Welsh language may be a material consideration where relevant. The proposal relates to alterations to an existing community facility serving the Maindee area. No adverse impact on the Welsh language is identified.

6.8.4 The Equality Act 2010 is relevant insofar as the proposal relates to access to a public-facing community building. The proposed accessible threshold, sloped entrance paving and reconfigured WC provision support inclusive access and are consistent with the inclusive design requirements of Policy GP2 and GP4. Building Regulations compliance is a separate matter.

6.8.5 Advertisement consent is not sought by this application. Any signage elements shown on the submitted drawings are indicative and would require a separate application for advertisement consent where required. This distinction is noted to ensure the application is assessed solely on the basis of the building alterations, accessibility works and public realm improvements.

7.0 PLANNING BALANCE

7.1 Statutory Framework

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises Future Wales – The National Plan 2040 and the Newport Local Development Plan 2011–2026.

7.2 Development Plan Compliance

7.2.1 The proposal relates to an existing community facility within the defined settlement boundary of Newport. No change of use is proposed. The application is consistent with the spatial strategy of the development plan, the reuse and adaptation of an existing building, and the retention and enhancement of community infrastructure in a sustainable urban location. The proposal accords with Policies SP1, SP12, SP18 and CF12 of the Newport Local Development Plan. The detailed assessment in Section 6.0 confirms compliance with Policies GP1, GP2, GP4, GP5, GP6 and GP7 in relation to design, amenity, highways, ecology, flood risk and heritage. No conflict with the development plan has been identified.

7.3 Material Considerations

7.3.1 The principal material considerations are the planning history of the site, the defended Flood Zone 3 designation, and the building's local townscape and communal value as a non-designated heritage asset. Each has been assessed in Section 6.0. The planning history does not weigh against the principle of development; the two previous refusals identified specific design and signage concerns that the current scheme directly addresses. Flood risk attracts limited weight given that the proposal retains the existing use, introduces no new vulnerable land use and does not materially expand the building footprint. The building's local character is preserved by the limited extent of the proposed works and the retention of the principal civic frontage. No other material considerations have been identified that would indicate refusal.

7.4 Planning Balance and Conclusion

7.4.1 The proposal involves alterations to an operational community facility in a sustainable urban location. It retains and improves an established community library serving the Maindee area, delivers accessibility and public realm improvements, and preserves the civic character of the host building. These benefits attract significant weight in the planning balance.

7.4.2 No unacceptable harm has been identified in relation to design, visual amenity, residential amenity, highway safety, ecology, flood risk or heritage. Any residual matters are capable of being addressed through proportionate planning conditions.

7.4.3 Having regard to the development plan read as a whole, and to the material considerations identified above, the proposed development is considered to constitute acceptable development. The planning balance weighs clearly in favour of granting full planning permission, subject to the conditions set out in Section 8.0 of this statement.

8.0 SCHEDULE OF CONDITIONS

8.1 Recommended Planning Conditions

8.1.1 The following schedule sets out recommended planning conditions which may be attached to any grant of planning permission. The conditions are drafted having regard to the six tests for planning conditions, namely that conditions should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise, and reasonable in all other respects.

1. Time Limit for Commencement

The development hereby permitted shall begin not later than five years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

2506-PL01 (Location Plan); 2506-PL02 (GA Plan & Elevation – Existing);

2506-PL03 (GA Plan & Elevation – Proposed);

2506-PL04 (3D Views – Proposed & Existing).

Reason: To ensure the development is carried out in accordance with the approved details and in the interests of visual amenity, highway safety and proper planning control, in accordance with Policies GP2, GP4 and GP6 of the Newport Local Development Plan 2011–2026.

APPENDICES

Appendix A: 2506-PL01 - LOCATION PLAN



Appendix B: 2506-PL02 - GA PLAN ELEVATION - EXISTING



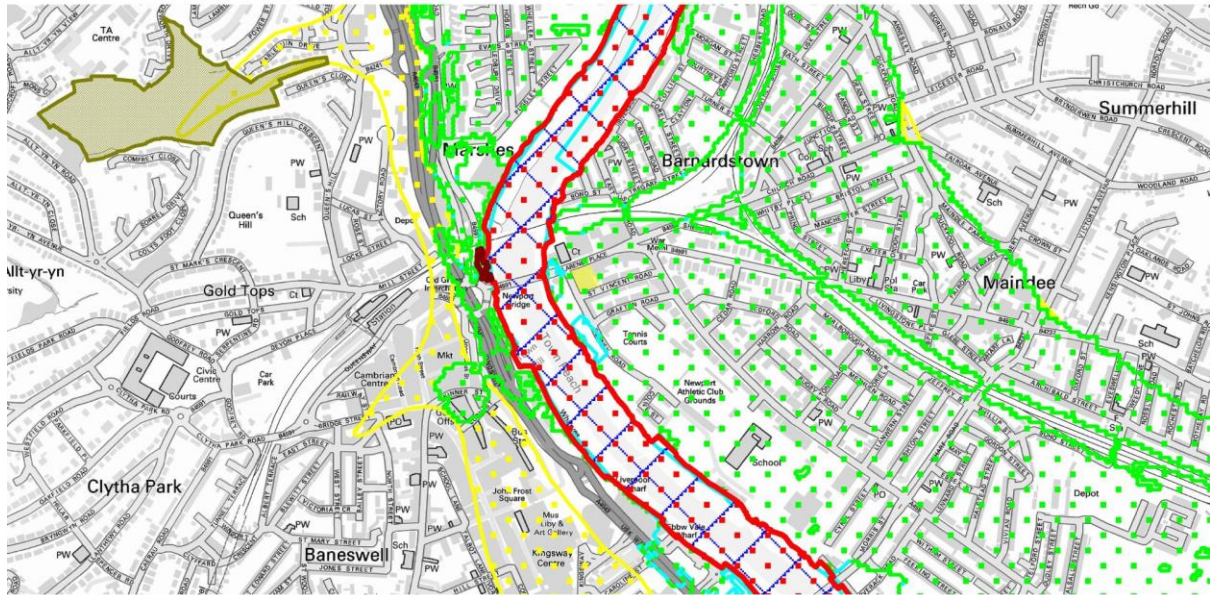
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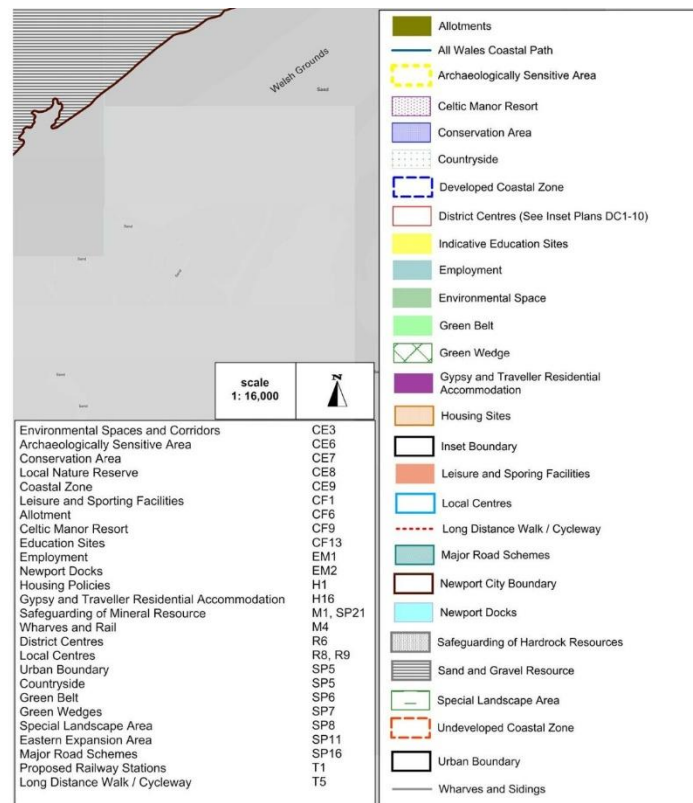
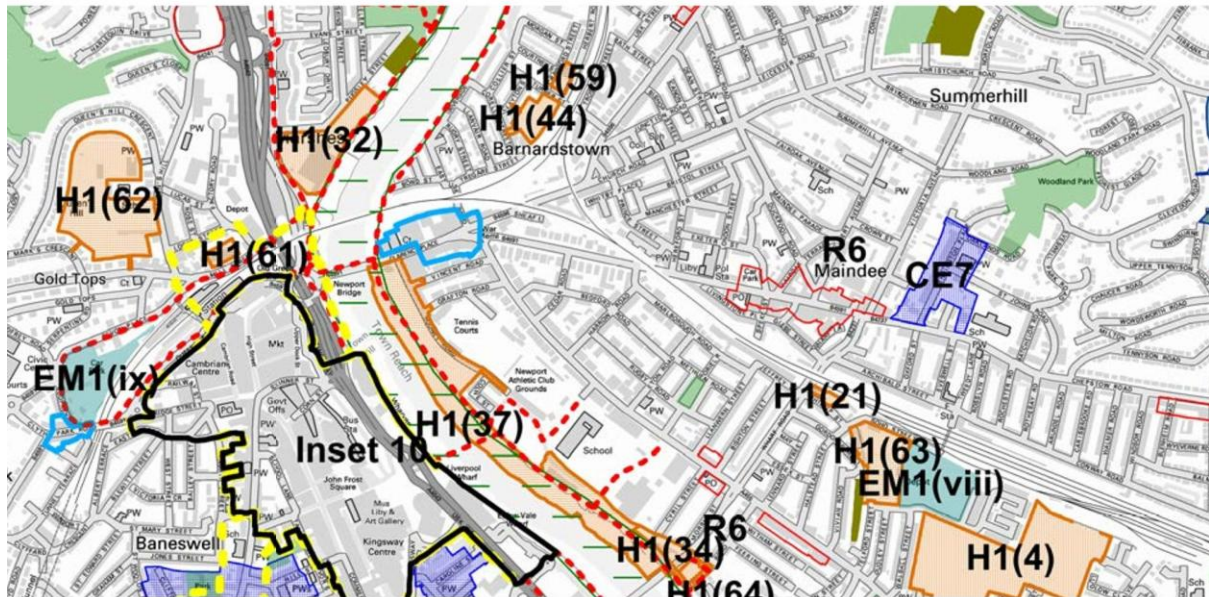
Appendix D: 2506-PL04 - 3D VIEWS - PROPOSED EXISTING



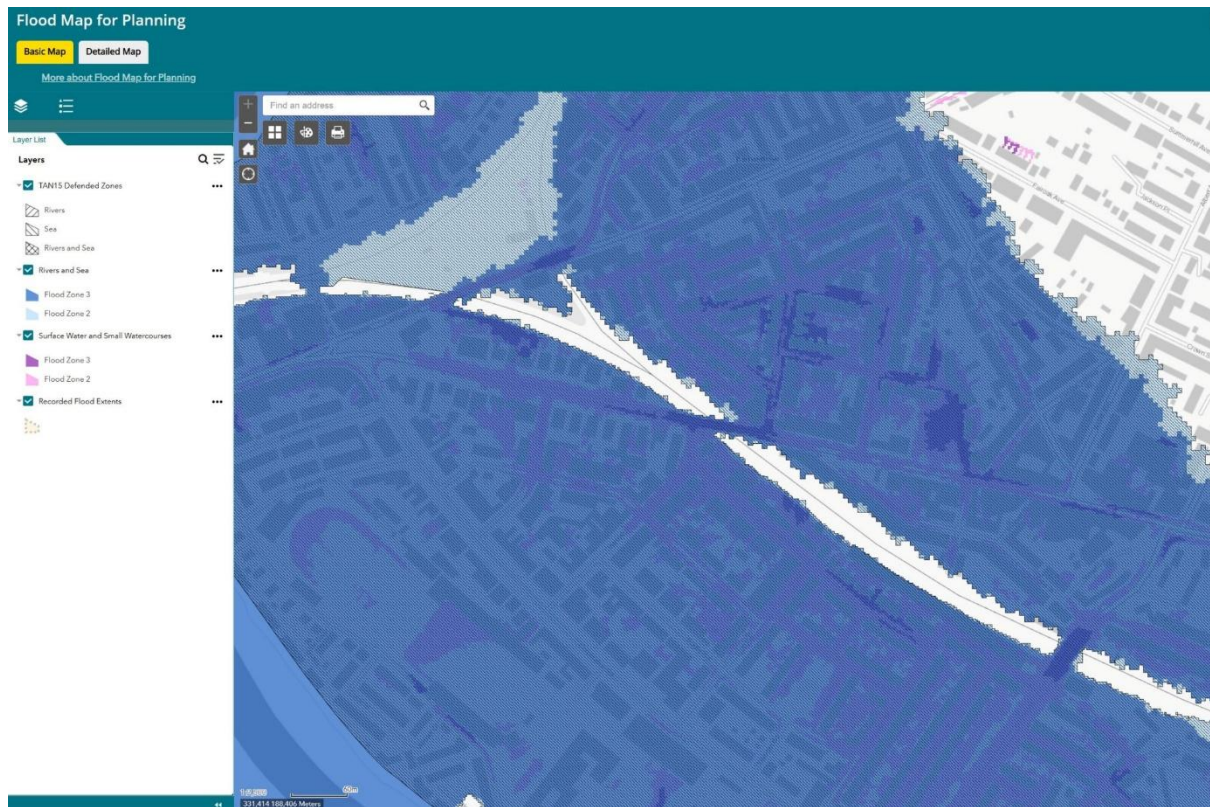
Appendix E: LDP Constraints Map



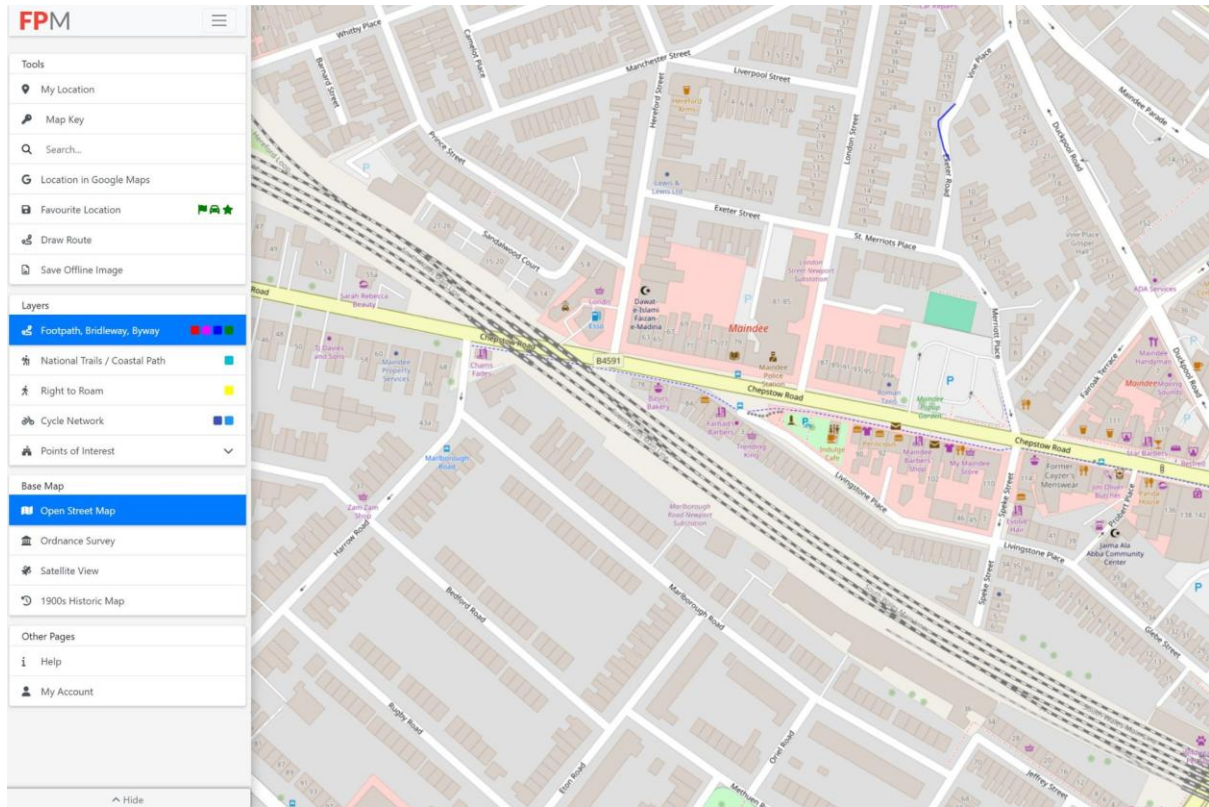
Appendix F: LDP Proposal Maps



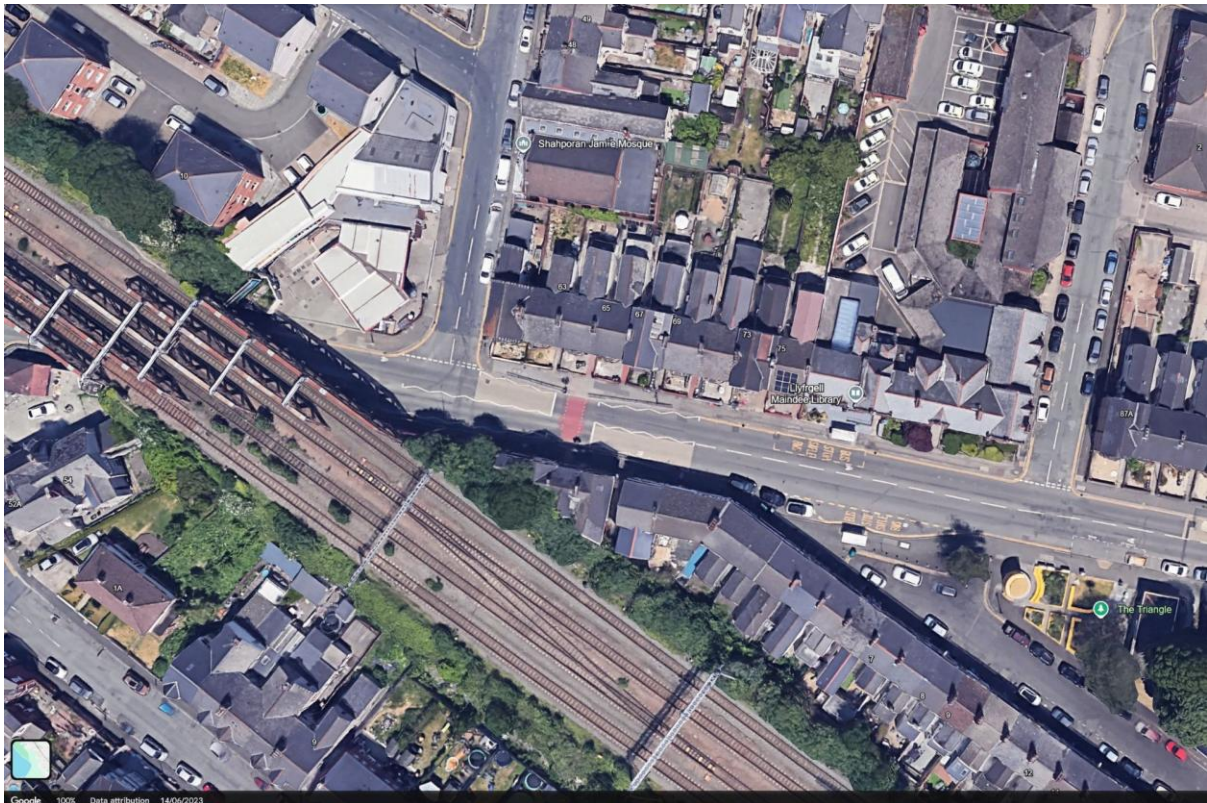
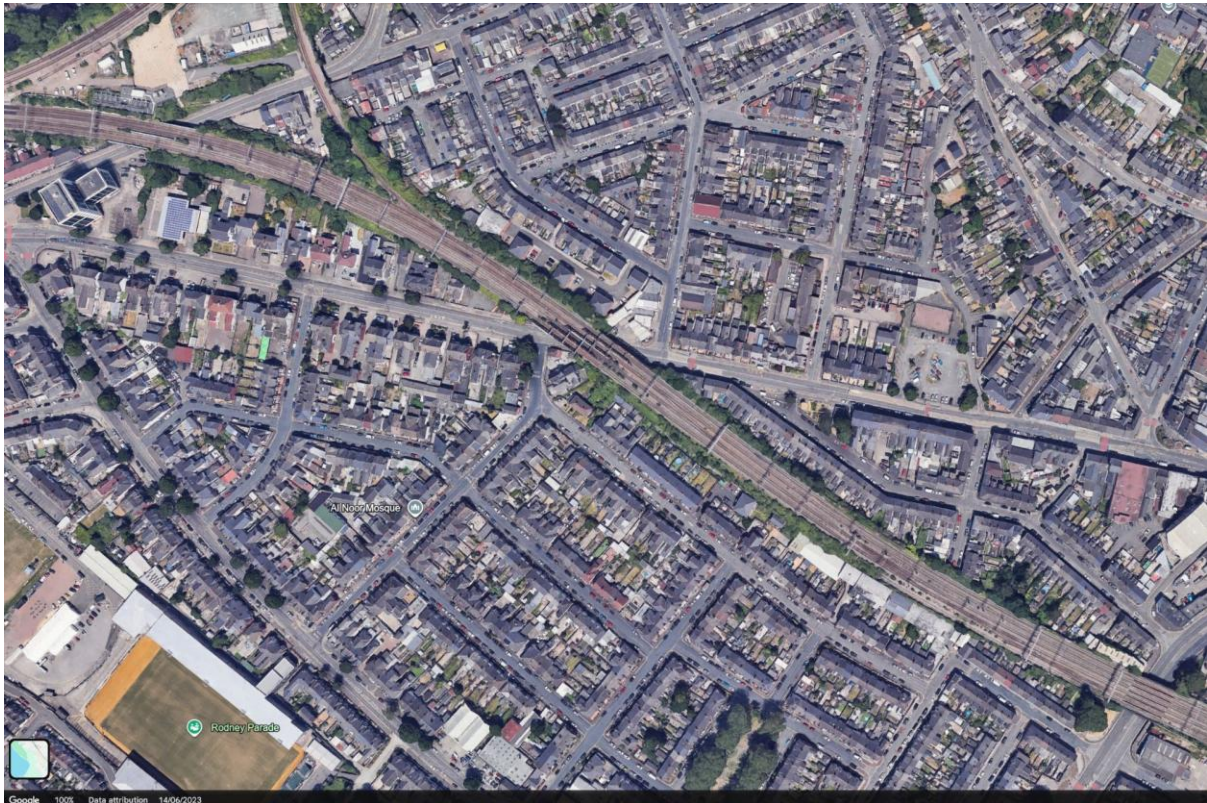
Appendix G: NRW Flood Mapping



Appendix H: Public Rights of Way (PROW)



Appendix I: Aerial Imagery of the Site (Google Earth 2026)







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