

Delegated Decision Report

Application No:	26/0249	Statutory Period Expires:	27th May 2026
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Site:	140 Caerleon Road Newport NP19 7GS		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 2 (DCEMP) OF PLANNING PERMISSION 25/0425 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 FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER</i>		
Applicant:	L Watzema		
Type:	Discharge Conditions	Ward:	St Julians
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located on the junction of Caerleon Road and Morden Road and occupies a raised and prominent corner plot. Formerly a funeral director, the building is currently vacant. The building is a large detached double bay fronted building with a detached garage and to the rear the site benefits from an area of hardstanding for vehicle parking, accessed off Morden Road. The site fronts the highway at Caerleon Road to the east and is located directly opposite the District Centre.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge condition 2 (DCEMP) of planning permission 25/0425 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 for specialised supported housing with overnight accommodation for care provider

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0425	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 FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER	GRANTED WITH CONDITIONS	31/03/2026

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

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.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: The conditions were not requested by Highways and do not address any potential highway issues.

6.2 Environmental Health: No comments received.

6.3 Ecology: No comments received.

6.4 Waste: No comments received.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 2 states;

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).

8.2 A Demolition and Construction Environmental Management Plan (DCEMP) as well as a Construction Logistics Plan have been provided in support of the application. It is considered that the DCEMP adequately addresses the above measures. The Construction Logistics Plan shows the gated access onto Morden Road for the construction compound including the siting of storage containers. Temporary hoarding is proposed along the front (Caerleon Road) and side (Morden Road) of the site. On street parking is to be utilised where available.

8.3 It is considered that the details provided are sufficient to partially discharge condition 2 (DCEMP) of planning permission 25/0425.

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 Sufficient details have been provided to partially discharge condition 2 (DCEMP) of planning permission 25/0425.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Construction Logistics Plan and Demolition and Construction Environmental Management Plan Dated 18/12/25.

02 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.