

Notice of Decision



S Taylor
ST Planning
36 Clos Nant Mwan
Pontpennau
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CF23 8NA

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0497**

Application Type: **Full**

Proposal: **CONVERSION TO 8NO. BEDROOM SUPPORTED CARE ACCOMMODATION WITH COMMUNAL KITCHEN AND LOUNGE, ANCILLARY STAFF ACCOMMODATION, OFFICE/RECEPTION AREA, STAFFROOM (USE CLASS C2) AND CHANGES TO FENESTRATION AND EXTERNAL FIRE ESCAPE**

Site/Location: **22 Chepstow Road, Newport, NP19 8EA**

Decision Date: **20th November 2025**

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 16th October 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

1. Approved Plans & Documents

The development shall be implemented in accordance with the following plans and documents: Drawing No. CR-102-B-Proposed Floor Plans; CR-103 - Proposed Elevations; Flood Consequences Assessment; Email from Sean Taylor confirming Proposed C2 Use (03.09.2025 - 14:51); Green Infrastructure 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

2. Pre -occupation conditions

Cycle Store Details

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

3. Biodiversity/Ecological Enhancement

Prior to the first use of the development hereby approved a scheme of biodiversity/ecological enhancement (including but not limited to bird and bat boxes and planting) along with timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be undertaken in accordance with the approved timetable 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.

4. Parking Provision

Prior to the first use of the development hereby approved, the existing hardstanding at the front of the property shall be made available for parking, kept free from obstruction, and retained for this purpose thereafter.

Reason: To ensure adequate off-street parking provision in accordance with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

5. General conditions

Max. No of Bedrooms and No Ground Floor Accommodation

The use hereby approved shall contain a maximum of 8no. resident bedrooms and at no time shall any resident bedroom be located on the ground floor. The ground floor shall only be used for communal living space and staff welfare space.

Reason: In the interests of residential amenity, highway safety and to manage flood risk in accordance with Policy SP3, GP2 and GP4 of the NLDP 2011-2026 (adopted January 2015) and TAN15.

6. Provision of First Floor Flood Refuge

The first floor kitchen shall be retained as a communal space and at no time shall it be obstructed, locked or made unavailable for use by residents and/or staff.

Reason: The space serves as a first floor flood refuge area and must be retained to manage flood risk in accordance with Policy SP3 of the NLDP 2011-2026 (adopted January 2015) and TAN15.

7. Restriction of Use

The premises shall be used for supported living accommodation and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: In the interest of maintaining residential amenity, matters of highway safety and flood risk in accordance with Policy SP3, GP2 and GP4 of the NLDP 2011-2026 (adopted January 2015).

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: Site Location Plan; Existing Floor Plans; Existing Elevations; Block Plan; GI Statement; Planning, Design and Access Statement (April 2025); Flood Consultant Response to NRW; Planning, Design and Access

Statement

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5, GP6, GP7, 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.

Signed on behalf of the Council



Newport City Council
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).