

## Monmouthshire County Council

### Development Management Services

#### Pre-Application Advice – Written Response

1	Ref No: DM/2021/01490
2	<p>Site Address:</p> <p>13 St Ann Street, Chepstow, Monmouthshire, NP16 5HE</p>
3	We understand your proposal to be: Internal refurbishment and alterations to the existing apartment building to address defects and bring the accommodation up to an acceptable standard. We will require a site meeting with the Heritage/Conservation Officer to discuss the proposals which are at an early stage.
4	<p>What information our advice is based on: Site visit dated 22nd September 2021 and the following supporting plans:</p> <p>Location Plan Location Plan - , All Existing Plans - ,</p>
5	<p>Planning Policies you need to be aware of:</p> <p><u>Local Development Plan (LDP):</u></p> <p>S1 LDP The Spatial Distribution of New Housing Provision</p> <p>S4 LDP Affordable Housing Provision</p> <p>S12 LDP Efficient Resource Use and Flood Risk</p> <p>S13 LDP Landscape, Green Infrastructure and the Natural Environment</p> <p>H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements</p> <p>SD1 LDP Renewable Energy</p> <p>SD2 LDP Sustainable Construction and Energy Efficiency</p> <p>SD3 LDP Flood Risk</p> <p>SD4 LDP Sustainable Drainage</p> <p>NE1 LDP Nature Conservation and Development</p> <p>EP1 LDP Amenity and Environmental Protection</p>

	<p>EP2 LDP Protection of Water Sources and the Water Environment</p> <p>EP5 LDP Foul Sewage Disposal</p> <p>M1 LDP Local Building and Walling Stone</p> <p>MV2 LDP Sustainable Transport Access</p> <p>DES1 LDP General Design Considerations</p> <p>HE1 LDP Development in Conservation Areas</p> <p>S16 LDP Transport</p> <p>S17 LDP Place Making and Design</p> <p><u>Supplementary Planning Guidance (if any):</u></p> <p>Chepstow Conservation Area Appraisal (March 2016): <a href="http://www.monmouthshire.gov.uk/planning-policy/supplementary-planning-guidance/chepstow-conservation-area-appraisal">http://www.monmouthshire.gov.uk/planning-policy/supplementary-planning-guidance/chepstow-conservation-area-appraisal</a></p> <p><u>National Planning Policies</u></p> <p>Planning (Listed Buildings and Conservation Areas) Act 1990 Planning Policy Wales Chapter 6 Technical Advice Note TAN 24</p> <p>Reference is also made to the following Managing Change Documents supporting TAN 24;</p> <ul style="list-style-type: none"><li>o Managing Change to Listed Buildings</li><li>o Managing Conservation Areas</li></ul>								
6	<p>RELEVANT PLANNING HISTORY (if any)</p> <table><tr><th>Reference Number</th><th>Description</th><th>Decision</th><th>Decision Date</th></tr><tr><td>15233</td><td>Conversion To Six Flats APP_TYP 01 = Full DEV_TYP 04 = Change Of Use MAP_REF = 353655194212</td><td></td><td>08.07.1981</td></tr></table>	Reference Number	Description	Decision	Decision Date	15233	Conversion To Six Flats APP_TYP 01 = Full DEV_TYP 04 = Change Of Use MAP_REF = 353655194212		08.07.1981
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7	<p>Our initial views about the proposal:</p> <p><u>Principle of the proposed development</u></p> <p>13 St Ann Street is a Grade II Listed Building (Cadw ref 2578 March 1975), within the Chepstow Conservation Area. The property is a semi-detached, three storey building that</p>								

has been previously extended to the rear. Located within the development boundary, and community of Chepstow, as defined by the proposals maps of the Monmouthshire County Council Local Development Plan. Site is also within the Chepstow Archaeologically Sensitive Area and C1 Flood Zone. The site is more than 50m from the river Wye SAC designation and is outside of any designated Phosphate Sensitive Area.

Plans show that the building accommodates six residential flats. The building is street fronted with an enclosed area of amenity space provided to the south-west (rear) of the building. Although the site does not benefit from any off street parking, and it appears that there is little potential to provide any, there is a public car park to the south of the site.

The building is statutorily listed, the front elevation retains an historic aesthetic, the rear elevation has two large extensions with render finish and upvc windows. Internally the building has negligible historic significance. It has been suggested to access the grant required for full renovation and upgrade partial to full demolition is required. Retention of the front elevation would result in a modern structure behind. The demolition of a listed building requires strong justification and evidence that the building is structurally unsound. The likelihood of such a proposal in principle being approved is negligible. The building alongside the adjacent listed terrace forms part of a strong group value of historic buildings. The streetscape makes a positive contribution to the character of the conservation area. The residential use of the building and subdivision into flats means no to little value is evident to the internal fabric other than elements of plan form and subsequent solid wall construction. All finishes internally are modern. Due to the evident fabric, an alternative is to engage with Cadw and request the listing is revised. The building would still be within a conservation area and subject to restrictions. New development will require the character of the conservation area be preserved and enhanced, the front elevation protects the special character of the conservation area and enhances the streetscape.

Section 5.5 of TAN 24 provides further detail on de-listing. Requests should be made to michael.weatherhead@gov.wales

Subject to design which will be influenced by the heritage constraints, the principle of renovating the structure to provide enhanced residential accommodation is acceptable in principle subject to the development satisfying a number of material considerations.

Policies S1 and H1

The provision of affordable accommodation will need to be secured as such in perpetuity via a Section 106/ Unilateral undertaking. Policy S4.

Design will be reviewed as part of a full and listed building implication. Policies S13, S17, EP1, DES1 and HE1.

Consideration should be given to the sustainability of any works, energy efficiency and incorporation of renewable energy systems. Policies S13, SD1 and SD2.

Proposals to extend the property will need to be mindful of impact on neighbouring amenity. 25 and 45 degree light angle assessments should be submitted in support of any works to extend. Policies S13 and EP1.

Consideration needs to be given to domestic waste storage solutions and the appropriate siting. Policies S13 and EP1.

Due to ASA, demolition and rebuild likely to require a WSI at minimum. It is advised MHA should consult GGAT to determine what details would be expected in support of app. They may require trial pit excavation prior to determination. TAN 24.

Need to retain sufficient amenity space to the rear to comply with DQR and to prevent overdevelopment of the plot. Policies S13, S17, EP1 and DES1.

	<p>Given the varied building form in the area and urban context, works to extend and alter the building are likely to alter the wider landscape. Policies S13, S17 EP1 and DES1.</p> <p>Full internal inspection and potential emergence survey for bats is likely to be required. Irrespective of findings, mitigation and enhancement on the building or in the curtilage will be required. Policies S13, NE1. Potential EPS licence.</p> <p>Enhanced soft landscaping and provision of some GI in the rear garden would be welcomed to enhance connectivity and ecological and biodiversity value. Policies S13, GI1 and NE1.</p> <p>Parking as above. Unlikely to be able to provide on site but there is a large public car park to the rear. Providing parking within the rear garden via the car park is likely to reduce available public spaces and has the potential to be resisted by highways and the town council. Due to town location, the site is relatively sustainable with rail and bus connections. Proposal should make provision for cycle/ mobility scooter storage within curtilage. Policies S16, MV1 and MV2.</p> <p>Proposal should connect to existing mains sewer system. Consultation should be undertaken with DC/WW with regards to capacity especially if increased numbers of units are proposed. Policies S13 and EP5.</p> <p>Extension works may trigger the need for SAB approval. Policies S13, SD4.</p> <p>Within C1 flood zone. NRW potential to resist increased number of dwellings on site. Recommend developer discusses with LLFA- to determine any issues with regard to surface water flooding. Policies S13, SD3, EP2</p>
8	<p>Things we recommend you do, including information you need to submit with your application:</p> <p>Planning Application Forms - Full PP and LBC</p> <p>Application Fee (Please see <a href="http://www.monmouthshire.gov.uk/app/uploads/2013/06/Fees-Guide-New-Version-Amended-oct-15NEW.pdf">http://www.monmouthshire.gov.uk/app/uploads/2013/06/Fees-Guide-New-Version-Amended-oct-15NEW.pdf</a> )</p> <p>Block Plan</p> <p>Site Location Plan</p> <p>Existing and Proposed Floor Plans</p> <p>Existing and Proposed Elevations</p> <p>Existing and Proposed Roof Plans</p> <p>Ecological Survey</p> <p>Design and Access Statement</p> <p>Heritage Assessment</p> <p>FCA (Flood Consequences Assessment)</p> <p>Structural Survey - demolition</p> <p>Landscaping Plan</p> <p><b>NB: Please note that whilst all drawings should be to scale, all proposed plans should include external dimensions annotated on them.</b></p>

Case officer: 

Date: 7th December 2021

The views given are current at the time of giving the advice, but planning circumstances can change and will need to be taken into account when any subsequent application is determined.

### **NB IMPORTANT UPDATED JUNE 2021: Phosphate inputs in the river Special Areas of Conservation (SACs)**

Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site previously (designated pursuant to EU retained law) the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales (NRW) has set new phosphate standards for the river SACs in Wales. *Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.*

The SAC Catchment Areas impacted upon are as follows:

#### **River Wye**

The River Wye rises in the Cambrian mountain range in mid Wales. It flows south into Monmouthshire from Herefordshire and down the Wye valley where it forms a boundary between Monmouthshire and Gloucestershire. The river is tidal from Bigsweir bridge to the confluence with the River Severn south of Chepstow. Key tributaries relevant to nutrient inputs (phosphates) include (but are not limited to) Mally Brook, River Monnow, River Trothy & White Brook.

#### **River Usk**

The River Usk rises in the Black Mountain range in the west of the Brecon Beacons National Park and flows east into Monmouthshire and then south, to enter the Severn Estuary at Newport. The river is tidal from Newbridge on Usk. Key tributaries relevant to nutrient inputs (phosphates) include (but are not limited to) Afon Cibi, River Gavenny, Olway Brook, Berthin brook, River Clydach. (excluding Sor Brook and Afon Lwyd as they enter the Usk below tidal range).

NRW have provided updated guidance on this issue, if your site is within the areas impacted please visit the link below:

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and->

[development/advice-to-planning-authorities-for-planning-applications-affecting-phosphorus-sensitive-river-special-areas-of-conservation/?lang=en](#)

### **Sustainable Urban Drainage (SuDS)**

From *January 7th 2019*, all detailed applications for residential development or where the construction area is 100m<sup>2</sup> or more, will require Sustainable Drainage Systems for surface water (SuDS), to be designed and built in accordance with the statutory standards. Local Authorities will be required to discharge their functions as a SuDS Approving Body (SAB) and approve SuDS schemes prior to the commencement of construction works. SABs will be required to adopt compliant SuDS that are built and function in accordance with the approved proposals, including any SAB conditions of approval. Further guidance is available on the Welsh Government's Website.

## CUSTOMER FEEDBACK FORM

To enable us to monitor, review and where necessary change the pre-application service, we would appreciate you taking the time to complete this feedback form.

**Reference/Enquiry Number:**

**Note:** If completing in electronic format, please double-click boxes to check/uncheck.

	Yes	No	Comments (including any suggested improvements)
What is important ('what matters') to you as part of your pre-application discussions with us?			
Is the information available on the service useful? (website, guidance notes etc)	<input type="checkbox"/>	<input type="checkbox"/>	
Are you satisfied with the way your enquiry for pre-application advice was dealt with?	<input type="checkbox"/>	<input type="checkbox"/>	
Are you satisfied with the timescales it took to meet with you and provide you with a written response?	<input type="checkbox"/>	<input type="checkbox"/>	
Is our response to your development scheme enquiry easy to understand and of benefit?	<input type="checkbox"/>	<input type="checkbox"/>	
Do you intend to submit a planning application following the advice provided?	<input type="checkbox"/>	<input type="checkbox"/>	
Would you use the service again or recommend to others?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any other improvements you would like to suggest?	<input type="checkbox"/>	<input type="checkbox"/>	

Thank you!

**Please return to:**  
Monmouthshire County Council

Planning Department

County Hall

The Rhyadr

Usk

NP15 1GA

**Or email:** [planning@monmouthshire.gov.uk](mailto:planning@monmouthshire.gov.uk)