

Notice of Decision



E Watts
Aww Architects
106 Weston Stree
London
SE1 3QB

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) (WALES) REGULATIONS 2012 (as amended)**

Application No: **19/1165**

Application Type: **Listed Building**

Proposal: **LISTED BUILDING CONSENT FOR REPAIR AND RESTORATION OF NEWPORT TRANSPORTER BRIDGE, DEMOLITION OF EXISTING VISITOR CENTRE, PROVISION OF NEW EXPANDED VISITOR FACILITIES, NEW LIGHTING SCHEME AND ASSOCIATED LANDSCAPING WORKS. CONSERVATION OF THE ENGINEERING STRUCTURE OF THE BRIDGE, PLUS THE RESTORATION OF ANCILLARY ELEMENTS INCLUDING THE GONDOLA, MOTOR HOUSE, ANCHOR HOUSES AND ANCHOR CABLES. DESIGN WORK INCLUDING THE ANALYSIS OF THE STRUCTURE AND THE SPECIFIC ACTION OF REPAIRS TO THE STRUCTURE AND ANCILLARY COMPONENTS. AFFECTING PUBLIC RIGHT OF WAY NEWPORT COASTAL PATH 403/2/1**

Site/Location: **Transporter Bridge, Brunel Street, Newport**

Decision Date: **12th May 2020**

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 20th November 2019. 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 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

ADDITIONAL CONDITIONS

- (1) The works to which this consent relates shall be begun not later than 5 years from the date of this letter.
- (2) The development shall be carried out in accordance with the following approved plans:
 - Newport Transporter Bridge Visitor Centre - Site Location Plan, Drawing Reference: AWW_A_DWG_NTB, Drawing No: 0102, Revision P2; and
 - Newport Transporter Bridge Visitor Centre - Proposed Sections, Drawing Reference: AWW_A_DWG_NTB, Drawing No: 0305, Revision P3.
- (3) Prior to the commencement of the works hereby approved, a written scheme of environmental mitigation shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved written scheme.
- (4) Prior to the commencement of the works hereby approved, a method statement shall be submitted to and approved in writing by the Welsh Ministers. The method statement shall include:

- Details of the proposed new painting system used on the metalwork and ironwork, including the type of cleaning process for removal of existing paintwork, the type of surface preparation for the cast and wrought ironwork, the preparation of existing paints for retention under the new scheme of redecoration and the type of paint to be used;
- Details for the redecoration of metalwork and joinery; and
- Details for the removal of any asbestos.

The works shall be undertaken in accordance with the approved method statement.

- (5) Prior to the commencement of the works hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Welsh Ministers. The CEMP shall include:

- Construction methods, including details of materials used during construction and how any waste generated will be managed;
- A risk assessment of any potentially damaging construction activities;
- General site management, including details of the work programme timetable, site clearance and drainage plans;
- Biodiversity management, including details of habitat retention and protection, invasive species management and any mitigation measures;
- A CEMP masterplan detailing the extent and phasing of development, location of landscape and environmental resources, design proposals and objectives for integration and mitigation measures;
- Measures for control of nuisances, including details of working hours and duration and frequency of work;
- Resource management, including details of fuel and chemical site storage and containment, waste generation and the consumption of water and wastewater;
- Pollution prevention, including how relevant guidelines for pollution prevention and best practice will be implemented, emergency spill procedures and an incident response plan; and
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details.

The works shall be undertaken in accordance with the approved CEMP. This condition will be discharged by the Welsh Ministers in consultation with the relevant local planning authority's ecologist.

- (6) Prior to the commencement of the works hereby approved, details of external and internal decoration shall be submitted to and approved in writing by the Welsh Ministers. This shall include RAL colours where necessary. The works shall be undertaken in accordance with the approved details.
- (7) Prior to the commencement of the works hereby approved, samples of materials and finishes to be used on external surfaces shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (8) Prior to the commencement of the works hereby approved, details of the colour feature lighting, illumination, light level monitoring surveys and floodlighting shall be submitted to and approved in writing by the Welsh Ministers. The lighting will be in strict accordance with the requirements specified in Section 7 of the 'Newport Transporter Bridge - Illumination Impact Profile' (Hoare Lea, 27th September 2019). The works shall be undertaken in accordance with the approved details and profile. This condition will be discharged by the Welsh Ministers in consultation with the relevant local planning authority's ecologist.
- (9) Prior to the commencement of the works hereby approved, details of how the proposed raised walkway connecting to the bridge from the proposed visitor centre will be secured to the bridge, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (10) Prior to the commencement of the works hereby approved, a paint analysis shall be undertaken and a report produced, detailing recommendations on the measures which will be taken if the presence of lead paint is discovered. The report shall be submitted to and agreed in writing by the Welsh Ministers prior to the commencement of the works hereby approved. The works shall be undertaken in accordance with the approved report.
- (11) Prior to the commencement of the works hereby approved, the renewed paint RAL colours for the metalwork and joinery to the bridge, motor house, anchor houses and the gondola shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (12) Prior to the commencement of the works hereby approved, a structural report detailing the condition of the gondola and setting out recommendations for how any repairs will be undertaken, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved report.
- (13) Prior to the commencement of the work hereby approved, a detailed drawing at a scale of 1:5 demonstrating how the two interfaces between the bridge and proposed new junction with the visitor centre access bridge / walkway will be fixed in place, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved drawing.
- (14) Prior to the commencement of the works hereby approved, a sample panel of 1mSq for the repointing of the stonework to the revetment wall and columns to the bridge, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (15) Prior to the commencement of the works hereby approved, details of the high-level walkway balustrading and infill panels shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (16) Prior to the commencement of the work hereby approved, details of the decorative fascia boarding and replacement gates associated with the proposed refurbishment of the gondola, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.

- (17) Prior to the commencement of the works hereby approved, details of the decorative timber boarding to the motor house and cast iron pipework shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (18) Prior to the commencement of the works hereby approved, detailed information including the type, size, colour, location and fixing to be used for the proposed high-level information boards, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (19) Prior to the commencement of the works hereby approved, details of proposed new drainage and discharge points to the bridge shall be submitted to and approved in writing by the Welsh Ministers. The works shall be undertaken in accordance with the approved details.
- (20) Prior to the commencement of the works hereby approved, details including the materials, finishes and colours of the connecting bridge / walkway between the visitor centre and transporter bridge shall be submitted to and approved in writing by the Welsh Ministers. The details shall also include any measures taken to stop abrasive actions occurring where the two surfaces meet. The works shall be undertaken in accordance with the approved details.
- (21) Prior to the commencement of the works hereby approved, a maintenance management plan for the transporter bridge, including the gondola, shall be submitted to and approved in writing by the Welsh Ministers.
- (22) The proposed rainwater goods shall be cast iron to match existing and the RAL colour shall be submitted to and approved in by the Welsh Minister prior to the commencement of the works hereby approved. The works shall be undertaken in accordance with the approved RAL colour.
- (23) Light level monitoring surveys shall be carried out following the installation of lightning but prior to the site becoming operational and 2 years after the site becomes operational. The surveys shall be submitted to and approved in writing by the Welsh Ministers. Remedial action will be required if the light levels pre-development levels identified on Figure 9 of the 'Newport Transporter Bridge - Illumination Impact Profile' (Hoare Lea, 27th September 2019).
- (24) The proposed works shall be undertaken in accordance with the measures set out in the Ecological Impact Assessment (18th February 2020, Version 3).

NOTE TO APPLICANT

The development should 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 Listed Building Consent only and does not convey any decision which may be required under any other legislation or provisions, such as Planning Permission or under the 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.

Your attention is drawn to Section 8(2), (b) and (c) of the Planning [Listed Buildings and Conservation Areas] Act 1990 whereby demolition may not be undertaken until notice of the proposal has been given to the Royal Commission on Ancient and Historical Monuments in Wales, Crown Buildings, Plas Crug, Aberystwyth and the Commission subsequently have either been given reasonable access to the building for at least one month following the granting of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

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.

Granted with Conditions" "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.

Signed on behalf of the Council



Newport City Council
Regeneration, Investment and Housing
Civic Centre
Newport
South Wales
NP20 4UR

Keir Duffin
Head of Regeneration, Investment and Housing / Pennaeth Adfywio Buddsoddi a Thai
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 19/1165

Decision Date: 12th May 2020

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be 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.
- **If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)**