

DC/2015/00970

PROPOSED DEMOLITION OF DETACHED BUILDINGS, CONVERSION OF HOTEL BEDROOM ANNEXE INTO 5 NO RESIDENTIAL UNITS, ERECTION OF 3 LINKED DWELLINGS WITH CAR PARKING AND ALTERED SITE ACCESS

ANNEX TO THE THREE SALMONS HOTEL, PORTHYCARNE STREET, USK

RECOMMENDATION: APPROVE

Case Officer: Kate Bingham
Date Registered: 17/11/2015

1.0 APPLICATION DETAILS

- 1.1 This application is being represented to Planning Committee following amendments. The application was resolved to be approved by Committee in January 2016 subject to a Section 106 Agreement in relation to the provision of affordable housing and an off-site contribution towards adult recreation.
- 1.2 The original application proposed the conversion of the hotel annex to seven dwellings units but this has now been reduced to five. All other elements of the proposal remain as originally submitted and includes demolition of adjacent workshops and the erection of three new single storey dwellings. The application also includes the construction of an access road to adoptable standards, car parking for 17 cars and associated landscaped areas.
- 1.3 Notwithstanding the reduction in the number of proposed units, the applicant has now demonstrated that the development will not be economically viable with any affordable housing or any other Section 106 contributions. The applicant's viability assessment has been verified by the Council's Housing Strategy & Policy Officer and this position is now accepted by officers. It is therefore considered that the application should be **approved** with no requirement for a Section 106 Agreement.
- 1.4 The previous report and recommendation are set out below.

PREVIOUS REPORT (January 2016 Committee)

1.0 APPLICATION DETAILS

- 1.1 This is a full application for the conversion of existing hotel annex accommodation at the Three Salmons to seven residential units, the demolition of adjacent workshops and the erection of three new single storey dwellings. The application also includes the construction of an access road to adoptable standards, car parking for 17 cars and associated landscaped areas. The application has been submitted following the withdrawal of an application for conversion of the hotel annex and erection of five two storey dwellings. This application was approved by Planning Committee but a Section 106 agreement that was required to secure the affordable housing was not signed before the application was withdrawn for other reasons relating to a covenant on the rear portion of the site.
- 1.2 Four of the flats proposed in the former hotel have been put forward to be considered for occupancy as affordable homes.

- 1.3 The site is located within the Usk Conservation Area and the hotel annex is Grade II listed. The building was originally a stable block with living accommodation over but was converted in the 1970s to serve as additional accommodation for the nearby Three Salmons Hotel. The site is also partially within a flood plain.
- 1.4 The existing modern workshop buildings on the lower part of the site are proposed to be demolished and the area used for car parking. The new dwelling units are proposed on the higher part of the site to the rear in the form of a small news-like development.

1.0 RELEVANT PLANNING HISTORY

A3753 and A3812 – change of use to four bedrooms for hotel. Approved 1976

DC/2014/00961 and 962 (LBC) - proposed demolition of detached buildings, conversion of hotel bedroom annexe into 7 residential units, and erection of 5no. detached dwellings with car parking and altered site access; withdrawn on 3/8/15.

DC/2015/00971 - Proposed demolition of detached buildings, conversion of hotel bedroom annexe into 7 no residential units, erection of 3 linked dwellings with car parking and altered site access (associated Listed Building Consent); recommended for approval.

2.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S1 - The Spatial Distribution of New Housing Provision
- S4 – Affordable Housing Provision
- S11 – Visitor Economy
- S12 – Efficient Resource Use and Flood Risk
- S13 – Landscape, Green Infrastructure and the Natural Environment
- S17 – Place Making and Design

Development Management Policies

- H1 - Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements.
- HE1 – Development within Conservation Areas
- NE1 – Nature Conservation and Development
- SD3 – Flood Risk
- MV1 - Proposed Developments and Highway Considerations
- EP1 – Amenity and Environmental Protection
- DES1 – General Design Considerations

3.0 REPRESENTATIONS

4.1 Consultations Replies

- 4.1.2 Usk Town Council – recommends approval.
- 4.1.3 Natural Resources Wales (NRW) – Does not object to the above application, providing appropriately worded conditions to address the impact upon protected species and flood risk are attached to any planning permission your authority is minded to grant.

The application site lies partially within Zone C1, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be partially within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Usk, which is a designated main river. Our records show that the proposed site has also previously flooded from the River Usk. Section 6 of TAN15 requires your Authority to determine whether the development at this location is justified.

The flood consequences assessment (FCA,) produced by JBA Consulting, dated March 2014, submitted in support of the previous application has adequately assessed the risks and consequences of flooding.

In respect of the impact on flood risk elsewhere, the FCA states that there will be no change in available floodplain storage given that the building footprint is largely unchanged. We are satisfied with this assessment. We request that the following condition is included in any planning permission;

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequences Assessment (FCA) JBA Consulting dated March 2014 and the following mitigation measures detailed within the FCA Finished floor levels are set no lower than 17.7 metres above Ordnance Datum (AOD) (Newlyn)

Reason; To reduce the risk of flooding to the proposed development and future occupants.

We welcome the submission of the report by Avalon Ecology, entitled 'Bat Activity Survey, Buildings at three Salmons Hotel, Usk' (September 2014). We note the presence of a small number of pipistrelle and lesser horseshoe bats during the surveys undertaken.

In order to ensure that there will be no detriment to the maintenance of the favourable conservation status of bats as a result of the proposals, we advise that suitable conditions are attached to the permission to address the following;

- Works impacting upon bats will be carried out according to the proposals detailed within the report by Avalon Ecology, entitled 'Bat Activity Survey, Buildings at three Salmons Hotel, Usk' (September 2014).
- A Lighting Plan shall be submitted to and approved by the LPA prior to completion of works
- Bat mitigation proposals will be provided as indicated on page 58 and 59 of the survey report.

We also advise that a European development Licence is sought from NRW prior to works commencing to ensure the favourable conservation status of bats, a European Protected Species.

- 4.1.4 Glamorgan Gwent Archaeological Trust - The proposal will require archaeological mitigation. Information in the Historic Environment Record shows that the application site is within the Archaeologically Sensitive Area of Usk, the medieval town of Usk within the area enclosed by the town ditch, some 100m from Usk Castle. Although the application area is outside the walls of the Roman fortress, it is on the frontage of a major cross roads within the town, the routes of which have Roman origins, and is located approximately 400m south of an extensive cremation cemetery located on either side of the road and discovered in the mid-

20th century. Archaeological work in the area has shown that features and finds survive, and in this case it is likely that archaeological material associated with the medieval settlement may be located in the application site.

The Three Salmons itself is a Grade II listed building (Cadw ref: 2148) and occupies a prominent position within the street frontage of the town. The garden wall of the building is also listed Grade II (Cadw ref: 2185). The proposed development site has been occupied since the earlier post-medieval period, and possibly earlier, given the Medieval and Roman settlement in the area. However, the site has undergone disturbance and as a result of this, whilst the proposals will require archaeological mitigation, this can be achieved by condition. Therefore, we recommend that a condition requiring the applicant to submit a detailed programme of investigation for the archaeological resource should be attached to any consent granted by your Members. We envisage that this programme of work would take the form of an intensive watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any burials or other archaeological features that are located are properly excavated and removed. We recommend that the condition should be worded in a manner similar to the model given in Welsh Office Circular 60/96, Section 23:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

The applicant will need to employ an archaeologist to undertake the work.

- 4.1.5 MCC Highways – The site layout as amended will provide 17 car parking spaces where according to SPG, a further space would be required. This can be accommodated by the replacement of the refuse collecting zone which is discouraged on such a small site.

The highway layout does not fully come up to adoptable standards as no marginal strips or footways are provided within the site. I would wish to see the full turning area retained for servicing of the site off the highway and construction to current standards including visibility but would not be insisting on the site being offered for adoption.

- 4.1.6 MCC Development Plans - Confirm that the development of this site meets the requirements of Strategic Policy S1 and Policy H1 in principle, subject to detailed planning considerations.

Policy S4 relates to Affordable Housing Provision and states that in Rural Secondary Settlements such as Usk there is a requirement on sites of five or more proposed dwellings for 35% to be affordable. The application form submitted identifies four of the twelve dwellings to be affordable. I would suggest liaison with Shirley Wiggam the Senior Strategy and Policy Officer for Housing in relation to the type/mix of affordable housing required at this site.

Part of the site is located in Zone C1 floodplain, this in the main relates to the buildings proposed for conversion and parking areas of the new build development. It appears

that the new build dwellings are located just outside the floodplain, although this would need to be confirmed. Strategic Policy S12 and Policy SD3 relating to Flood Risk must be considered, whilst it is appreciated the existing use of hotel accommodation is a form of highly vulnerable development it must nevertheless be considered whether the proposal satisfies the justification tests outlined in Welsh Government Guidance in TAN15.

Policy RET2 must be considered as the site is located within the Usk Central Shopping Area. In this case, there is no loss of A1, A2 or A3 frontage and the existing hotel annex does not itself add to the vitality, attractiveness and vitality of the defined CSA so there is no conflict with Policy RET2. Policy S11, however, states (inter alia) that 'Development proposals ... that would result in the unjustified loss of tourism facilities will not be permitted'. In this respect, there appears to be little evidence provided to justify the loss of the hotel accommodation, although it is noted that it is stated that the annex has limited usage.

In addition to the above, the site is located within the Usk Conservation Area, and Policy HE1 must therefore be referred to. The conversion also relates to a listed building, as there is no specific local planning policy in relation to listed buildings it is important to ensure DES1 in relation to General Design is considered along with Chapter 6 of Planning Policy Wales relating to Conserving the Historic Environment. Policy EP1 should also be taken into consideration along with Strategic Policies S13, S16 and S17.

Finally, Policy CRF2 relates to outdoor recreation/public open space/allotment standards, as the proposal relates to twelve dwellings there should usually be some on site provision, along with potential off-site contributions. In this case it may not be appropriate to provide on-site provision; I suggest contacting Tim O'Donovan who will no doubt provide comments in relation to this matter.

- 4.1.7 MCC Housing Officer – With ten units in total the affordable element should be four units. Two 2 person 1 bedroom flats and two 4 person 2 bedroom houses would be an appropriate mix for the area, but I can be flexible on this as we have a high need for all types of affordable homes in this area.
- 4.1.8 MCC Tree Officer - I had a meeting at the site in December 2013 with the applicant and his agent to discuss the mature Sycamore tree. The tree is not protected by a TPO but is within the conservation area. Whilst it makes a significant contribution to the landscape when viewed above the roof lines of the adjacent buildings it is not, in my opinion, a suitable specimen for retention. The tree is multi-stemmed with the stems (trunks) tightly packed together and growing under compression from ground level. This is deemed to be a significant structural defect; therefore its retention as part of the scheme is inadvisable. Furthermore it is likely to become destabilised upon the demolition of the adjacent building and probable excavations within the root plate. I therefore have no objection to the removal of this tree provided that it is replaced elsewhere on the site as part of the scheme of landscaping.
- 4.1.9 SEWBREC Search Results – Pipistrelle bats have been recorded within the vicinity of the site.

4.2 Neighbour Notification

No comments received to date.

5.0 **EVALUATION**

5.1 Consideration of proposal in relation to LDP Policies

- 5.1.1 The site is within the development boundary of Usk, within which conversion to and new build residential development are acceptable in principle under Policies S1 and H1 of the Local Development Plan.
- 5.1.2 Policy S4 relates to Affordable Housing Provision and states in Rural Secondary Settlements such as Usk there is a requirement on sites of five or more dwellings for 35% of the dwelling units to be affordable. The application form submitted identifies four of the ten dwellings to be affordable. After liaison between the Council's Housing Officer and the applicant the units offered have now been accepted as suitable for social rent and have been designed to meet the requisite space standards set out by Welsh Government (DQR).
- 5.1.3 Policy S11 states (inter alia) that 'Development proposals ... that would result in the unjustified loss of tourism facilities will not be permitted'. In this respect, the applicant has provided evidence to justify the loss of the hotel accommodation including occupancy rates. The main Three Salmons Hotel building has a sleeping capacity of 21 persons and is the most popular of the accommodation offering at the Three Salmons, enjoying a healthy occupancy rate this year to date (The main hotel bedrooms fill before the annex bedrooms). Guests do not appear to be so keen crossing a main road to stay in the annex, especially during the colder months, wet weather or when they are part of a group booking. Furthermore bedrooms in the annex suffer from traffic noise and as a listed building there are restrictions on what type of windows can be used. The applicant has also argued that competition from larger hotels such as The Celtic Manor that can offer sport and leisure facilities are damaging business. This information is reflected in the occupancy rates of the annex element of the hotel. In this respect it is not considered that the loss of this part of the hotel accommodation would be unjustified, and thus the proposal is not considered to conflict with LDP Policy S11.

5.2 Visual Impact including Impact on the Listed Building and Conservation Area

- 5.2.1 The site is located within the Usk Conservation Area and therefore LDP Policy HE1 is relevant. The conversion also relates to a listed building, and as there is no specific local planning policy in relation to listed buildings it is pertinent to refer to LDP Policy DES1 in relation to 'General Design' along with Chapter 6 of Planning Policy Wales relating to Conserving the Historic Environment, as well as the Listed Buildings and Conservation Areas Act 1990 and the advice contained in Welsh Office Circular 61/96.
- 5.2.2 Internally the building was converted to hotel accommodation in the 1960's before the building was listed in 1974 and so much of the internal character of the stables has been lost. Internally the alterations are not considered to have a significant detrimental impact on the character of the building. With regards to the proposed new build and external alterations, the number of units requires a significant amount of parking, together with the subdivision of the amenity spaces, which could have a detrimental impact on the stables building as could any alterations and new openings to the listed building in particular, if not carefully designed.
- 5.2.3 With regards to the stables, to the front elevation, there are limited alterations to the main building and the introduction of timber boarding to the former openings is welcomed. These could be recessed slightly to create a stronger relief and depth to the former openings and this is likely to be a condition of the associated Listed Building application, if granted. The retention of the external stone steps is welcomed.

Amendments to the treatment of the rear elevation have improved the scheme since originally submitted with new openings required for the units now appearing more ad hoc. The style of the proposed small extension to the stables will match the existing building in material finishes, colour and general proportions. Overall therefore, it is not considered that the proposed conversion of the former stables building to residential accommodation will harm the character of the listed building or the character or appearance of the surrounding area which is a conservation area. That character would be preserved.

- 5.2.4 In terms of the new build, the three new single-storey units proposed have been designed as linked cottages to reflect the scale, character and appearance of existing properties in the town and the adjacent former stable building. The removal of the light industrial units that currently occupy the site is seen as a significant benefit in terms of the visual amenity of the area.

It is considered that the effect of the proposal would preserve the listed building as well as enhancing the character or appearance of the wider Conservation Area. The proposal would meet the statutory requirements set out in s.66 and s.72 of the aforementioned Act and accord with LDP Policies HE1 and DES1.

5.3 Residential Amenity

- 5.3.1 As the proposed new dwellings will be single storey, there will be no first floor windows overlooking existing properties to the rear of the site and there is in excess of 21 metres between the proposed new dwellings and the existing dwelling to the rear of the site known as Dan-y-Castell. As such it is not anticipated that there will be any loss of privacy for existing or future occupiers as a result of the development.

- 5.3.2 Although the site is lightly used in terms of traffic, there are workshops on site where use could be intensified without planning control. Should the hotel annex accommodation be full on a regular basis there would also be an increase in traffic compared to the level experienced at present.

- 5.3.3 Given that the site is a Conservation Area, to which trees can contribute a great deal visually, it is considered that the existing sycamore that is to be removed should be replaced. The proposed location of replacement trees can be agreed with the Council's Tree Officer via a condition, which would take into account the effects on neighbour amenity and integrity of walls, etc.

5.4 Flooding

- 5.4.1 Part of the site is located in Zone C1 floodplain. Primarily, this relates to the buildings proposed for conversion and parking areas of the new build development as the new build dwellings are located just outside the floodplain. Residential development is considered to be a form of highly vulnerable development and therefore it must be considered whether the proposal satisfies the justification tests outlined in Welsh Government Guidance in TAN15.

- 5.4.2 The Flood Consequences Assessment (FCA) produced by JBA Consulting, dated March 2014, submitted in support of the application has adequately assessed the risks and consequences of flooding. The application site has the benefit of flood defences. Given the standard of protection of the defences in the area (up to a 1 in 100 year

standard with an allowance for climate change), NRW are satisfied that the defended scenario, in this instance, can be used to assess the flood risk to the site.

- 5.4.3 Flood level data obtained from NRW demonstrates that the site is predicted to be flood free in the 1% plus climate change flood event (defended scenario). During the 0.1% flood event the southern part of the site, based on the finished floor level of 17.7mAOD, is predicted to flood to a depth of 1.12m in the defended scenario. This exceeds the indicative tolerable conditions set out in TAN15. It is also noted that the predicted maximum velocities are in excess of indicative tolerable conditions set out in TAN15. Given this, NRW recommend that the LPA consider consulting other professional advisors on the acceptability of the developer's proposals, on matters that NRW cannot advise the Council on such as emergency plans, procedures and measures to address structural damage that may result from flooding. Given that the site is brownfield, no further information is being requested in this case.
- 5.4.4 In respect of the impact on flood risk elsewhere, the FCA states that there will be no change in available floodplain storage given that the building footprint is largely unchanged. NRW are also satisfied with this assessment.
- 5.4.5 It is concluded that the proposal would not increase the extent of highly vulnerable development in this flood risk area, with the housing proposed in the converted building replacing visitor accommodation, both being a form of highly vulnerable development according to TAN15. Thus, it is concluded that the proposed conversion would be an acceptable form of development and would not conflict with the spirit of the guidance set out in Policy SD3 of the LDP. The upper floor conversion to residential in any case would be permitted by Policy SD3. The proposal, which would enhance the Conservation Area and provide much-needed housing, including affordable housing, can be justified in accordance with TAN15 as the proposal's location in a flood risk area is necessary to assist, or be part of, the Council's development plan strategy to sustain this settlement. Flood-proofing measures such as the higher placement of electrical services/ sockets for the ground floor apartments, and the advice that hard surfaces are used on the floor of the accommodation rather than carpets,

5.5 Highway and parking issues

- 5.5.1 The parking area and the new houses will be accessed using the existing entrance to the car park and yard. Monmouthshire's Adopted Parking Guidelines require eighteen spaces for residents although this can be reduced slightly given the lower demand likely to arise from the 2 x two bedroom affordable units; seventeen car parking spaces are proposed which are considered to be acceptable in this sustainable central location, close to facilities, including shops, a surgery and a primary school that are easily accessed by foot. There are also public car parks within easy reach of this site. An over engineered access, parking and turning area would not be in keeping with the surrounding conservation area.

5.6 Economic Development Implications

- 5.6.1 The applicant has provided information showing that occupancy rates for the annex to the main hotel are significantly below that for the main hotel and the Glen-yr-Afon Hotel which is also under the same management. It has therefore been demonstrated that the use is not financially viable. With regards to the small light industrial units on the site, it should also be noted that the site is not allocated in the Local Development Plan as employment land. Only one unit has a business operating from it which is car sales. This is a business of limited size and employment prospects may be better relocating to a larger site with more space to show cars and to expand. Furthermore,

the benefit of the removal of these modern utilitarian buildings to the setting of the listed building and the wider Conservation Area is also significant, not only for residents but also for visitors to the town.

5.7 Design Amendments/ Negotiations

5.7.1 Alterations to the front elevations of the proposed new dwellings have been made to the satisfaction of Council's Conservation Officer and include the use of natural stone and windows with traditional horizontal bars. The retention of the chimney to the right hand lower wing of the former stables has also been secured. With regards to the rear elevation, the overall number of new openings was reduced and the existing retained in their current positions. The subdivision of the rear amenity spaces of the annex by close board timber fence has been removed from the scheme and replaced by low level walls instead. This will significantly reduce the impact of the conversion on the setting of the listed building as the tall timber fences originally proposed would have subdivided the rear curtilage and reduced the openness around the site which was part of the original setting and would have had a detrimental effect on the building.

5.8 Biodiversity Issues

The lesser horseshoe bat species found on the site is very rare in a more urban environment and so the mitigation needs to be carefully considered. Where an application site has been assessed as being a breeding site or resting place for European Protected Species, it will usually be necessary for the developer to apply for 'derogation' (a development licence) from Natural Resources Wales. Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (the Habitat Regulations) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests are set out below together with a commentary on each.

(i) *The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

The primary reason for the development is to convert the existing building into accommodation that meets a need for housing. The development would add considerably to the economic value of the land. This would give rise, albeit indirectly, to some local social and economic benefit by further enhancing the fabric of the surrounding area.

(ii) *There is no satisfactory alternative*

The 'do nothing' scenario would leave the applicant with a building that is not being used which could eventually lead to a situation where the condition of the property will steadily worsen. This approach would eventually give rise to dereliction, with loss of bat roosting habitats. It is not considered possible to convert the building in a way which does not affect the existing roost.

(iii) *The derogation is not detrimental to the maintenance of the population of the species concerned as a favourable conservation status in their natural range.*

The potential impacts to the roosts present on site can be mitigated by carefully timing of works and the provision of a new bat loft. The Bats are using the rear

of the site and so it is proposed to include a suitable bat loft within the roof space of a proposed car port to the rear of the annex building,

In the light of the circumstances outlined above it is considered that the three tests would be met.

5.9 Section 106 Requirements

5.9.1 Policy CRF2 relates to outdoor recreation/public open space/allotment standards and as the proposal relates to twelve dwellings there should usually be some on site provision, along with potential off-site contributions. In this case, given the limited size of the site it is not considered to be appropriate to provide on-site provision but a commuted sum for off-site provision should be sought through a Section 106 Agreement that would also cover the affordable housing. It has been resolved that the off-site contribution should be a combined adult recreation and children's play contribution and that the funding should be spent on the Usk Play Park Regeneration Project, which is being led by a local group and is specifically looking to extend and upgrade the children's play area at the Maryport Street (South) Car Park, the one adjacent to Usk Memorial Hall. The off-site recreation contribution would be based on the adopted formula of £3,132 per dwelling.

6.0 RECOMMENDATION: APPROVE subject to a s.106 agreement to secure affordable housing provision on site and an off-site recreation contribution which will be spent on the children's play area at the Maryport Street (South) Car Park.

Conditions:

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	No development shall take place until the applicant or his agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
4	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequences Assessment (FCA) JBA Consulting dated March 2014 and the following mitigation measures detailed within the FCA; Finished floor levels are set no lower than 17.7 metres above Ordnance Datum (AOD) (Newlyn).
5	Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A B C D E F & H of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed.
6	Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure other than any approved under this permission shall

	be erected or placed without the prior written approval of the Local Planning Authority.
7	The development shall be carried out according to the proposals detailed within the report by Avalon Ecology, entitled 'Bat Activity Survey, Buildings at three Salmons Hotel, Usk' (September 2014).
8	Bat mitigation shall be provided as indicated on pages 58 and 59 of the report by Avalon Ecology, entitled 'Bat Activity Survey, Buildings at three Salmons Hotel, Usk' (September 2014).
9	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
10	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
11	Prior to commencement of development, a lighting plan shall be submitted to and agreed in writing with the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), there shall be no other external lighting of the site unless agreed in writing by the Local Planning Authority.

Informative:

The applicant is advised to consider flood-proofing measures for the ground floor apartments because they are in Flood Zone C1. Advice on this can be found at various sources including NRW and the Home Owners' Alliance. However, any changes to the fabric of the listed building should first be checked with the Council's Heritage Section before works are commenced.