

Notice of Decision



A Day
ADA06
Old Forge Cottage
Hall Lane,
Walton
Lutterworth
LE17 5RP

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0022**
Application Type: **Full**
Proposal: **ERECTION OF SECURITY FENCING TO SITE PERIMETER WITH ASSOCIATED ACCESS GATES, INSTALLATION OF SPRINKLER TANKS, PUMP HOUSE, HOUSED GENERATOR AND INSTALLATION OF EXTERNAL AIR HANDLING EQUIPMENT**
Site/Location: **7 Decoypool Road, St Modwen Park, Newport, South Wales, NP19 4RG**
Decision Date: **17th April 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 17th January 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. The development shall be implemented in accordance with the following plans:

GB-CWL90-ADA-ST-00-DR-A-060105 Sprinkler Tank Pump House and Generator-P01
GB-CWL90-ADA-ST-00-DR-A-060102 Proposed Site Plan P07
GB-CWL90-ADA-WH-EL-DR-A-060223-Duct & AHU Elevations
GB-CWL90-ADA-WH-EL-DR-A-060224-Duct & AHU Elevations
GB-CWL90-ADA-WH-EL-DR-A-060225-Duct & AHU Elevations
GB-CWL90-ADA-WH-EL-DR-A-060301 - Proposed Elevations
SKEL 0725 CWL90 - Surface Water Drainage Note 250110
SKEL 0725 CWL90 - Piling Works Note
TSL Construction Traffic Routing Plan for Plot 7, Queensway, Llanwern

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. The scheme of landscaping, tree planting and management schedule hereby approved (as shown on drawing ref: GB-CWL90-ADA-ST-00-DR-A-060102 Proposed Site Plan P07) shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development. Thereafter the trees and shrubs shall be retained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and retained until satisfactorily established. For the purpose of this condition, a full planting season shall mean the period from October to April.
Reason: To secure the satisfactory implementation of the proposal.

3. Prior to the first beneficial use of the building, a landscape management and maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be maintained in accordance with the approved scheme thereafter.
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

4. The initial fill of the sprinkler tank shall be carried out via a tanker thereafter, topping up and refilling of the tank can be carried out through the existing mains connection. Reason: To ensure the site is served by a suitable potable water supply without causing detriment to existing customers' water supply.

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6. The sprinkler tank, pump house, secondary air condition units, air handling units and associated ducting hereby approved shall be finished in colour RAL 7016.
Reason: To ensure that the development is completed in a manner compatible with its surroundings.

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:

GB-CWL90-ADA-ST-00-DR-A-060101 - Site Location Plan
 GB-CWL90-ADA-ST-00-DR-A-060401 - Existing Site Plan
 GB-CWL90-ADA-WH-EL-DR-A-060403 - Existing Elevations
 GB-CWL90-ADA-ST-00-DR-A-060105 Sprinkler Tank Pump House and Generator-P01
 GB-CWL90-ADA-ST-00-DR-A-060102 Proposed Site Plan P07
 GB-CWL90-ADA-WH-EL-DR-A-060223-Duct & AHU Elevations
 GB-CWL90-ADA-WH-EL-DR-A-060224-Duct & AHU Elevations
 GB-CWL90-ADA-WH-EL-DR-A-060225-Duct & AHU Elevations
 GB-CWL90-ADA-WH-EL-DR-A-060301 - Proposed Elevations
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2. Policies SP3 (Flood Risk), GP2 (General Amenity), GP4 (Highways and Accessibility), GP6 (Quality of Design) and CE6 (Archaeology) of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) 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.

4. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0022

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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).