

# Delegated Decision Report

<b>Application No:</b>	25/0476	<b>Statutory Period Expires:</b>	6 <sup>th</sup> February 2026
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<b>Site:</b>	Celtic Kilncare Ltd Langland Way Newport NP19 4PT		
<b>Proposal:</b>	EXTENSION TO EXISTING BUILDING WITH AN OPEN CANOPY AND THE ERECTION OF A SINGLE STOREY PORTAL FRAME BUILDING FOR THE PROVISION OF WAREHOUSE STORAGE (USE CLASS B8)		
<b>Applicant:</b>	A. Carter		
<b>Type:</b>	Full	<b>Ward:</b>	Lliswerry
<b>Decision:</b>	GRANTED WITH CONDITIONS		

## 1. BACKGROUND

1.1 None.

## 2. SITE LOCATION AND CONTEXT

2.1 The site has an area of approximately 4221 square metres and is located off of Langland Way in a predominantly commercial/industrial area within the urban area. The site comprises hard standing, with a centrally sited warehouse building providing storage and workshops as well as ancillary office space. Parking provision is adjacent to the eastern site boundary adjacent to Langland Way.

## 3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed extension would be sited to the rear of the building and measure 18m in length, 5.5m in depth and 3.8m in height with a shallow sloping roof. It would be finished in metal sheet cladding. In terms of openings, it would have four rooflights and would be partly open sided to the western elevation. The plans show that it is to be used as a workshop and for plasma cutting ancillary to the main building usage.

3.2 The proposed new building would have a maximum length of 25m, depth of 20m and would be 8.4m in height with a pitched roof. The building would have a smaller subsidiary element measuring 13m x 8m x 5.7m in height. Four roller shutter doors are proposed in the eastern elevation and one in the southern elevation together with two pedestrian doors. Three further pedestrian doors are proposed in the northern elevation. Multiple rooflights are proposed. The materials palette comprises concrete blocks and metal sheet cladding for elevations and metal sheet cladding for roofs. The building is intended for storage (B8 Use Class).

## 4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
89/0578	EXTENSION TO FACTORY UNIT AND OFFICES	GRANTED WITH CONDITIONS	30/11/1989

## 5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability

SP3 – Flood Risk

SP18 – Urban Regeneration

GP2 – General Amenity

GP4 – Highways & Accessibility

GP5 – Natural Environment

GP6 – Quality of Design

GP7 – Environmental Protection & Public Health

CE6 – Archaeology

T4 - Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Archaeology & Archaeologically Sensitive Areas
- Wildlife & Development
- Parking Standards

**6. CONSULTATION RESPONSES**

6.1 Local Highways Authority: **Highway recommendation:** No objection.

**Highway Comments:**

It appears that the site has sufficient space for additional storage whilst maintaining servicing and parking areas. There is no change in staff numbers or use so it appears there would be no issues arising from the proposals.

Whilst additional space would suggest an increase in parking requirements, the site appears to have an over-provision to start with. There are therefore no objections.

6.2 Heneb: Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

The proposed works are within the Archaeologically Sensitive Area (ASA) of Newport. A review of 1st – 4th Edition (1883; 1901; 1921; 1937) historic Ordnance Survey maps show no archaeological features within the vicinity of the works.

The proposal includes an extension. The works are of small scale, and with our understanding of the historic environment, it is unlikely that significant buried archaeological remains will be encountered, or existing features will be disturbed.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.3 Natural Resources Wales: We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice.

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

**Flood Risk:** The planning application proposes extension of an existing building with an open canopy and single storey building for provision of warehouse storage (less vulnerable development). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN15 Defended Zone. We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority. Therefore, we have reviewed the following additional information submitted in support of the application:

Flood Consequences Assessment, Celtic House, Langland Way, prepared by Bear Consulting Ltd, dated November 2025. Our advice to you is that the additional information demonstrates that the risks and consequences of flooding could be managed to an acceptable level, provided the above detailed FCA and enclosed Finished Floor Levels (FFL's) are included as an approved document on the decision notice if planning permission is granted. Further detail is provided below. The FCA states: - Ground levels across the site range from 7.32m to 8.40m AOD, generally falling away from the existing building.

Given the relationship to the existing buildings, the proposed units are considered to be extensions to the existing site use rather than new stand-alone developments.

The FFL of all 4 of the proposed units shall be set as 8.370 mAOD to match the existing building FFL.

Figure 5 TAN15 During a 0.5% (1 in 200 year) plus climate change allowance with breach flood event the predicted flood levels are 8.178m AOD. Based on a proposed Finished Floor Level (FFL) of 8.37m AOD the proposed development is predicted to be flood free in this event. Therefore, the proposed development is compliant with Figure 5 of TAN15.  
Figure 6 TAN15.

During a 0.1% (1 in 1000 year) plus climate change allowance with breach flood event the predicted flood levels are 8.438m AOD. Based on a proposed Finished Floor Level (FFL) of 8.37m AOD the proposed development is predicted to be flood to a depth of 68mm which is within the tolerable limits as prescribed in TAN15. Therefore, the proposed development is compliant with Figure 6 of TAN15.

The FCA continues to state that all proposed building units on the site are considered extensions to the existing site use. We continue to advise that the proposed units are stand-alone units and should be designed to be flood free in this event as per TAN 15. Given that they are not constrained to adjoining existing units' levels, there may be scope to set the units higher. We would deem the proposals an extension to the existing site *use* rather than an extension to the *units* on site. We continue to advise that this is for you as the competent authority to determine.

The FCA now contains the breach assessment including the parameters used within this assessment, the flood levels for all events assessed (we have used the breach flood levels as these are the considered the Design Event). It explains that the River Usk risk is combined in the Coastal model, and we are satisfied that no further information is required.

**Further advice** Access/Egress The LPA should review any emergency plans/proposed routes to ensure that they are acceptable. Details of these are found in Sections 6 and 7 in the FCA.

**Increase in flood risk elsewhere** We agree that flood compensation is not required given the scale of the development and tidal nature of the flood source.

## **Other Matters**

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

- 6.4 Dwr Cymru / Welsh Water: We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

### **Conditions**

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.

- 6.5 SAB Drainage: Having reviewed the information, a SAB application will likely be required due to the scale of the works. We would encourage the applicant to engage with us at the earliest opportunity to ensure that the planning application and sab application can be reviewed in conjunction to ensure the design satisfies SAB and planning standards.
- 6.6 Environmental Health: No response.

## **7. PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 17/6/2025.

- 7.1 NEIGHBOURS: No responses have been received.

## **8. ASSESSMENT**

### **8.1 Principle of Development:**

The site is located within the urban boundary and within a site having an established industrial use with large warehouse type buildings, the proposals are acceptable in principle and are conducive to the existing use of the site. The main considerations of the application are dealt with below.

### **8.2 Visual Amenity/ Character and Appearance;**

The proposed extension and new building would be located to the rear of the site and being smaller than the host building would not be readily visible from the public realm. Regardless of this, the proposed scale and design of the extension and new building are considered to be in keeping with the utilitarian design of the host building and wider industrial/commercial setting and the proposals are not considered to result in an adverse impact to the character of the area.

### **8.3 Residential Amenity:**

As noted above, there area is predominantly industrial/commercial in character and there are no residential dwellings in the vicinity. Residential amenity will therefore not be affected by the proposals.

### **8.4 Movement:**

The existing access and parking arrangements to the site would not be affected by the proposal. The site is served by a large area of hardstanding providing parking provision to

the northern boundary of the site. The Council's Highways officer has been consulted and considers the site is clearly able to be self-sufficient for car parking and so there are no objections regarding parking provision.

8.5 Whilst a Construction Management Plan has not been requested by consultees, it is considered to be warranted given the scale of the proposals and in order to ensure that disruption to neighbouring land users and highway users is minimised.

8.6 **Flooding:**

The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN15 Defended Zone. The planning application proposes extension of an existing building with an open canopy and single storey building for provision of warehouse storage (less vulnerable development). NRW have been consulted and refer to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15).

8.7 The application is accompanied by an FCA which NRW have reviewed and advise that it demonstrates that the risks and consequences of flooding could be managed to an acceptable level, provided the FCA and enclosed Finished Floor Levels (FFL's) are included as an approved document on the decision notice if planning permission is granted. The FCA states: - Ground levels across the site range from 7.32m to 8.40m AOD, generally falling away from the existing building. Given the relationship to the existing buildings, the proposed units are considered to be extensions to the existing site use rather than new stand-alone developments. The FFL of the proposed units shall be set as 8.370 mAOD to match the existing building FFL. Figure 5 TAN15 During a 0.5% (1 in 200 year) plus climate change allowance with breach flood event the predicted flood levels are 8.178m AOD.

8.8 Based on a proposed Finished Floor Level (FFL) of 8.37m AOD the proposed development is predicted to be flood free in this event. Therefore, the proposed development is compliant with Figure 5 of TAN15. During a 0.1% (1 in 1000 year) plus climate change allowance with breach flood event the predicted flood levels are 8.438m AOD. Based on a proposed Finished Floor Level (FFL) of 8.37m AOD the proposed development is predicted to flood to a depth of 68mm which is within the tolerable limits as prescribed in TAN15. Therefore, the proposed development is compliant with Figure 6 of TAN15.

8.9 NRW note that the FCA continues to state that all proposed building units on the site are considered extensions to the existing site use. NRW advise that the proposed units are stand-alone units and should be designed to be flood free in this event as per TAN15. Given that they are not constrained to adjoining existing units' levels, there may be scope to set the units higher. NRW would deem the proposals an extension to the existing site *use* rather than an extension to the *units* on site but advise that this is for the LPA to determine. Whilst there may be scope to increase levels at the rear of the site so that the stand-alone building floor level would be higher, this is considered to be disproportionate given the low vulnerability of the nature of the use and on balance is considered to be acceptable.

8.10 Areas in close proximity to the site are subject to surface water flooding. However, the FMfP show that the site itself is not subjected surface water flooding and as such the proposals are acceptable in this regard.

8.11 **Biodiversity:**

The site largely comprises hardstanding areas with the existing building located centrally within the site. There is some vegetation around the perimeter of the site including mature trees along the Langland Way frontage which are outside of the site. These trees are particularly important for the visual amenity benefit and are not affected by the proposals. Whilst there is some scrub/vegetation to the northern and western edges of the site where the new building would be sited, it is very limited and is not visible from outside of the site having no visual amenity benefit. The loss of this vegetation is not objected to.

8.12 Policy 9 of Future Wales which states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of

ecosystems and green infrastructure assets must be demonstrated. Policy SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Enhancement is shown in the form of a nesting box to the eastern elevation of the building and can be secured by condition.

### 8.13 **Archaeology:**

The site is located in an archaeologically sensitive area and Heneb has been consulted. They advise that as the works are small in scale, and the area has been previously disturbed, it is unlikely that significant buried archaeological remains will be encountered during the course of the proposed works. As such they offer no objection to the proposals.

## 9. **OTHER CONSIDERATIONS**

### 9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

### 9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

### 9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

### 9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

### 9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

### 9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

## 10. **CONCLUSION**

- 10.1 The proposed extension is considered to be in scale and keeping with the host building and will not result in an adverse impact in terms of amenity or highways interests.
- 10.2 The proposals are not considered to be acceptable with regard to flood risk and suitable biodiversity enhancements are proposed and can be secured by condition.
- 10.3 The application is granted subject to the following conditions.

## 11. DECISION

### GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- PL-001 Site Location and Block Plans
- PL-005 Proposed Plans - Ground Floor
- PL-006 Proposed Plans - Roof
- PL-007 Proposed Elevations - New Build
- PL-008 Proposed Elevations – Extension
- PL-009 Proposed Sections and 3D Views
- Flood Consequence Assessment by Bear consulting document reference: P0644Rc\_04b and email dated 13/11/2025.

**Reason:** In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

#### ***Pre-commencement***

02 Pre- commencement conditions

No development, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include details of:

- Contractor parking
- Contractor compound
- Wheel wash facilities
- Dust suppression

**Reason:** To protect the amenities of occupiers of other premises in the vicinity and in the interests of highways safety in accordance with Policies GP2 and GP4 of the NLDP.

#### ***Pre –occupation conditions***

03 Prior to the first beneficial use of the extension as hereby approved, the proposed biodiversity enhancement shall be implemented in accordance with the approved plans and shall thereafter be permanently retained.

**Reason:** In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

#### ***General conditions***

04 The external surfaces of the extension hereby permitted shall only be in accordance with the approved details.

**Reason:** To ensure the development is completed in a manner compatible with its surroundings and in accordance with Policy GP6 of the NLDP.

05 The finished floor levels of the development shall be set no lower than 8.370m AOD. The development shall be undertaken in accordance with the approved details.

**Reason:** To mitigate the risk of flooding to the proposed development in accordance with Policies SP3 and GP6 of the NLDP.

**NOTE TO APPLICANT**

01 This decision relates to plan Nos: PL-001 Site Location and Block Plans, PL-002 - Existing Plans - Ground Floor, PL-003 - Existing Plans – Roof, PL-004 - Existing Elevations, PL-001 Site Location and Block Plans, PL-005 Proposed Plans - Ground Floor, PL-006 Proposed Plans – Roof, PL-007 Proposed Elevations - New Build, PL-008 Proposed Elevations – Extension, PL-009 Proposed Sections and 3D Views, Flood Consequence Assessment by Bear consulting document reference: P0644Rc\_04b and email dated 13/11/2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP18, GP2, GP4, GP5, GP6, GP7, CE6, and T4 were relevant to the determination of this application.

03 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.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"-7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

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.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.