

Delegated Decision Report

Application No:	25/1067	Statutory Period Expires:	12th August 2026
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Site:	<i>IP5 Celtic Way Celtic Lakes Newport South Wales</i>		
Proposal:	<i>INSTALLATION OF 1NO. GENERATOR AND ASSOCIATED FLUES & WORKS</i>		
Applicant:	<i>NHS Wales Shared Services Partnership</i>		
Type:	Full	Ward:	Tredeggar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None relevant.

2. SITE LOCATION AND CONTEXT

2.1 The site is located to the west of Celtic Way which has good links to the A48. The area is industrial in character and features a range of commercial buildings of differing scales. The wider area is experiencing an influx of high-tech industries relocating to the area along with associated infrastructure works.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal seeks to install 1no. generator to the west side of the building along with associated flues. The generator shall provide backup power in the event of a national grid failure only.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0611	PROPOSED PARTIAL CHANGE OF USE OF BUILDING IP5 FROM B8 STORAGE TO B1 LABORATORY USE AND ANCILLARY SPACES AND ASSOCIATED MINOR EXTERNAL WORKS	Granted with conditions	28.11.2024
24/0390	PARTIAL DISCHARGE OF CONDITIONS 3 (CEMP), 4 (CONSTRUCTION PHASING AND LOGISTICS METHOD STATEMENT), 5 (LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN) OF 23/1083 PROPOSED INSTALLATION OF A SOLAR ARRAY	Approved	02.08.2024
23/1083	PROPOSED INSTALLATION OF A SOLAR ARRAY	Granted with conditions	15.02.2024
22/0456	CHANGE OF USE FROM CLASS B8 DISTRIBUTION TO CLASS B1 (LABORATORY TESTING) AND B8, EXTERNAL ALTERATIONS AND INSTALLATION OF FLAMMABLE LIQUID STORE	Granted with conditions	19.10.2023
19/0427	CHANGE OF USE FROM MANUFACTURING B2 TO STORAGE/DISTRIBUTION B8	Granted with conditions	07.06.2019
09/0267	INTRODUCTION OF ACCESS SECTIONAL DOORS TO NORTH ELEVATION OF UNIT IP4 IMPERIAL PARK NEWPORT	Granted	23.04.2009

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

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 8 – Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

5.3 Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 12: Design

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP17 – Employment Land
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- T4 – Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Wildlife and Development
- Air Quality

6. CONSULTATION RESPONSES

6.1 Senior Scientific Officer: I note that this application has been amended to involve the installation of 1 rather than 2 backup diesel generators as previously discussed. I therefore have no remaining concerns

6.2 Ecology Officer: Provided the seed mix is sown and managed correctly, the proposed enhancement is acceptable.

6.3 Landscape Architect: The biodiversity enhancement proposal is to use Landlifes 'Butterfly & Bee Mix' [LWBP] – using 100% wildflowers over-seeded onto existing grassed areas.

The Landlife advice is that LWBP can be used to overseed into existing grassland, provided the sward comprises only fine leaved grasses and does not include ryegrass or agricultural species. It may be the grass verges are seeded with fine leaved grasses but equally likely a mix was used that included rye grass.

Overseeding advice from Landlife also states 'It is likely many seeds may fail to germinate due to increased competition from the existing grasses and some seeds not reaching the soil surface' and the following:

♣ It is best to sow during autumn when grass growth has slowed down.

♣ Cut the grass as short as possible and thoroughly scarify or rake the ground to remove any thatch, moss and other debris from the area.

Landlife also advise when seeding directly ie not overseeding, to clear areas to create bare soil, cultivate the ground to a depth of 10cm to relieve compaction and create a fine level tilth.

I would recommend that a mix of the two approaches may be the best way to achieve any level of success.

- 6.4 Environmental Health Officer: Have no objections to the proposed installation of external building flues and associated works; however, due to the possibilities of the backup internal generator starting up anytime as a power backup this may generate noise that may impact on residents closer to the site. Therefore, I recommend the following condition should be attached to any permission granted;

Plant and Equipment Noise:

Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal element.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

7. PUBLIC REPRESENTATIONS

A Site Notice was put up on the 22nd June 2026.

- 7.1 NEIGHBOURS: No comments received.
- 7.2 Coedkernew Community Council: No response.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is acceptable, subject to other material planning considerations. The proposal retains the existing employment use of the site and therefore accords with Policy SP17.

8.2 Impact on Environmental Health and Public Protection

- 8.2.1 The Environmental Health Officer and Senior Scientific Officer have raised no objection to the installation of 1no. generator as the singular contribution toward air quality in the wider area, would be negligible. The recommended condition relating to noise levels is attached to the permission to ensure residential amenity is not adversely impacted. Subject to condition, the proposal accords with Policies GP2 and GP7.

8.3 Impact on Amenity and Character & Appearance

- 8.3.1 Minor alterations are proposed to the external elevations in the form of an air supply louvre, escape door, external hard landscaping, exhaust flue extending above parapet, hot air exhaust louvre and gas meter enclosure. Given the existing context of the site being heavy industrial with little protective features in terms of character and appearance, it is considered the proposed alterations would not harm the wider character and appearance. The proposal accords with the aims of Policies GP2 and GP6.

8.4 Impact on Highways

- 8.4.1 The proposed development would not result in the alteration of an existing access or the loss of any off street parking. The proposal accords with Policies GP4 and T4.

8.5 Impact on Biodiversity

- 8.5.1 There are limited options to incorporate methods to achieve a biodiversity net gain given the amount of hard standing and prevailing industrial character. Despite this, the proposed biodiversity enhancements seek to utilise the existing areas of grass verge and sow a wildflower mix.
- 8.5.2 The Councils Ecologist raises no concern regarding the mix itself but comments that the seed mix shall need to be sown and managed correctly. The Landscape Architect has also set out the specifications that the seed mix should be sown in order to achieve establishment. In light of the above, a compliance condition is attached to ensure the

wildflower mix becomes established and achieves a net gain in biodiversity. Subject to condition, the proposal accords with Planning Policy Wales (Ed.12) and Policy GP5.

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 proposal accords with the relevant policies contained within the national and local planning policy framework.

11. DECISION

GRANTED WITH CONDITIONS:

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

- Existing External Elevations DR-1553-E-07 Rev 01
- Proposed External Elevations DR-1553-E-06 rev 01

- Biodiversity Enhancements (Received: 12.02.2026)
- Site Location Plan (Drawing ref: A001)
- Site Plan (Drawing ref: DR-1553-E-08 Rev T0)

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

02 Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal element.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

03 During the first period planting period of September – October, or March – April, following the date of the decision notice, the land indicated on drawing *IP5 – Proposed Biodiversity Enhancements* (Received: 12.02.2026) shall be sown in accordance with the wildflower mix. Thereafter, the wildflowers shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained 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 biodiversity net gain in accordance with Planning Policy Wales (Ed.12) and Policy GP5 in accordance with Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP17, GP2, GP4, GP5, GP6, GP7 and T4 were relevant to the determination of this application.

02 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.