

Delegated Decision Report

Application No:	26/0486	Statutory Period Expires:	28th August 2026
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Site:	<i>Land And Buildings Encompassing Unit 3 And Unit 4 28 East Retail Park Docks Way Newport South Wales</i>		
Proposal:	<i>ERECTION OF A DEPOSIT RETURN SCHEME (DRS) FACILITY, INCLUDING A PURPOSE-BUILT ENCLOSURE HOUSING REVERSE VENDING MACHINES, TOGETHER WITH ASSOCIATED HARD STANDING, BOLLARDS AND ANCILLARY WORKS</i>		
Applicant:	<i>Aldi Stores Limited</i>		
Type:	Full	Ward:	Pillgwenlly
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The proposal follows the granting of a previous scheme for the use of Units 3 and 4 as a supermarket; the plans considered under those applications indicated the siting of the proposed deposit return scheme facility however specific details were not included at that time.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located south of Docks Way and forms part of the established retail park. The built form is located to the west, south and eastern boundaries, notwithstanding a small fast food restaurant near the northern boundary. Centrally the site is hard surfaced forming the share parking areas serving all units associated with the retail park which is divided into quadrants. Limited green infrastructure features in the car parking areas providing some visual relief.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Formation of pedestrian paved area and kerbstones along with the erection of structure housing 3no. deposit return machines measuring 4.4m (w) x 8.25m (l) x 2.7m (h). The structure is formed of glass frontage with grey cladding to the sides and rear elevations.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0915	PARTIAL DISCHARGE OF CONDITION 2 (BIO DIVERSITY ENHANCEMENT) OF 24/0066 FOR THE REFURBISHMENT OF UNITS 3 & 4 (CLASS A1) COMPRISING EXTERNAL ALTERATIONS INCLUDING NEW SHOPFRONT AND LOBBY TO CREATE A SINGLE RETAIL UNIT, CREATION OF SERVICING PLATFORM TO REAR, CAR PARKING RECONFIGURATION, CYCLE STANDS AND TROLLEY BAYS, PLANT ENCLOSURE AND ASSOCIATED WORKS	Approved	11.12.2025
25/0839	2NO. ALDI LED WALL HANGING SIGNS ON FACE OF BUILDING; 1NO. ALDI OPENING HOURS VINYL GRAPHIC SIGN TO BE APPLIED TO SHOPFRONT 1NO. ALDI RETAIL PARK SIGNAGE	Granted with conditions	13.11.2025
24/0067	MODIFICATION OF CONDITION 7 (RESTRICTION OF USE) OF PLANNING PERMISSION 00/0760 TO ENABLE THE SALE OF CONVENIENCE AND NON BULKY COMPARISON GOODS (CLASS A1) FROM UNITS 3 AND 4	Granted with conditions	20.03.2025

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 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

5.3 Technical Advice Note 15 – Development

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP3 – Flood Risk
- GP2 – General Amenity
- GP4 – Highways & Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection & Public Health
- T4 - Parking
- W3 - Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Waste Storage & Collection
- Parking Standards

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: No objection.

The planning application proposes erection of a deposit return scheme facility (less vulnerable development). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 2 & 3 – Sea.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

6.2 Highways Officer: No objection.

The information on line lacks detail(no cover letter found) however it is understood that the facility is for returning recyclable packaging and to be used by Aldi customers.

We are not aware of any difficulties with parking, so the loss of a handful of spaces does not raise concerns. The proposed use seems unlikely to generate any additional traffic or parking demand.

Based on the above there are no highway related objections.

6.3 Dwr Cymru/Welsh Water: No comment.

7. PUBLIC REPRESENTATIONS

Site Notice was put up on the 17th July 2026.

7.1 NEIGHBOURS: No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within a settlement boundary and therefore the principle of development is acceptable in accordance with Policy SP1.

8.2 Flood Risk

8.2.1 The site is located within Flood Zone 2/3 (Sea) and the proposed development represents as a less vulnerable form of development. Natural Resources Wales has raised no objection despite the absence of a flood consequences assessment and note the developer should be made aware of potential flood risk and the expectation to incorporate flood resilient design measures where feasible in line with Chapter 13 of TAN15 (2025). The siting and proposed use of the deposit return facility is considered to contribute toward key environmental objectives through the promotion of recycling and the positive impact upon climate change. Given the low vulnerability, the linked function with the associated and existing retail store, despite the absence of an Flood Consequences Assessment, the risk of flooding can be acceptably managed and the proposal accords with Policy SP3 and TAN15.

8.3 Impact upon Amenity

8.3.1 The proposal would be viewed in the context of the existing commercial area and is modest in scale when compared to surrounding buildings, thereby maintaining existing buildings dominance. The separation distance with existing buildings ensures that the levels of daylight, sunlight and existing overshadowing would not be altered. The simple design and muted colour to the external elevations would not result in any adverse impact upon visual amenity. The proposal accords with Policy GP2.

8.4 Impact upon the Highway and Parking

8.4.1 The Highways Officer has raised no objection to the loss of existing car parking and notes the use of the facility would be for customers of the supermarket only and is therefore considered to not give rise to additional parking demand. Furthermore, the existing car park is not over subscribed and the loss of the spaces would not displace parking elsewhere.

8.4.2 The facility itself would not require any additional bicycle parking over and above what is already available due to the proposal is ancillary to the existing supermarket use.

8.4.3 The wider scheme seeks to install additional zebra crossings thereby promoting safe and accessible routes for pedestrians through the car park area. However these works lie outside of the red edge site location plan and therefore do not form part of any approved development in association with this scheme.

8.4.4 No alterations are proposed to the highway access onto Docks Way; therefore the scheme would not harm the safe and efficient use of the wider highway network in accordance with Policy GP4.

8.5 Impact upon Ecology

8.5.1 The proposal does not involve the loss of any existing green infrastructure as all development lies on areas of existing hard surfaced car parking. The additional pavement area does lie within the root protection area of the existing street tree, however due to the presence of the

existing hard standing it is considered that this would not affect the long term retention of the street tree.

- 8.5.2 The Green Infrastructure Statement outlines the limited opportunities to provide a biodiversity enhancement given the site characteristics and scale of development as part of this application. However, in this instance given there is an existing planning permission to allow the use of Units 3 and 4 as retail for the Aldi store which contains a planning condition to control submission of a biodiversity enhancement scheme it is considered that appropriate and proportionate enhancements have been achieved at the site. The proposal accords with Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.6 **Impact upon Environmental Health and Waste**

- 8.6.1 The proposed development would encourage the recycling and reuse of materials and as such, this would comply with the aims of the Waste Hierarchy as per PPW (Ed.12) and national planning policy objectives for waste reduction. The deposit return scheme would result in the storage of waste products to be recycled off site. No information has been provided setting out the frequency of collections or whom the collections would be made by; it is however assumed that this would be managed day-to-day by the supermarket staff given the facilities ancillary to the supermarkets ongoing operations. A condition is attached for the submission of a waste management scheme to ensure that any accumulation of waste is not stored within or near the proposed facility in the interests of environmental health and wider amenity. Subject to condition, the proposal accords with Policy GP7 and W3.

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 aims of local and national planning policies and is hereby granted subject to conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

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

- Site Plan – Proposed DRS Installation (Drawing ref: 190394-KKL-XX-00-D-A-0502 Rev P02)
- MB-16 DRS Enclosure (Drawing ref: 190394-KKL-XX-00-D-A-0503 Rev P02)

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 No development shall commence until a Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

- a) the anticipated types and quantities of waste arising from the deposit return scheme;
- b) the arrangements for the storage, collection and disposal of waste and recyclable materials from the deposit return scheme;
- c) the location and design of refuse and recycling storage facilities; and
- d) measures to ensure that waste handling does not adversely affect the amenity of neighbouring occupiers or highway safety.

The development shall thereafter be carried out and operated in accordance with the approved Waste Management Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the satisfactory management of waste, promote sustainable waste practices and safeguard the amenities of the area in accordance with the Policies GP7 and W3 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, SP3, GP2, GP4, GP5, GP6, GP7, T4 and W3 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.