

Delegated Decision Report

Application No:	25/1100	Statutory Period Expires:	16th February 2026
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Site:	1 Monks Ditch Drive Indurent Park Newport South Wales NP19 4RH		
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0073/RM (PURSUANT TO 06/0471/O) FOR A PERMANENT WAREHOUSE FACILITY AND ASSOCIATED INFRASTRUCTURE. THE CHANGES IS AN INCREASE IN THE SIZE OF THE WAREHOUSE BUILDING.		
Applicant:	CAF Rolling Stock UK Ltd		
Type:	Renewals and Variation of Conditions	Ward:	Llanwern
Decision:	Granted & Conditions		

1. BACKGROUND

- 1.1 Reserved Matters approval 22/0073 agreed details of the following:
- Construction and operation of tented structure (30m by 70m & 9.2m high, 4m to the eaves);
 - Creation of gravelled car parking area;
 - Siting of a portakabin office;
 - Creation of a service yard;
 - Landscaping (in the form of grassed areas); and
 - Ancillary infrastructure (e.g. lighting columns, etc).
- 1.2 This application seeks to vary that Reserved Matters approval:
- Increase in size of the tented structure to 40m by 100m and 13.5m high, 7m to the eaves.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located immediately south of the CAF building on Indurent Park on an area of approximately 1.36Ha. The site is flat and has been remediated from its previous use as part of the Llanwern Steelworks. A gravelled car parking area has been implemented at the western end of the site and appears to be a partial implementation of approval 22/0073. The existing CAF building is to the north and the southern and eastern boundaries are marked out by large reens that provide surface water drainage to the site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 See above.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
06/0471/O	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY - USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES	GC 01 April 2010

	INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	
17/0250/RM	DISCHARGE OF CONDITION 01 (ALL RESERVED MATTERS) AND INFORMATION TO PARTIALLY DISCHARGE CONDITIONS 07 (LANDSCAPE MANAGEMENT PLAN), 08 (MATERIALS FOR BUILDINGS), 09 (MATERIALS FOR HARD SURFACING), 10 (BOUNDARY TREATMENTS), 12 (OFF STREET PARKING AND CYCLE PARKING), 15 (EMERGENCY ACCESS), 16 (CONSTRUCTION DETAILS OF ROADS, FOOTWAYS AND CYCLE PATHS), 18 (DETAILS OF ESTATE ROADS), 22 (STREET LIGHTING), 24 (SITE LEVELS AND CROSS SECTIONS), 33 (DISPOSAL OF SURFACE WATERS), 34 (DETAILS OF FOUL AND SURFACE WATER DRAINAGE), 39 (CARBON REDUCTION STRATEGY) AND 43 (FIREFIGHTING) OF PLANNING PERMISSION 06/0471 FOR THE REGENERATION OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN) IN RELATION TO A MANUFACTURING UNIT ON THE CELTIC BUSINESS PARK	AC 31 May 2017
22/0073/RM	RESERVED MATTERS APPLICATION (ALL MATTERS) AND THE PARTIAL DISCHARGE OF CONDITIONS 08 (MATERIALS), 09 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 12 (PARKING AND CYCLE STORAGE), 15 (EMERGENCY ACCESS), 22 (LIGHTING), 24 (FLOOD CONSEQUENCE ASSESSMENT), 33 (SURFACE WATER DISPOSAL) AND 43 (ACCESS TO OPEN WATER) OF PERMISSION 06/0471 FOR THE REGENERATION OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN) IN RELATION TO A PERMANENT WAREHOUSE FACILITY AND ASSOCIATED INFRASTRUCTURE ASSOCIATED WITH THE CAF COMMERCIAL UNIT AT ST MODWENS PARK	AC 24 March 2022

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability

SP3 – Flood Risk

SP9 – Conservation of the Natural, Historic & Built Environment

GP1 – Climate Change

GP2 – General Amenity

GP5 – Natural Environment

GP6 – Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

None relevant.

6. CONSULTATION RESPONSES

- 6.1 Indigo Pipelines: Advise of equipment in the area and safe working practices.
- 6.2 Wales & West Utilities: Advise of equipment in the area and safe working practices.
- 6.3 National Grid Electricity Distribution: Advise of equipment in the area and safe working practices.
- 6.4 National Grid Electricity Transmission: no interest.
- 6.5 Health & Safety Executive: no interest.
- 6.6 Heneb: no comment.
- 6.7 Dwr Cymru / Welsh Water: no objection.
- 6.8 Cyfoeth Naturiol Cymru / Natural Resources Wales (CNC/NRW): no objection.
- 6.9 NCC Environmental Health: no objection.
- 6.10 NCC Landscaping: Criticises lack of planting in the proposal.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent out on 31 December 2025, 2no. Site Notices were put up on the 13.01.2026.

- 7.1 No comments were received.

8. ASSESSMENT

Key Issues

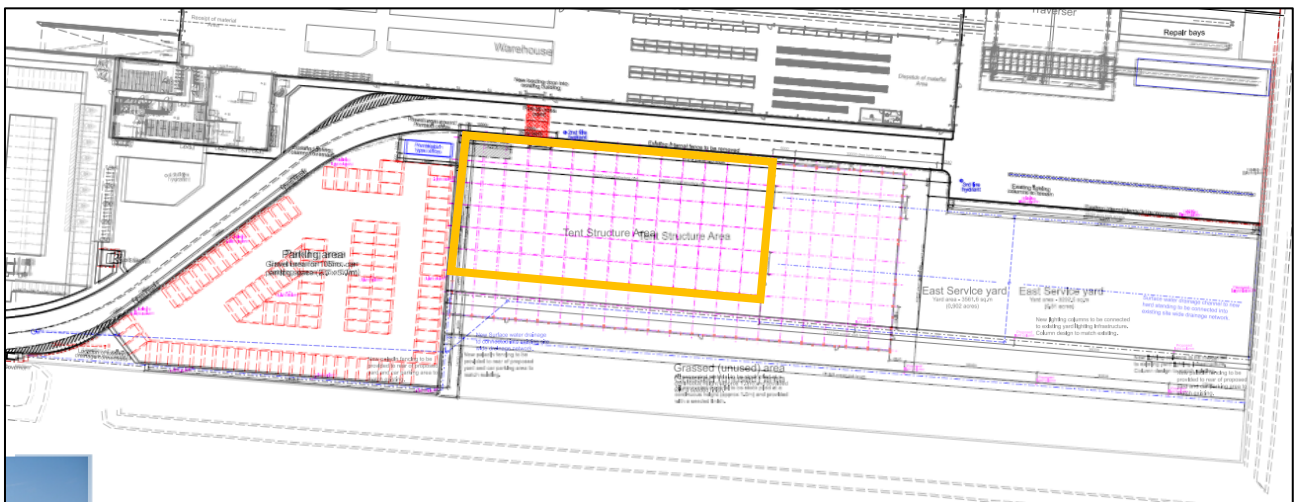
- 8.1 Key issues are:
 - Visual impact of the increased scale of the building
 - Opportunities for planting on the site.
 - Net gain for biodiversity

Reserved Matters approval has already been granted for a similar scheme and that has likely been implemented with the implementation of the gravelled parking area which is currently in place. See aerial image below. The 2022 approval presents a valid fallback that can be given significant weight in this instance.

- 8.2 That approval allowed for a prosaic development on an allocated industrial site and did not include any significant planting scheme or secure any net-benefit for bio-diversity.



8.3 Approval 22/0073 versus this submission:



The area outlined orange is the original footprint of the proposed 'tented' structure with all other elements of the proposal being unchanged from approval 22/0073. The larger building by definition also reduces the size of the service yard from that approved.

Visual Impact of the Building

- 8.4 The proposed building will be of increased height and footprint but will not be out of scale with what is already there (the CAF building). There is no reason to think that the increased footprint will have any adverse impact on the ability of HGVs to manoeuvre within the proposed 'East Service Yard' and its appearance is effectively that already approved. As such the scale and appearance of the proposed building are acceptable in context. Policies GP2 (Visual Amenity) and GP6 (Design) are complied with.

Planting

- 8.5 The Landscape Officer has criticised the proposed planting / green infrastructure provision under this submission which amounts to a grassed berm along the southern boundary of the site. However that is no different to the extant approval, so in effect this arrangement has already been found to be acceptable. However the applicant might consider an enhanced planting scheme as part of bio-diversity enhancement.

Bio-diversity Enhancement

- 8.6 Planning Policy Wales Edition 12 (PPW12) advises at Paragraph 6.4.12 that:
A scheme of enhancements must be provided to ensure a net benefit for biodiversity. Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission.

In this case no such scheme has been offered but it can be secured under condition of what is a *de novo* consideration of a revised scheme. Subject to a condition securing such a scheme then the proposal is acceptable.

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 changes to the scheme are acceptable and can be granted subject to conditions.

11. DECISION

Granted & Conditions

Plans

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

- Drawing 10026 PL01 – Site Location Plan
- Drawing 10026 PL03 D – Proposed Site Layout
- Drawing 10026 PL04 D – Proposed Site Layout / Vehicle Manoeuvring
- Drawing 10026 PL05 B – Proposed Tent Building Details
- Drawing 10026 PL07 A – Overall Site Cross Section

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 - construction conditions

Portakabin

02 The Portakabin shall be installed as shown in Drawing 10026 PL03 D or if not that indicative structure then prior to its installation on site details of the alternative Portakabin's appearance in terms of scale, materials and colour shall be provided to the Council in writing. Following the Council's written agreement the alternative Portakabin structure shall be installed as agreed.

Reason: to ensure the building is of acceptable scale and appearance. Policies GP2 & GP6.

Pre -occupation conditions

Parking & Circulation Space

03 The approved parking, lighting and the circulation area (East Service Yard) shall be provided fully as approved, including drainage prior to the first beneficial use of the 'Tent' structure and retained thereafter. The East Service Yard shall be completed in concrete or in any other materials as may be submitted to and agreed in writing by the Council.

Reason: to ensure that adequate parking is provided in the interests of highways safety and the free flow of traffic, adequate lighting is provided in the interests of safety and wider amenity, so the site can be adequately drained and so that the new storage structure can be safely accessed and serviced by HGVs in the interests of safety and its efficient operation. Policies GP2, GP3, GP4, GP7 & T4.

Net Benefit for Bio-diversity

04 Within 3 months of this decision a scheme of net benefit for bio-diversity including a timetable for implementation shall be submitted in writing to the LPA. Following the LPAs written agreement the scheme shall be implemented as agreed including timings and shall be retained and maintained for the lifetime of the development hereby approved.

Reason: to secure net benefit for bio-diversity. Policies SP9, GP5 and PPW12.

NOTE TO APPLICANT

01 This decision relates to the following unconditioned documents:

- Drawing 10026 PL02 – Existing Site Layout
- Document Issue Schedule Rev A

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The following Policies were relevant to the determination of this application:

- SP1 – Sustainability
- SP3 – Flood Risk
- SP9 – Conservation of the Natural, Historic & Built Environment
- GP1 – Climate Change
- GP2 – General Amenity
- GP5 – Natural Environment

- GP6 – Design

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 Improved planting on the proposed berm should be considered as a bio-diversity enhancement.