

Delegated Decision Report

Application No:	26/0458	Statutory Period Expires:	11th September 2026
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Site:	<i>IP5 Celtic Way Celtic Lakes Newport South Wales</i>		
Proposal:	<i>INSTALLATION OF EXTERNAL BUILDING EXTRACT DUCTS, AIR INTAKE/EXTRACT LOUVRES, CONDENSER UNITS AND ENCLOSURES AND ASSOCIATED WORKS</i>		
Applicant:	<i>W Brown</i>		
Type:	Full	Ward:	Tredeggar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

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 installation of extraction ducts, air intake louvres and condenser units and associated enclosures.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1067	INSTALLATION OF 1NO. GENERATOR AND ASSOCIATED FLUES & WORKS	Granted with conditions	16.07.2026
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 Ecology Officer: No response.

6.2 Landscape Architect: No objection.

The application states 'The facility's lease only provides scope for additional planting within this section of the site'.

I have no problem with the proposal for replacing an area of mown grass with a wildflower seed mix, but the proposal is Landlifes Butterfly & Bee mix which I suspect will fail on the north side of the multi-storey building as it will be in permanent shade and advise a seed mix for shade is proposed instead.

6.3 Drainage Manager: No response.

6.4 Environmental Health Officer: I confirm I have no objections to the proposal.

6.5 Senior Scientific Officer: I have no comments in terms of air quality or contaminated land in respect of the below planning application.

6.6 SAB Officer: A SAB application may be required.

6.7 Highways Officer: No objection.

6.8 Natural Resources Wales: We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, *Development Planning Advisory Service: Consultation Topics*; Natural Resources Wales / When to consult Natural Resources Wales

about a planning application. We therefore do not have any comment to make on the proposed development.

Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

- 6.9 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.

Advisory Notes

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.

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.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 22nd July 2026 and a Site Notice was put up on the 31st July 2026.

- 7.1 NEIGHBOURS: No comments received.

- 7.2 Coedkernew Community Council: No comments received.

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 the louvres or condenser units. The proposal would not result in any adverse impacts on residential amenity in accordance 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 extract louvre & ducts and condenser enclosures. 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. The Landscape Architect has recommended that due to this being located to the north side of the large existing building, a shade suitable seed mix is used. A condition is attached ensuring planting is carried out in accordance with the submitted details.

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:

- Proposed Layout of TRAMS SE Hub (Drawing ref: 25025-A-0103 Rev P6)
- Site Location Plan (Received: 18.06.2026)
- Green Infrastructure Statement (Received: 07.09.2026)
- Overall Layout of TRAMS SE Hub (Drawing ref: 25025-A-0103 Rev P6)
- IP5 External Elevations Existing (Drawing ref: 23086-A-0121 Rev P1)
- IP5 External Elevations Proposed Amendments (Drawing ref: 23089-A-0120 Rev P10)

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 The seed mix as set out within the Green Infrastructure Statement shall be sown during the first full planting season following the date of the decision notice and shall be maintained for a period of 5 years from the date of planting. Any planting which dies or is damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To ensure that the site is landscaped in a satisfactory manner and achieves a net gain in biodiversity in accordance with Planning Policy Wales (Ed.12) and Policies GP5 and GP6 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.