

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
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Newport NP20 4UR

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Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Dragon Parc			
Address Line 1			
Spytty Boulevard			
Address Line 2			
Newport International Sport Village			
Town/city			
Newport			
Postcode			
NP19 4RA			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
333604	186187
Description	

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Wallwork

Company Name

Football Association of Wales

Address

Address line 1

Newport International Sports Village

Address line 2

Address line 3

Town/City

Newport

Country

Wales

Postcode

NP19 4RA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Finn

Surname

Saele

Company Name

Sports Labs Limited

Address

Address line 1

1 Adam Sqaure

Address line 2

Brucefield Industry Park

Address line 3

Livingston

Town/City

Country

United Kingdom

Postcode

EH54 9DE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

9442.00

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The proposed development comprises the construction of a new full-size 3G synthetic sports pitch to be located across the footprint of the existing natural grass football pitch at Dragon Park. The development is intended to enhance the quality, durability, and year-round usability of the existing sporting facilities while supporting increased community and performance sport provision.

The works will include the installation of a modern artificial grass playing surface with an engineered sub-base and associated drainage infrastructure designed to manage surface water effectively. New perimeter fencing, including ball-stop netting, will be erected to improve safety and operational functionality. A spectator viewing area will be provided to support organised fixtures and events, alongside the installation of a spectator rail.

The proposal also includes the reconfiguration and localised extension of the existing surrounding pathway to maintain safe and accessible pedestrian routes around the facility and to support improved site circulation. These works are minor in nature and will integrate with the existing access network.

A new floodlighting system will be installed to enable extended use of the facility during evenings and throughout the winter months, designed in accordance with relevant lighting guidance to minimise spill and impact on the surrounding area.

In addition, the development includes the provision of a new changing facility to support players and officials, a dedicated parking area to accommodate increased usage, and associated access improvements where required. Indicative provision has also been made for a future TV gantry to support broadcast and performance analysis requirements.

The development has been carefully designed to integrate with the existing site and surrounding context. There will be no significant alteration to the established use of the site as a sports facility, and the proposal therefore represents an enhancement and intensification of the existing recreational use rather than a material change of use.

Appropriate consideration will be given to any ecological, arboricultural, and heritage constraints identified during the planning process, and construction activities will be managed to minimise environmental impact.

Overall, the proposal will deliver a high-quality, sustainable sporting facility that supports community participation, player development, and regional sporting objectives.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The site currently operates as an established outdoor sports facility forming part of the wider Dragon Park complex. The application area predominantly consists of a natural grass football pitch used for organised training, matches, and associated sporting activities.

The surrounding area includes existing pedestrian pathways that provide circulation around the pitch and connect to other facilities within the complex. Ancillary infrastructure typical of a managed sports venue is present within the wider site, including access routes, parking provision, and supporting built facilities.

The site is actively used for recreational and performance sport and is recognised as an important local and regional sporting asset. The lawful use of the site falls within recreational use, and the proposed development will continue to support this primary function.

The application site does not currently benefit from a synthetic playing surface, permanent floodlighting, or enhanced spectator facilities, which has the potential to limit usage during adverse weather conditions and periods of low daylight.

Overall, the site is well-established in its sporting use, and the proposed development represents an upgrade to the quality and functionality of the existing facility rather than a change in the fundamental use of the land.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

The site is currently used exclusively by the Football Association of Wales (FAW) as a natural grass football pitch within the Dragon Park training complex. Its use is primarily for organised training sessions and football-related activities.

Due to the natural grass surface, the pitch has a limited carrying capacity and requires periods of rest to maintain suitable playing conditions. This inherently restricts the number of users and the frequency of use throughout the year. Furthermore, the absence of floodlighting confines activities to daylight hours, particularly reducing availability during the winter months.

As a result, while the site remains an active and important sporting facility, its operational capacity is constrained by the existing surface type and supporting infrastructure.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Other

Other (please specify):
Sport Infrastructure

Existing materials and finishes:
The application site currently comprises a natural grass playing surface with soil-based construction typical of outdoor sports pitches. The surrounding areas include established pedestrian pathways formed from bound surfacing, with sections of maintained grass bordering the pitch. There is limited built infrastructure directly associated with the pitch, and no permanent floodlighting or formal spectator facilities are currently in place. The overall character of the site is consistent with a managed outdoor sports environment.

Proposed materials and finishes:
The proposed development will introduce a high-quality 3G synthetic turf playing surface installed over a permeable engineered sub-base designed to support effective drainage. The artificial surface will be finished in green to replicate the appearance of natural grass and to integrate with the surrounding sporting landscape. Perimeter fencing will comprise dark-coloured, powder-coated steel mesh panels with integrated ball-stop netting to reduce visual prominence while ensuring player and spectator safety. Spectator areas and reconfigured pathways will utilise durable, slip-resistant bound surfacing to provide safe and accessible circulation routes. The floodlighting columns will be finished in a dark, non-reflective coating to minimise visual impact. Any new built elements, including the proposed changing facility and associated infrastructure, will utilise robust, low-maintenance materials appropriate for a high-use sports environment. Overall, the selected materials have been chosen for durability, safety, and visual compatibility with the existing Dragon Park complex.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

The following documents and drawings have been submitted in support of this planning application (Job No. 3475 – Dragon Park):

Design and Access Statement

3475 - 0 - Dragon Park - Docume...

Drainage Strategy

3475 - 0 - Dragon Park - Docume...

Topographical Survey – Drawing No. SL-DR-050-TS-R00

3475 - 0 - Dragon Park - Docume...

General Arrangement – Drawing No. SL-DR-100-GA-R00

3475 - 0 - Dragon Park - Docume...

Site Preparation – Drawing No. SL-DR-101-SP-R00

3475 - 0 - Dragon Park - Docume...

Drainage Layout – Drawing No. SL-DR-200-DL-R00

3475 - 0 - Dragon Park - Docume...

Drainage Detail – Drawing No. SL-DR-201-DD-R00

3475 - 0 - Dragon Park - Docume...

Fencing Section – Drawing No. SL-DR-300-FS-R00

3475 - 0 - Dragon Park - Docume...

Construction Detail – Drawing No. SL-DR-350-CD-R00

3475 - 0 - Dragon Park - Docume...

Ground Investigation – Ref: STX7242-R01-Rev A

3475 - 0 - Dragon Park - Docume...

Bespoke Stand Technical Drawing and Rendered Images

3475 - 0 - Dragon Park - Docume...

TV Gantry Technical Drawings – Refs: 25-014-00-D-S1, S2, S3, including TV Gantry with Turnstile

3475 - 0 - Dragon Park - Docume...

Floodlighting Arrangement – Ref: HLS11709

3475 - 0 - Dragon Park - Docume...

Modular Changing Facility Layout – Ref: PSE2734-01

3475 - 0 - Dragon Park - Docume...

Modular Changing Facility Foundation Requirements – Ref: PSE2734-03

3475 - 0 - Dragon Park - Docume...

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☒ Yes
☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before the application can be determined. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☒ Yes
☐ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
☒ Floodplain C1	0	1.00 Hectares
☐ Floodplain C2		Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Not applicable

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☒ Yes

☐ No

20:00

Reference: PP-14685603

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Newport International Sports Village

Number:

Suffix:

Address line 1:

Newport International Sports Village

Address Line 2:

Town/City:

Newport

Postcode:

NP19 4RA

Date notice served (DD/MM/YYYY):

06/02/2026

Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Finn

Surname

Saele

Declaration Date

06/02/2026

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Finn

Surname

Saele

Declaration Date

06/02/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Louise ORourke

Date

23/02/2026

Amendments Summary

I have now ticked that the proposed development is located within a flood risk area which benefits from flood defences.