

Delegated Decision Report

Application No:	25/0924	Statutory Period Expires:	23rd December 2025
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Site:	<i>Land To North Of Phoenix House Buchanan Way Newport South Wales</i>		
Proposal:	<i>CONSTRUCTION OF AN OFFICE CENTRE (B1) AND ASSOCIATED WORKS</i>		
Applicant:	<i>Wales & West Utilities</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within the Celtic Springs Business Park, in the Tredegar Park and Marshfield ward.

2.2 It is 0.81ha of previously developed land that has most recently been used as a car park for a nearby commercial site, however is now vacant following expiration of the temporary planning permission for this use. It predominantly consists of hardstanding and is accessed off Buchanan Way to the east. The site is set down from the highway and slopes up to the north. Vegetated areas are located to the east and south, with hedgerow bordering the northern and western edges. To the south the site adjoins the car park to the Little Trees Nursery School.

2.3 The site is located within the urban boundary and is allocated as Employment Land (Celtic Springs) use as per Policy EM1 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal is seeking planning permission for the construction of a two storey office building (Use Class B1) and external alterations including car parking, hard and soft landscaping (including SAB features) and installation of boundary treatments.

3.2 The proposed building is of a rectangular footprint measuring 30 metres by 12.60 metres and would reach a height of 7.20 metres. The roof design would be hipped and include solar panel installation but would be screened behind a parapet wall. External materials are not explicitly listed on the plans but the plan key lists the ground floor is constructed of facing brick and the first floor metal sheet cladding. Fenestration comprises of a mix of vertically and horizontally emphasised windows at ground and first floor levels and the main entrance is located within the southern elevation and is defined by a flat roof canopy.



Figure 1 – 3D Model of Proposed Building

- 3.3 The internal layout comprises of office space, meetings rooms and staff amenities to the ground and first floor. Externally, 30no. car parking spaces are proposed to the southern end of the site, inclusive of 4no. Electric Vehicle Charging spaces, 2no. disabled spaces and motorcycle and cycle storage. The car park will be accessed via the existing vehicular access and controlled via an access kiosk and the site is to be soft landscaped throughout to include hedgerow, trees and shrubs along with SAB features. The site will be enclosed by a 2.40m high black 'Paramesh' security fence, of which the position, height and design has been subject to negotiation. The final plans show the fence with a hedge in front and set back from the footway to create a grassed verge that is more reflective of the general landscape character of the area.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
00/0899	OUTLINE APPLICATION FOR B1(BUSINESS) AND C1(HOTEL) DEVELOPMENT	GRANTED WITH CONDITIONS	
06/0874	PROPOSED 120 BEDROOM HOTEL WITH LEISURE, CONFERENCE AND MEETING FACILITIES, A TWO STOREY NURSERY AND 147 ASSOCIATED CAR PARKING SPACES	GRANTED WITH CONDITIONS	
07/0357	PROPOSED 120 BEDROOM HOTEL WITH LEISURE, CONFERENCE AND MEETING FACILITIES, A TWO STOREY NURSERY AND 147 ASSOCIATED CAR PARKING SPACES	GRANTED WITH CONDITIONS	
16/0209	CONSTRUCTION OF A TEMPORARY CAR PARK AND ASSOCIATED WORKS	GRANTED WITH CONDITIONS	
16/0699	PARTIAL DISCHARGE OF CONDITION 02 (LANDSCAPING) OF PLANNING PERMISSION 16/0209	APPROVED	
19/1159	PROPOSED VARIATION OF CONDITION 04 OF PLANNING PERMISSION 16/0209 TO EXTEND TEMPORARY PERMISSION OF LAND AS CAR PARK FOR FURTHER 3 YEARS	GRANTED WITH CONDITIONS	30.01.2020

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
- Policy 12 – Regional Connectivity
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys
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5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 TECHNICAL ADVICE NOTES (TAN)

TAN 5 – Nature Conservation and Planning;
TAN 12 – Design;
TAN 18 – Transport;
TAN 23 – Economic Development.

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Strategic Policies:

- SP1 Sustainability
- SP2 Health
- SP9 Conservation of the Natural, Historic and Built Environment
- SP17 Employment Land

General Policies:

- GP1 General Development Principles – Climate Change
- GP2 General Development Principles – General Amenity
- GP4 General Development Principles – Highways and Accessibility
- GP5 General Development Principles – Natural Environment
- GP6 General Development Principles – Quality of Design
- GP7 General Development Principles – Environmental Protection and Public Health
- EM1 Employment Land Allocations
- T4 Parking
- T5 Walking and Cycling
- W3 Provision for Waste Management Facilities in Development

5.5 SUPPLEMENTARY PLANNING GUIDANCE

PARKING STANDARDS;
SUSTAINABLE TRAVEL;
WASTE STORAGE AND COLLECTION.

6. CONSULTATION RESPONSES

6.1 Welsh Water Dwr Cymru:

Sewerage

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a private surface water sewer, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

Water Supply

We anticipate this development will require the installation of a new single water connection to serve the new premises. The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. The provisions of Section 45 of the Water Industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement works by way of planning condition at planning application stage.

Notwithstanding this, 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 buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local water supply network, at which the development shall connect, have been completed as identified in a Hydraulic Modelling Assessment and written confirmation of this has been issued to the Local Planning Authority.

Reason: *To ensure the site is served by a suitable potable water supply.*

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.*

6.2 Highways: No objection subject to conditions.

6.3 Ecology: Supports the submitted survey and methodology and conclusions.

6.4 Landscape: Final Comments

A revised 'Soft Landscape Proposals' plan now rev A by Dp landscape architecture has been submitted.

Fencing along Buchanan Way has now been set back behind a new native hedge plus 2m wide grass verge, which better reflects the wider estate verge treatment.

Other queries or concerns I raised in my November comments have not been responded to.

6.5 Drainage: No response.

6.6 SAB: No objection.

7. PUBLIC REPRESENTATIONS

7.1 In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 neighbour notification letters were sent on 30th October 2025 and a Site Notice was put up on 7th November 2025. No representations have been received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The proposal is for the redevelopment of a parcel of land within the urban boundary that has most recently been used for the parking of vehicles in association with a neighbouring land use under a temporary planning permission. The land meets the requirements to be considered brownfield/previously developed in accordance with the definition contained within Planning Policy Wales 12. Prior to the use as a carpark, Outline planning permission was granted (and expired) for the construction of a hotel with associated facilities. The site is allocated for B1, B2 and B8 uses under Policy EM1(i) of the Newport Local Development Plan (NLDP) 2011-2026 (adopted January 2015).

8.1.2 Objective 3 – Economic Growth of the NLDP seeks to enhance Newport's role as a major economic hub in the region by providing new sites for employment use. As this site is currently vacant and is allocated for employment use, this proposal will contribute to the this

objective in redeveloping an existing site to provide employment for approximately 30 members of staff at a site/location identified under the plan.

- 8.1.3 As such, the proposal is acceptable in principle subject to all other material planning considerations being suitably addressed.

8.2 Quality of Design and Visual Impact;

- 8.2.1 Policies SP9- Conservation of the Natural, Historic and Built Environment, GP2- General Amenity and GP6- Quality of Design of the NLDP 2011-2026, seek to ensure that the development proposals are of a good quality of design and reflect the scale and context of the locality. Schemes should also be sensitively designed to mitigate any adverse impact upon the protected built environment (listed buildings and conservation areas), gateway routes through Newport and wider landscape features.

- 8.2.2 The proposed building is a rectangular two storey design that is of a size and scale generally smaller but appropriate to the neighbouring buildings contained within the wider area. The building and its layout are generally considered to be functional and include a hipped roof design set behind parapet walls to give the impression of a flat roof, which is more a contemporary design. A mix of facing brick and vertical metal cladding is proposed for the external walls and whilst final details will need to be controlled, this is appropriate in the context and considered robust materials. Solar panels are contained within the north and south roof planes and screened by the parapet.

- 8.2.3 The main fenestration is predominantly contained within the south facing front elevation, with large window openings at ground and first floor and a canopy set over the entrance doors to provide a focal point to the façade. Brick headers and sills have been included at the ground floor and provide detail to the fenestration.

- 8.2.4 Much of the site will be laid to grass and wildflower with trees planted at various intervals around the building. To the south of the building car parking is to be provided that is accessed directly from Buchanan Way but details of hardstanding is not provided and will need to be controlled. This area is not considered to be vast however and subject to detail will be acceptable.

- 8.2.5 Turning to site boundaries, this has been subject to negotiation. Initially, 2.40-2.80m security fencing was proposed to all site boundaries and directly against the footway at Buchanan Way. The lack of set back from the footway was not considered to reflect the landscape character across the business park and would result in an unacceptable visual amenity. Consequently, amended plans have been submitted to address this concern and a 2.40m high black Paramesh fence is now set back 2.50 metres from the back of the footway. From a design and layout perspective this is now considered to be acceptable and details of landscaping will be assessed later in the report.

- 8.2.6 Overall, the design and layout of the site and the impact on visual amenity is considered to be acceptable and compliant with Policy SP9, GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

8.3 Residential Amenity:

- 8.3.1 The proposal is for a use that is appropriate within the surrounding context of the site, which contains numerous business and commercial uses. The site is centrally located within the business park and the nearest residential property is south of the A48 at a distance of over 300 metres. The proposal is for a B1 Office building within an existing business park and there would be unacceptable impact on residential amenity.

- 8.3.2 As such, the proposal would not result in any adverse impact on residential amenity and is compliant with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

8.4 Highways and Parking:

- 8.4.1 The site has most recently been as a 221 space car park and prior to that Outline planning permission had been granted for a 143 hotel bedroom hotel with leisure, conference and meeting facilities.
- 8.4.2 The proposed development includes 30no. car parking spaces (including 4 EVCP), as well as cycle parking facilities. The Highways Officers accepts that the provision made is broadly in line with the Parking Standards and is acceptable, with swept path analysis provided to show useability. Provision is made for disabled drivers and electric vehicle charging in line with policy requirement. The provision of EVCP accords with the requirements of Future Wales Policy 12 requiring 10% of total parking spaces to be for EVC.
- 8.4.3 It is noted in their response that the Highways Officer has referred to the site already having consent for B1 use so there is no change of use and that the site is likely to produce less trips as an office than the car park could generate. The site is allocated for B1, B2 and B8 use under Policy EM1(i), but it does not have a current planning permission for such use. However, in light of the previous use and the number of car parking spaces provided there would not be any adverse impact on matters of highway safety.
- 8.4.4 The Highways Officer has requested planning conditions controlling implementation of car parking and servicing prior to first use and for a final scheme of cycle parking and electric vehicle charging points. These are considered to be reasonable and necessary and can be included within the conditional regime.
- 8.4.5 The proposal is compliant with Policy GP4 and T4 of the NLDP 2011-2026 (adopted January 2015) and the adopted Parking Standards and Sustainable Travel SPGs.

8.6 Landscaping, Trees and Biodiversity:

- 8.6.1 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term benefit. PPW 12 also advises that a Green Infrastructure Statement (GIS) should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach, and providing a GIS that the step wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.
- 8.6.2 A Preliminary Ecological Appraisal/Site Assessment Survey has been undertaken and submitted, which includes a desktop study, site appraisal, Green Infrastructure Statement (GIS) and indicative Biodiversity Enhancement measures. The conclusions and recommendations of the report set out precautionary mitigation measures that are reflected in the GIS and are supported by the Council's Ecologist, subject to a planning condition controlling implementation.
- 8.6.3 The GIS identifies the current biodiversity value of the site as being of 'local value' only, with much being tarmac and loose stone hardstanding. The scrub and tall ruderal vegetation along the north west and north east boundaries appear to not be affected by development work but are currently quite overgrown and would benefit from being managed. Direct habitat loss implications within the development site can be limited if compensatory planting and suitable management of retained green spaces can be incorporated within the site plans.
- 8.6.4 The GIS also offers possible Biodiversity Enhancement measures that can be achieved through the scheme, however does not offer a solid commitment and details are not yet finalised. As such, a planning condition will be required that secure final details. It is anticipated that the proposed soft (and native) landscaping of the site including hedgerow, shrub and tree planting along with above ground SAB features will contribute to this, as well as the referred to bird and bat boxes. In general, these measures would be proportionate once final details have been agreed.

8.6.5 In the Landscape Officer's original comments, a query was raised regarding the location of the building centrally within the site and referred to this being a poor use of space. The scheme has been designed around the requirements of the end user and the proposed layout and design is not considered to result in any adverse visual impact on the surrounding street scene and is considered to be acceptable. Concerns regarding the treatment of site boundaries and position/design of fencing was also noted in the original response and as touched upon earlier in the report, the boundaries of the site have been subject to negotiation. The final plans include a set back from Buchanan Way by 2.50m to allow for a grass verge and native hedge planting (planted at 60-80cm). This will better reflect the general landscape character of the business park and the proposed native hedge planting will soften the visual appearance of the security fence. Detail of this boundary enclosure have now been confirmed as previously stated and determined acceptable, alongside the set back and hedge planting. The Council's Landscape Officer supports the revised boundary arrangement and setback, however, has maintained some queries regarding the specification of soft landscaping and planting proposed, along with their maintenance details. The Council's Ecologist has also raised regarding some aspects of the proposed management of the landscaping and as such has requested a Landscape Environmental Management Plan. As these are technical issues rather than a fundamental concern then this is detail that can be addressed by way of planning condition to control the submission of final details of the soft landscaping along with how this will be maintained and managed.

8.6.6 The proposal is considered to comply with Policy SP1, GP2 and GP5 of the NLDP 2011-2026 (adopted January 2015).

8.7 **Drainage & Water Supply:**

8.7.1 Dwr Cymru Welsh Water (DCWW) have confirmed that capacity exists within the public sewerage network in order to receive foul water from the development site. The Drainage Strategy confirms that the site proposes connection to the existing public sewer along Buchanan Way, and offered for adoption with DCWW via S104 approval. This approach is considered to be acceptable.

8.7.2 In terms of surface water drainage, the scheme is subject to the requirements of The Flood and Water Management Act 2010 (Schedule 3) and will require separate consent from the planning process. Section 7 of TAN15 requires a Drainage Statement to be submitted where planning permission is sought prior to SAB approval, as is the case in this instance. The submitted Drainage Strategy outlines that surface water drainage for the site will be designed in line with the required principles of SAB and the proposed site layout shows that above ground SAB features have been considered and can be accommodated within the proposed site. From a planning perspective this is acceptable and gives confidence that surface water drainage requirements have been given due consideration and can be adequately achieved using the proposed layout.

8.7.3 DCWW anticipates that the development will require the installation of a new single water connection to serve the new premises and advise that the water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. DCWW have requested a planning condition that controls the delivery of any required reinforcement works and have provided suggested wording to ensure no building is brought into use until such a time as reinforcement works to the local water supply network have been completed following the undertaking of Hydraulic Modelling Assessment. The LPA consider that this condition is necessary since the proposal would otherwise have the potential to cause an adverse impact on water supply to other user's within the site's vicinity.

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 results in the sustainable redevelopment of a vacant site that is allocated for employment use under Policy EM1(i) and is compliant with all other relevant Newport Local Development Plan 2011-2026 (adopted January 2015) policies.

10.2 As such, the application is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

Approved Plans & Documents

01 The development shall be implemented in accordance with the following plans and documents; 1350_P.02A Proposed Site Plan; 1350 PB.01 - Ground Floor Plan; 1350 PB.02 - First Floor Plan; 1350PB.03 - Elevations/Roof and 3D Image; Drawing No. 1350_P.03 Site Sections; Green Infrastructure Statement; FRA & Drainage Statement Rev B; Site Assessment Survey (Preliminary Ecological Appraisal) Ecological Services Ltd (6th August 2025).

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- commencement conditions

Scheme of Soft Landscaping and Landscape Environment Management Plan

02 Notwithstanding the information submitted, prior to the commencement of development a scheme of soft landscaping, hedge and tree planting for the site (indicating the location, numbers, species and heights of tree, hedge and other planting) and a Landscape Environment Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter the trees, hedges, grasses and shrubs shall be maintained in accordance with the LEMP 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. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

- a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and
- b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation and maintenance/management of the soft landscape scheme and green infrastructure in the interests of visual amenity, ecological enhancement and placemaking having regard to policies SP1, GP2, GP5 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Pre – construction conditions

External Materials

03 Prior to the construction of the building's façade, final details/samples of materials and finishes to be used on the external surfaces of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Details of Hard Surfacing

04 Prior to the laying of any hard surfacing on site, details and specifications shall be submitted to and approved in writing by the Local Planning Authority. The hard surfacing shall be provided as per the approved plans prior to the first beneficial use of the development hereby approved and retained thereafter.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Ecological Enhancement Measures

05 Prior to the construction of the building hereby approved, final details of a scheme of ecological enhancement (as referred to in the GIS and PEA) for the site and timings for their inclusion shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be provided in accordance with the approved details and timing for inclusion.

Reason: To ensure suitable ecological enhancement of the site is secured, in accordance with Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Pre –occupation conditions

Hydraulic Modelling Assessment/Water Supply

06 No buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local water supply network, at which the development shall connect, have been completed as identified in a Hydraulic Modelling Assessment that has firstly been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is served by a suitable potable water supply in accordance with Policy SP1, SP4 and GP3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Boundary Treatment Details

07 Prior to the first beneficial use of the development hereby approved, the 2.40 metre high black Paramesh fence shall be installed in accordance with the approved plans and retained in that state thereafter.

Reason: In the interest of visual amenity and good design in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Parking Provision

08 Prior to the occupation of the building hereby approved, the associated parking (including provision of Electric Vehicle Charging Points) as per the approved plans shall be provided in full and thereafter retained available for use at all times.

Reason: In the interests of adequate parking provision and matters of highway safety in accordance with Policy GP4 and T4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

General conditions

Ecological Mitigation Measures

09 The proposed development shall be undertaken in accordance with the mitigation measures set out in the 'Conclusions and Recommendations' section of the approved document 'Site Assessment Survey (Preliminary Ecological Appraisal) Ecological Services Ltd (6th August 2025)'.

Reason: In the interests of preserving and mitigating biodiversity at the site in accordance with Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Use Class Restriction

10 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order, the proposed development shall be used for the B1 Office use only and for no other purpose, including any purpose in Class B1 or any permitted change of use of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provisions equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The application has been assessed on the basis that the development is Class B1 – Office only and to protect from permitted changes to alternative uses that could potentially harm neighbouring amenity, parking and highway safety in accordance with Policies GP2, GP4 and T4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 1350 LP.01 - Site Location Plan; 1350 P.01 - Existing Site Plan; 1275.01 Rev A_SOFT LANDSCAPE PROPOSALS; Planning Statement; Transport Statement (October 2025).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP9, SP17, GP1, GP2, GP3, GP4, GP5, GP6, GP7, EM1, T4, T5 and W3 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.