

Delegated Decision Report

Application No:	26/0287	Statutory Period Expires:	4th September 2026
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Site:	449 Corporation Road Newport NP19 0HE		
Proposal:	CHANGE OF USE TO VEHICLE REPAIR WORKSHOP, TYRE FITTING AND MOT TEST CENTRE		
Applicant:	Bathwick Tyres		
Type:	Full	Ward:	Liswerry
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located within the urban boundary on Corporation Road which is a busy arterial route in and out of the city centre. The application building is a large, commercial premises. It is a distinctive building comprising a double height multi-sided element linked to a single storey side section having several roller shutter openings for vehicle access. The building is in use as an auto centre and occupies a prominent position set back from the highway by a large parking forecourt. The applicant appears to have operated from the site for approximately 15 years.
- 2.2 The area has a mixed residential/commercial character with residential dwellings to the north and east and a car sales garage and filling station on the opposite side of Corporation Road to the west and large pumping station to the south-east.
- 2.3 Application 96/0445 granted consent for the erection of a vehicle dealership to include showroom workshop facilities. Since this permission was issued, the use has changed from this use to a tyre sales and fitters and car repairs, however there is no planning history on the site to confirm the lawful change and in any case, the applicants propose to diversify into MOT testing.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks consent for the change of use of a commercial unit to a vehicle repair workshop, tyre fitting and MOT test centre. The application is not proposing any physical alterations to the site and there would be no increase or loss of floorspace. It is noted that the physical alterations were assessed under application 26/0039, which approved the installation of a roller shutter door and cladding to facilitate the proposed use.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
06/0445	ERECTION OF VEHICLE DEALERSHIP TO INCLUDE SHOWROOM WORKSHOP FACILITIES	GRANTED WITH CONDITIONS	10.10.1996
26/0039	REMOVAL OF EXISTING GLAZED DOORS AND WINDOWS AND REPLACEMENT WITH CLADDING AND ROLLER SHUTTER DOOR	GRANTED WITH CONDITIONS	05.03.2026

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

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), GP7 (Environmental Protection and Public Health), SP1 (Sustainability) and SP3 (Flood Risk) of the Newport Local Development Plan (2011 – 2026) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Parking Standards and Sustainable Travel Supplementary Planning Guidance is relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 *Natural Resources Wales:*

10th June 2026

No further Comments to make.

8th May 2026

No objection. The planning application proposes change of use to Class B2 and B1 to allow for MOT testing (less vulnerable development). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN 15 Defended Zone. The application proposes a change of use from and to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such 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.

6.2 *Highways:*

22nd June 2026

No objection.

8th May 2026

No objection. The proposed use is complementary to the existing and the change of use is only required due to testing regulations. Only one additional staff member is anticipated and there is no increase in operational space. We therefore conclude there would be no significant intensification of use/traffic or parking. On that basis there are no highway related objections. Newport's standards require cycle parking for visitors and staff. Only provision for staff is proposed.

6.3 *Environmental Health:*

As of 23rd of June 2026 (Consultation expiry date)

No response received.

29th May 2026

No objections to the proposed extension to Class B2 to facilitate MOT Testing Station. The business location is closer to some residential properties as such possibilities of statutory noise nuisance complaints may arise. For instance from use of air compressors, pneumatic equipment and from revving of vehicles and to prevent such complaints the following condition should be attached to any permission granted;

PRIOR TO B2 USE Noise Assessment

Prior to the commencement of any B2 use, a noise assessment in accordance with BS 4142: 2014 'Methods for rating and assessing industrial and commercial sound' shall be submitted to and approved in writing by the Local Planning Authority. The assessment will need to demonstrate that the rating level of the noise emitted from the any or all of the following:

- Fixed Plant and equipment
- Loading and unloading of goods

does not exceed the background level at any premises used for residential purposes and if appropriate, include measures to be taken to mitigate excess noise impact.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

6.4 Senior Scientific Officer:

29th June 2026

No comments to make.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 23.04.2026, Site Notice was put up on 01.05.2026.

7.1 NEIGHBOURS: 4no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan.

8.2 Character and Appearance

8.2.1 As noted above, there are no external changes sought under the current application, and any external change associated with the use of the site as an MOT testing site have been considered and assessed under application 26/0039.

8.2.2 Character is not limited to the built environment but also encompasses how a place is used/functions. The wider application site is already in use as a garage and tyre sales premises, with the use as a car preparation facility well established. The surrounding area, particularly along this section of Corporation Road, is predominantly industrial in nature and includes similar commercial uses, including garages opposite the site. In this context, the proposed use would be compatible with both the existing use of the site and surrounding land uses. It is therefore not considered that the proposal would result in any adverse visual impact or harm to the character of the area.

8.3 **Residential Amenity**

- 8.3.1 Vehicle testing stations have the potential to generate adverse impacts on neighbouring amenity due the operation of relevant plant and the comings and goings of vehicles. In this instance, whilst the surrounding area is predominantly industrial and commercial in character, there are residential properties located to the rear of and adjacent to the site. The Environmental Health Officer was consulted and requested a condition for the submission of a noise impact assessment to ensure that the noise does not exceed the normal levels experienced, and to submit mitigation measures if it does.
- 8.3.2 The applicant has submitted additional information demonstrating that MOT testing has been carried out on the site since 2018. Furthermore, the original planning permission (reference 96/0445) imposed conditions relating to operating hours and noise limits, indicating that the potential impacts of the use were previously considered and controlled. Environmental Health has not provided any comments on the additional information submitted.
- 8.3.3 Whilst it is acknowledged that the proposal has the potential to result in some impact on neighbouring residential properties, a degree of disturbance is already likely to arise from the existing, long-established use of the site which is of a comparable type. There is no evidence to suggest that MOT testing would generate noise levels greater than those associated with the existing activities undertaken on the site and the wider area. No further objections have been received following the submission of the additional information, and it is considered that requiring a Noise Impact Assessment in this instance would be disproportionate. The site is on a primary thoroughfare with openings to the road rather than towards sensitive receptors. Subject to the re-imposition of conditions restricting operating hours and noise levels, it is considered that any impact on the amenities of neighbouring occupiers can be managed. The Environmental Health Officer has not evidenced complaints arising from the current auto centre operations and no comments have been received from neighbours which further suggests that no such issues currently arise. The use of the site as an auto centre including repairs and tyre fitting is established and consequently it would be known if this was cause for noise concerns. Adding MOT testing is unlikely to change the noise climate demonstrably.
- 8.3.4 Overall, it is not considered that the operation of the building as proposed would result in an unacceptable impact on residential amenity.

8.4 **Highways**

- 8.4.1 The existing access arrangements to the site would not be affected by the proposal and the site is served by a large expanse of parking area. The Council's Highways officer has been consulted and advises that given the scale of the proposals and the existing use, significant increase in traffic or parking demand is not anticipated and no objections are offered. The building has car parking directly adjoining it and included within the red line boundary. The proposals accord with policy GP4.

8.5 **Biodiversity**

- 8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.
- 8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

8.6 **Flood Risk**

- 8.6.1 The Flood Map for Planning identifies the application site to be at risk of flooding and within

Flood Zone 2 (Rivers) and 3 (Sea) and a TAN15 Defended Zone and in part is within Flood Zone 2 Small Watercourses and Surface Water Flood risk. The planning application proposes less vulnerable development comprising alterations to an existing commercial premises. The proposals are not considered to result in an adverse flood risk impact. NRW have no objection to the proposals.

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 change of use is considered to be in keeping with the character of the area and will not result in an adverse amenity, highways impacts or flood risk. The proposal accords with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Floor Plans, SK002-Block Plan, SK001-Site Location Plan, Planning Statement,

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 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The area adjacent to the building included within the red edge shall be kept available for parking in association with the use as hereby approved at all times.

Reason: To ensure there is sufficient parking provision in accordance with Policy GP4 of the NLDP.

04 The Rating Level of noise emitted from the site/plant shall not exceed 5 dB below the background sound level (LA90) at any time, when assessed in accordance with **BS 4142** at the nearest noise-sensitive receptor.

Reasons: In the interests of residential amenity.

05 No machinery shall be operated and there shall be no use of the workshops and MOT testing bays outside the hours of 08:00 and 18.30 Monday to Friday, 08:00 to 13:30 on Saturdays nor at any time on Sundays and Public Holidays.

Reasons: In the interests of residential amenity.

06 All vehicle repair/maintenance, tyre fitting and MOT works shall only be undertaken with the building.

Reasons: In the interests of residential amenity.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Floor Plans

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP9, GP2, GP4, GP5, GP7, and T4 were relevant to the determination of this application.

03 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.