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Development Services
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Dear Sir/Madam

SECTION 73 PLANNING APPLICATION TO VARY CONDITION 1 (PLANS CONDITION) TO RESERVED MATTERS PLANNING APPLICATION (REF. 22/0073) 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 INDURENT PARK, NEWPORT.

PLANNING APPLICATION WALES REF. PP-14526870

On behalf of CAF Rolling Stock UK Limited (CAF) ('the Applicant'), Savills herewith submits a Section 73 planning application to vary condition 1 (plans condition) to Reserved Matters planning application reference 22/0073 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 Indurent Park, Newport.

This application is supported by the following suite of documents and plans:

- Application form duly signed and completed;
- Covering letter (this letter);
- Document Issue Schedule Rev A;
- Suite of plans, including:
 - 10026-PL01 Location Plan;
 - 10026-PL04 Rev C External Details;
 - 10026-PL05 Rev B Building Details;
 - 10026-PL02 Existing Site Layout; and
 - 10026-PL03 Rev D Proposed Site Layout.
 - 10026-PL07 Rev A Site Cross Section

The application fee of £468 will be paid directly by the client via Planning Portal.

The Document Issue Schedule (Rev A) issued as part of this planning application sets out the plans approved under the original Reserved Matters application and the additional plans which are submitted as part of this application.

Background

Outline Planning Permission (OPP) (ref. 06/0471) was granted by Newport City Council (NCC) on 1 April 2010 for the regeneration of the former Llanwern steelworks site. It comprises approval for a mixed-use



redevelopment, including new residential development, a local centre, two new primary schools, green, blue and grey infrastructure and an area of employment, now known as “Indurent Park Newport”.

Indurent Park is located on the eastern end of the site and includes outline consent to deliver floorspace for offices, workshops, factories and warehouses (uses falling within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)).

The existing CAF unit formed part of the third phase of employment development and was granted RM approval on 31 May 2017 (ref. 17/0250). This unit has been operating successfully since its construction in August 2018, manufacturing rolling stock for the South East Wales Metro. Consent was subsequently granted in March 2022 for the a permanent warehouse facility and associated infrastructure associated with the CAF Commercial Unit (ref. 22/0073).

Since the granting of this consent, the consented car parking area has been constructed, however the permanent warehouse facility approved under application reference 22/0073 has not yet been delivered. The applicant now seeks to increase the permitted warehouse size, having identified a need for additional capacity. The proposed increase in floorspace is required to provide enhanced storage facilities, ensuring the continued efficient and successful operation of the business.

Proposed Development

The Applicant seeks to amend the planning permission referenced 22/0073 in order to accommodate a larger footprint for the tent warehouse facility. The warehouse facility will comprise a tented structure which will be used for storage associated with the main unit. The primary processes involved, once operational, will include transferring and storing goods between the tented facility and the existing CAF unit. The siting of a portacabin type office is also proposed to the north west of the site, together with a service yard to the east.

As consented, the current warehouse facility measures at 30m x 70m and is proposed to be expanded to 40m x 100m. This represents a floorspace increase from 2,100sqm to 4,000sqm. The height of the previously proposed structure was 9.176 metres to the ridge and 4m to the eaves. This is proposed to increase to a ridge height of 13.5m and a 7m eaves height. The service yard area is to be reduced in size by 269.1sqm to 3292.5sqm.

The Proposed Development will utilise the same materials as previously consented. The base of the area to accommodate the tented structure and service yard will be concrete slab with brush finish. The car parking area has been constructed using well compacted stone as per the previous permission. To the south of the site, material from the site will be stock piled and graded to a constant height and prepared to receive a local seed mix. The tented structure will be made of steel. In terms of other materials to note, the site will be enclosed by paladin fencing to the rear of the proposed yard and car parking area to match the existing. The drawings submitted in support of this application provide more detail on proposed materials.

The proposed drainage strategy will remain as existing. No foul drainage is required as part of the proposal as WCs etc. are accommodated within the existing CAF unit and as such, no details are provided as part of the proposal. In terms of the surface water drainage, this will connect to the existing system at the CAF commercial unit and wider drainage network at the site.

The CAF site is served by the existing access road from the adjacent entrance to the Indurent Park development site, off the A4810 Queensway. Vehicles using the car parking area will enter via the access to the CAF unit and service vehicles will enter the site via the east service yard. Dropped kerbs will be installed along the

access road to provide entrance into the proposed car parking area and at the fork lift crossing point. These access arrangements are the same as the previously approved Reserved Matters application (ref. 22/0073).

Planning Policy and Assessment

Principle of Development

The principle of the proposal has been established through the original Reserved Matters for the warehouse facility. The proposal is still considered fully compliant with national and local development plan policies and guidance (insofar as these are applicable to the proposal).

Future Wales – The National Plan 2040 (February 2021) identifies this area of South East Wales as a National Growth Area. Specifically, Policy 33 (National Growth Area – Cardiff, Newport and the Valleys) notes that this area will be the main focus for growth and investment in the South East region with the Welsh Government supporting an increased strategic role for Newport as a focus for sustainable, long-term growth and investment. The Proposed Development represents additional investment by CAF to continue its operations in South Wales.

Planning Policy Wales (Edition 12, February 2024) ("PPW") supports sustainable economic growth by ensuring that planning decisions contribute to the creation of jobs, wealth, and improved infrastructure. It promotes a diverse economy that encourages innovation, entrepreneurship, and competitiveness across both urban and rural areas. Additionally, it supports inward investment by ensuring that planning frameworks are responsive to the needs of businesses, helping to create a more dynamic and resilient economic landscape throughout Wales. In compliance with this ambition, this development proposal aims to enhance economic operations from the CAF facility and should therefore be supported in principle at a national level.

As established by the OPP, the proposals also accord with land use principles established under Policy SP11 (Eastern Expansion Area) of the Newport Local Development Plan (January 2015) where the Eastern Expansion Area, to include SMP, is identified as a residential-led mixed use development which will include employment land uses. Moreover, Policy EM1 (Employment Land Allocations) allocates and protects Indurent Park (originally known as Celtic Business park) for Class B1, B2 and B8 employment uses. The proposals fully accord with these policies and land use. As such, local policy continues to support the proposals.

Design and Landscaping

The proposed materials and finishes are the same as those approved as part of the previous Reserved Matters application. As confirmed within the officers report, the chosen materials are acceptable in context and comply with Policy GP2 of the adopted Newport Local Development Plan 2011-2026.

Since the previous proposal, both the floorspace and height of the warehouse are proposed to increase. Given the lack of sensitivity of the location and the existing B2 use of the site, the site is not readily visible from the

public realm and is set back significantly from the main access road to the business park. As such, this change is not considered harmful and is acceptable and appropriate within this setting.

Notwithstanding the landscaping area decreasing as part of this application, given the lack of sensitivity of this location and the existing B2 use of the site, as confirmed within the previous officers report, this proposal should be recognised as sufficient and in compliance with Policy GPvi.

Drainage

With regard to surface water drainage, the proposal follows the same strategy as previously approved. As such, it does not introduce any material changes to the drainage approach, which was previously considered acceptable.

Access and Parking

The proposed access to the site and parking provision is to remain as previously approved and therefore is deemed as compliant with Policy GP4.

Conclusion

This Section 73 planning application is submitted by Savills on behalf of CAF to vary condition 1 (plans condition) to Reserved Matters planning application reference 22/0073 for the delivery of a new permanent warehouse facility with associated works and landscaping at Indurent Park, Newport.

The expansion of the warehouse facility supports the business in terms of its long term economic prosperity of the applicant and the site, therefore will assist in supporting sustainable economic growth, creation of jobs, wealth, and improved infrastructure. The development proposal will support CAFs wider operation, therefore assisting in creating a more dynamic and resilient economic landscape throughout Wales. As demonstrated above, the proposal does not give rise to any material changes previously considered as part of the approved Reserved Matters application and is also policy compliant, both nationally and locally. It therefore follows that approval should be given to the application.

Given the straight forward nature of the proposal, the information included to support the submission is considered proportionate to the application proposals to allow the timely determination of the application.

I trust the enclosed is in order and look forward to receiving confirmation that the application has been validated in due course. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink that reads "Savills".

Thomas Quille
Senior Planner