

Delegated Decision Report

Application No:	26/0526	Statutory Period Expires:	7th September 2026
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Site:	<i>Oak Tyres Meadows Road Newport South Wales NP19 4SS</i>		
Proposal:	<i>LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) FOR THE INSTALLATION OF PV PANELS</i>		
Applicant:	<i>S Stone</i>		
Type:	Lawful Development Proposed	Ward:	Llanwern
Decision:	GRANTED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The PV panels would be sited on the roof slope of an industrial building off Meadows Road in the Llanwern Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to confirm, via a lawful development certificate, that the siting of 111kWp rooftop solar installation on a standard trapezoidal sheet profile roof is permitted development. The PV panels would be sited on the south facing roof slope.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
19/1312	CHANGE OF USE OF WAREHOUSE (USE CLASS B2/B8) TO A FILM STUDIO (USE CLASS B1) WITH ABILITY TO REVERT BACK TO B2/B8 UPON CESSATION OF B1 USE	GRANTED WITH CONDITIONS	01/04/2020
26/0154	ALTERATIONS TO EXISTING WAREHOUSE BUILDING INCLUDING EXTERNAL CHANGES TO CREATE NEW DOCK LEVEL HGV ACCESS, ELECTRICAL PLANT ROOM, AND ASSOCIATED GROUND WORKS, CREATION OF NEW GOODS DOORS, TRADE COUNTER CUSTOMER ENTRANCE, NEW SECURITY GATES & PERIMETER FENCING AND ASSOCIATED TREE PLANTING & LANDSCAPING.	GRANTED WITH CONDITIONS	02/07/2026

5. PLANNING POLICY

5.1 Not applicable.

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Part 43 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012 states

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on a building other than a dwellinghouse or a block of flats.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) the solar PV or solar thermal equipment would be installed on a wall or pitched roof and would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

(b) the solar PV or solar thermal equipment would be installed on a flat roof and would protrude more than 1 metre above the plane of the roof;

(c) the solar PV or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of the roof;

(d) the solar PV or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building;

(e) in the case of a building on article 1(5) land or on land within a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall or roof slope which fronts a highway;

(f) the solar PV or solar thermal equipment would be installed on a building within the curtilage of a listed building; or

(g) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

(c) solar PV or solar thermal equipment no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable.

8.2 Plans have been provided showing the siting and details of the proposed PV panels and they comply with the above requirements.

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 development does not exceed any of the limitations or conditions set out in Part 43 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012 and is therefore lawful.

11. DECISION

GRANTED

01 The proposed development accords with Part 43 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is therefore permitted development.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Solar PV Layout Drawing No.4333-IVG-ZZ-AF-DR-Y-1001 Rev P02, Typical Mounting Section Detail Drawing No.4333-IVG-ZZ-AF-DR-Y-1002 Rev P01 and Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.