

Notice of Decision



Mr Conor Vallyelly
CV Planning
452 Stockport Road
Heaton Chapel
Stockport
SK4 5DL

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0154**

Application Type: **Full (Major)**

Proposal: **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.**

Site/Location: **Atlas Elektronik Uk Ltd , Meadows Road, Newport, NP19 4SS**

Decision Date: **2nd July 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 26th February 2026. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
- (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).

REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Drawing OTNP-CLAN-ZZ-XX-D-A-20000 P04 – Location Plan
- Drawing OTNP-CLAN-ZZ-00-D-A-20102 P06 - PROPOSED SITE PLAN
- Drawing OTNP CLAN ZZ OO D A 20103 P06 - PROPOSED BOUNDARY TREATMENTS
- Drawing OTNP CLAN ZZ OO D A 20300 P01 - PROPOSED SWITCH ROOM
- Drawing OTNP-CLAN-ZZ-00-D-A-20301 P04 - PROPOSED FLOOR PLANS
- Drawing OTNP-CLAN-ZZ-00-D-A-20302-P 04 - Proposed Floor Plan, First Floor
- Drawing OTNP-CLAN-ZZ-00-D-A-20311-P 04 - Proposed Floor Plans, Meeting Room
- Drawing OTNP-CLAN-ZZ-RF-D-A-20320 P07 – Proposed RP-GA
- Drawing OTNP-CLAN-ZZ-XX-D-A- 20701 P05 - PROPOSED ELEVATIONS
- Drawing OTNP CLAN ZZ XX D A 20801 P04 - PROPOSED DOORS

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 – construction conditions

02 Construction Environment Management Plan (CEMP): No works of construction shall commence on the site until such a time as a Construction Environment Management Plan has been submitted to and agreed in writing by the LPA. All works of construction shall continue strictly in accordance with the agreed CEMP thereafter. The CEMP shall identify how construction site drainage will be controlled so as to protect the water quality of adjacent drainage ditches (reens) including those within the Nash & Goldcliff SSSI.

Reason: to protect the qualities of surface waters in the interest of the Nash and Goldcliff SSSI and the wider environment. Policies GP5 & GP7.

Pre –occupation conditions

03 Net Gain for Biodiversity: Prior to the first beneficial use of the loading bays and doors hereby approved, a scheme of tree and hedge planting and other measures to secure net benefit for bio-diversity and improved Green Infrastructure on the site that minimally accords with the measures outlined at Section 6.0 of the submitted Green Infrastructure & Biodiversity Benefit Assessment & Planting Scheme submitted with this scheme shall be submitted to the LPA in writing. The scheme shall include a timetable for installation, implementation measures including tree pit details, ground preparation and a planting plan for the hedge including species and densities of planting and a maintenance schedule for the agreed planting that lasts at least 5 years. Following the LPA's written agreement the scheme shall be implemented fully as agreed prior to the first use of the approved loading bays and doorways and shall be retained as agreed.

Reason: to provide net benefit for biodiversity on the site in accordance with PPW12 and to strengthen Green Infrastructure in the interests of good design and visual amenity. Policies SP1, GP2, GP5 & GP6.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk.

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

01 This decision relates to the following unconditioned plans & documents:

- Drawing OTNP-CLAN-ZZ-O0-D-A-20201 P04 - EXISTING FLOOR PLANS
- Drawing OTNP-CLAN-ZZ-00-D-A-20202 P04 - EXISTING FLOOR PLANS
- Drawing OTNP-CLAN-ZZ-RF-D-A-20203 P04 - EXISTING ROOF PLAN
- Pre-application Consultation Report (February 2026)
- Covering Letter – 24.02.2026
- Supporting Planning Statement (February 2026)
- Design & Access Statement (22.01.2026)
- Arboricultural Impact Assessment (21.01.2026)
- Green Infrastructure & Biodiversity Benefit Assessment & Planting Scheme (03 June 2006)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies:

SP1 – Sustainability

SP3 – Flood Risk

GP1 – Climate Change

GP2 – General Amenity

GP4 – Highways & Accessibility

GP5 – Natural Environment

GP6 – Design

GP7 – Environmental Protection

were relevant to the determination of this application.

03 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

04 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.

05 Air Products advise of a pipeline within the application area. No works should be undertaken near this pipeline without the prior agreement of Air Products. Contact: **Peter O'Hara**, UK Pipeline Supervisor, Air Products PLC, M: +44 07973197352, E: pipeluk@airproducts.com at least 5 days before any work commences.

06 Flood Resilience: CNC/NRW advise that flood resilience measures should be incorporated into your scheme. Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025,

which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience. [Technical advice note \(TAN\) 15: development, flooding and coastal erosion | GOV.WALES](#)

07 Wales & West Utilities advise that **Works near a Medium, Intermediate or High-pressure main cannot commence until you have received approval from Wales & West Utilities**. No work should commence on site until such a time as WWU have agreed to those works.

Informative:

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).