

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Oak Tyres

Address Line 1

Queensway Meadows

Address Line 2

Queensway Meadows Industrial Estate

Town/city

Postcode

NP19 4SS

Description of site location (must be completed if postcode is not known)

Easting (x)

334925

Northing (y)

185933

Description

111kWp rooftop solar installation on a standard trapezoidal sheet profile roof

Applicant Details

Name/Company

Title

Ms

First name

Stacey

Surname

Stone

Company Name

Ivegate Ltd

Address

Address line 1

Low Moor Mills

Address line 2

Albert Road

Address line 3

Town/City

Morley

Country

United Kingdom

Postcode

NP19 4SS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Stacey

Surname

Stone

Company Name

Ivegate Ltd

Address

Address line 1

Low Moor Mills

Address line 2

Albert Road

Address line 3

Morley

Town/City

Leeds

Country

GB

Postcode

276697

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes

☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

In England we would put this under a Prior Approval application. We will be adding PV modules to a refurbished (cleaned and coated) roof

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

PV Layout PV Elevation Drawing Site Plan

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

B1 - Business

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B1 - Business

Is the proposed operation or use

☐ Permanent

☒ Temporary

If Temporary please give details

PV will be on the roof for a period of 25 years and then possibly removed

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

This is just a standard retrofit rooftop solar project that should fall under Permitted Development

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stacey Stone

Date

13/07/2026