

Delegated Decision Report

Application No:	26/0263	Statutory Expires:	Period	11th July 2026
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Site:	Wern Depot Road A Wern Industrial Estate Newport NP10 9FQ		
Proposal:	PROPOSED CONSTRUCTION OF A NEW OFFICE BUILDING		
Applicant:	One2One		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of a parcel of land amounting to approximately 0.02 hectares, located within the Rogerstone West ward of Newport.

2.2 The application site is located within the settlement boundary as defined by the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) (LDP). It is not subject to any Proposals on the LDP Proposals Map, nor any Constraints on the LDP Constraints Map.

2.3 The Natural Resources Wales (NRW) Flood Map for Planning identifies parts of the wider site to be located within Flood Zones 2 and 3 Surface and Small Watercourses.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for the construction of an office building, which would be used in conjunction with the existing storage and distribution business currently operating from the site.

3.2 The office building would measure approximately 11 metres in length, 7.5 metres in width and 4.9 metres in height to the eaves (7.1 metres to the ridge). It would be of light grey render finish under a steel clad roof and include aluminium framed fenestration.

3.3 The floor space would be laid out over two storeys, with a reception area, two office rooms, a kitchen and a disabled W.C. on the ground floor and further office rooms and W.C facilities at first floor level.

3.4 The new office building would be accessed via existing arrangements into the site.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
17/0251	DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF COMMERCIAL UNIT FOR STORAGE AND DISTRIBUTION	Granted with Conditions	11/05/2017
13/0614	CHANGE OF USE FROM FORMER COUNCIL DEPOT TO USE FOR STORAGE AND DISTRIBUTION PURPOSES	Granted with Conditions	06/06/2014

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 8 – Flooding

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 12 – Regional Connectivity

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.

Technical Advice Note (TAN) 23: Economic Development

Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion

5.3 Newport Local Development Plan (2011-2026):

SP1 (Sustainability)

SP9 (Conservation of the Natural, Historic and Built Environment)

SP17 (Employment Land)

SP18 (Urban Regeneration)

GP1 (Climate Change)

GP2 (General Amenity)

GP3 (Service Infrastructure)

GP4 (Highways and Accessibility)

GP6 (Quality of Design)

GP7 (Environmental Protection and Public Health)

T4 (Parking)

5.4 Supplementary Planning Guidance (SPG):

Wildlife and Development SPG (December 2025)

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

2nd Response: No objection subject to conditions.

Following receipt of amended plans, we would update our comments as follows.

The proposed layout now incorporates a partial pedestrian route to the office block but there is no detail of what is actually proposed and it doesn't link to the parking well or the site access at all.

There is reference to cycle storage within the statement, but there is nothing found on the plans. This must be a dedicated, secure, enclosed space with Sheffield style racks, but there appears to be sufficient space to address this via conditions.

We are now advised that HGV parking will be displaced to another site, which is acceptable in principle, but there is insufficient information to demonstrate its availability. In conclusion, we would remove the objection subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation, no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking

or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

No material shall be stacked, stored or deposited outside of the buildings on the site.

Reason: To ensure proper traffic circulation within the site and prevent any impact on amenity.

Notwithstanding the details provided, details of the finish of the access road and pedestrian routes shall be submitted to and approved in writing by the Council as Local Planning Authority prior to the commencement of any site works. The approved works shall subsequently be constructed to those agreed details.

Reason: To ensure that satisfactory access is provided before the development becomes operative in the interests of safety and for the convenience of users.

1st Response: Objection, pending further information.

It is not clear how the site will operate. It appears that the office will displace the HGV parking and the car parking is already used for outdoor storage. The site appears to support two businesses requiring HGVs to access the rear of the property as well as the front, meaning that the roadway must be kept clear.

There are no swept paths provided and there are no internal pedestrian routes or cycle parking.

Highways cannot support the proposals as presented, but would welcome further information/amendment to demonstrate sufficient HGV/commercial and staff parking, manoeuvring space, safe pedestrian routes and cycle provision.

6.2 Environmental Health Officer:

Have reviewed the submitted documents, the proposed development will support its existing storage and storage company on the same location. It will be located within Wern Industrial Estates in Newport and the residents are not closer to the proposed site. Environmental Protection concerns in terms of noise/dust are insignificant hence have no objections to the proposals.

6.3 Senior Scientific Officer:

In terms of air quality in relation to the below application, I recommend the following planning conditions be requested:

- Ultra-low emission vehicle infrastructure:
No development shall commence on site until a scheme of ultra-low emission vehicle (ULEV) infrastructure (for light duty vehicles) within the parking provision has been submitted to the Local Planning Authority (LPA). The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.
Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).
- Access to active travel storage:
No development shall commence on site until suitable cycle storage provision has been agreed with the Local Planning Authority (LPA).
Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

- Sustainable energy / heating systems:
No development shall commence on site until a scheme of sustainable energy / heating systems has been submitted to the local planning authority (LPA). Considerations should include the quality of building insulation, suitability of air source / ground source heat pump or ultra-low emission boiler installation and PV panel fitting. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.
Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

In terms of contaminated land in respect of the below application, I recommend the following planning conditions be requested (due to the land being previously used as a depot that fuel tanks and bulk storage of chemicals may have been present at):

- Land Contamination: No development, (other than demolition) shall commence until:
 - a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the local planning authority (LPA).
 - b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the LPA.
 - c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the LPA.

No part of the development hereby permitted shall be occupied until:

- d) Following remediation a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the LPA.
- e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the LPA and the revised strategy shall be fully implemented prior to further works continuing.
- f) If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the LPA and approved in writing for all the relevant stages in the development process, until all the remediation objectives in that scheme have been achieved. All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11 and other authoritative guidance.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

- Imported material contamination:
Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. No other fill material shall be imported onto the site. This information shall be submitted to and approved in writing by the local planning authority (LPA).
Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

6.4 Drainage: No response received.

6.5 SAB: No adverse comments.

6.6 Public Rights of Way Officer:

While there are no Public Rights of Way that cross the site, Footpath 406/56/1 runs along the North West boundary and the following points have to be considered prior to build:

1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand);

2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion);
3. The fabric of the PROW's must not be adversely affected in any way;
4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.
5. If a PROW needs to be closed to accommodate any work then this must be applied for with a 2 month lead time. The PROW can be closed for 6 months with a possible extension of a further 6 months. An alternative route/diversion would be preferred during the closure and is to be agreed with the PROW Officer.
6. If a permanent diversion were required as part of the build then this would need to be applied for and agreed with the PROW Officer. This would not be guaranteed as is open to public consultation and dependant on any objections. A timeline for this process is not available as dependant on the above it may need to be referred to Welsh Government for an independent assessment and decision.

6.7 Waste Manager: No response received.

6.8 Ecology Officer: No response received.

6.9 Landscape Officer:

The proposal is for a new building within existing industrial use, close to the site frontage. The new building would lie closer to the site frontage than other buildings along the industrial road. Note the proximity of semi-mature trees on the neighbouring frontage.

The proposals will include new planting to the site frontage however the gap between the new building and proposed or existing fence line is not clear and appears too narrow to support planting, in addition visibility splay constraints are not shown.

The proposals plan does not show the extent of any new planting other than states 'increase grass verge, add planting'. The GI statement does not include the extent, character, species, etc for new planting. It is unclear whether the existing steel palisade fencing will be retained or upgraded.

Planting is welcome but would need to lie outside the visibility splay and there should be sufficient room for planting to succeed. Tarmac would need to be removed to the full depth to enable a free draining topsoiled planting bed.

Policy:

The proposal should meet the requirements of GP5 General Development Principles – Natural Environment: vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendation:

Further details are required to be submitted for approval and could be conditioned:

- Soft Landscape/Planting Plan showing planting type, species, size, density.
- Soft landscape maintenance and management plan for five years to cover new planting until established.

It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above. It is recommended that a robust planting character is specified, suitable for the industrial context e.g. hedge with occasional trees.

6.10 Dwr Cymru Welsh Water:

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Water Supply

Dwr Cymru Welsh Water has no objection to the proposed development.

7. PUBLIC REPRESENTATIONS

7.1 The application was advertised by direct notification letter and a Site Notice was displayed. No responses were received.

7.2 ROGERSTONE COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 **Principle of Development:**

- 8.1.1 The application site consists of brownfield land within the defined urban boundary. It is considered that the use of the land for the intended purpose would be consistent with Policy SP18 and the general brownfield strategy within the Local Development Plan.
- 8.1.2 The application details that the proposal seeks to be used in conjunction with the existing storage and distribution business that is operating at the site, therefore supporting economic development in the local area. The general principal of the proposal is regarded as acceptable.
- 8.2 **Visual Amenity/Character and Appearance:**
- 8.2.1 The immediate locality is of mixed character, with various commercial, industrial and leisure uses in the immediate vicinity. In addition, there are residential properties nearby, the closest being sited approximately 25 metres north west from the location of the proposed office unit.
- 5.4.2 The proposal would be sited on existing hardstanding and is considered to be well related to the mixed character of the area. The materials proposed are considered acceptable, as is the overall scale and nature of the development.
- 5.4.3 Some areas of landscaping within the site have been set aside, however adequate details of landscaping have not been included in the submitted documents. As such, the Landscape Officer has recommended that a Soft Landscape Plan is secured via condition. This is considered appropriate.
- 8.3 **Residential Amenity:**
- 8.3.1 As noted above, the application site is located in a mixed use area, with the closest residential property sited approximately 25 metres away from the location of the proposed office building. It is noted that the use of the site is well established and the and the proposal would be used to support the ongoing business operations at the site.
- 8.3.2 The application site has an existing B8 (Storage and Distribution) use and whilst it is proposed to create an office building, the wider use of the site would not change. It is not considered that there would be any additional harm in terms of noise and disturbance to nearby residential properties as a result of the development of the office building. No objection has been raised by the Council's Environmental Health Officer, and there are objections from nearby neighbours, or members of the public.
- 8.3.3 In terms of the physical works, it is not considered that there would be any significant harm to neighbours in terms of loss of privacy, overshadowing or overbearing impacts, given their separation distance from the development and intended use of the building as offices.
- 8.3.5 Based on the above, it is considered that the proposal would have an acceptable impact upon the amenities of surrounding occupiers, in accordance with Policy GP2 of the NLDP (2011 – 2026).
- 8.4 **Highway Safety:**
- 8.4.1 The Local Highways Authority have been consulted on the proposal and whilst an objection to the application was initially raised by them, this has been removed following the receipt of further information.
- 8.4.2 Access into the site would remain as existing and it is also noted that the proposal would not prejudice access to the business operating from land to the rear (south west) of the application site. A partial pedestrian route to the office block is shown on the plans, but it lacks detail and doesn't link to the parking or site access well. Notwithstanding this, the Local Highways Authority have advised that this detail can be conditioned.
- 8.4.3 Other information that has not been provided includes enclosed and secure cycle parking, along with details of electric vehicle charging. Both can be conditioned and will ensure the proposal accords with the sustainability principles within both local and national planning policy and the requirement within Policy 12 of Future Wales for all non-residential development to provide a minimum of 10% EV charging spaces.
- 8.5 **Flooding & Drainage:**

8.5.1 It is noted that parts of the application site are within Flood Zones 2 and 3 Surface and Small Watercourses of the Natural Resources Wales (NRW) Flood Map for Planning. TAN 15 advises that surface water and ordinary watercourse flood risk management are the responsibility of Lead Local Flood Authorities (LLFAs). As such, consultation has been undertaken with the Council's Drainage Team.

8.5.2 The proposed building would be sited on an area which is currently hardstanding. As there would be no increase of impermeable areas there would be no additional surface water runoff as a result of the development. In addition, it is not considered that the proposal would increase flood risk elsewhere. The proposal relates to a well established use and would not alter how the site would generally operate. No response has been received from the Council's Drainage Team and no objections have been raised by Welsh Water.

8.6 **Biodiversity:**

8.6.1 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. Planning Policy Wales (Edition 12) (PPW) reiterates that biodiversity must be maintained and enhanced to enable resilient ecological networks to be built and deliver net benefits for biodiversity. 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.

8.6.2 Furthermore, PPW indicates that a step-wise approach must be taken to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Evidence in the form of a Green Infrastructure Statement should accompany the application to ensure that the step-wise approach has been followed. Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission.

8.6.3 In this instance, the application is accompanied by a Green Infrastructure Statement (GIS) which indicates that the proposal will seek to deliver biodiversity enhancements through the provision of additional soft landscaping, bat access panels and bird nesting boxes. Whilst the Council's Ecology Officer has not provided comments it is considered that this would represent a biodiversity net gain when compared to the existing biodiversity features on site.

8.6.4 Based on the above, it is considered that the proposal would comply with Policy 9 of Future Wales along with Planning Policy Wales (Edition 12) (PPW) in so far as it relates to biodiversity, along with Policy GP5 of the LDP.

8.7 **Land Contamination**

8.7.1 The comments from the Senior Scientific Officer in respect of land contamination in the form of the possible presence of fuel tanks and the bulk storage of chemicals are noted. It is apparent that this issue was also raised during the consideration of previous planning applications at the site. Given this ongoing concern, the previous permissions (13/0614 and 17/0251) imposed a condition relating to unforeseen contamination. Given the current advice, as well as the planning history of the site, it is considered necessary that the previously used be condition be reimposed.

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

7.1 It is considered that the principle of the proposal is acceptable and the development would be compatible with the local area. In addition, the development would be located within a sustainable location and has the potential to bring economic and community benefits.

As such, it is recommended that the application be granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

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

Site Location Plan (SD1174 01B)

Proposed Block Plan (SD1174 02A)

Proposed Floor Plans and Elevations (SD1174 03)

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) The development hereby permitted shall be used only for purposes directly ancillary to, and in conjunction with the primary commercial business operating at the application site known as Wern Depot, Road A, Wern Industrial Estate, Newport, NP10 9FQ and shall at no time form a separate planning unit.

Reason: To ensure that the Local Planning Authority retains appropriate control over the development and to prevent over-intensification of the site.

- (03) 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).
- (04) Prior to the commencement of development, a landscaping and tree planting scheme indicating the number, species, heights on planting and positions of all trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the first occupation or the completion of that development whichever is the sooner. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.
- (05) Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.
Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.
- (06) A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter.
Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport in accordance with the requirements of Policy 12 of Future Wales.
- (07) No material shall be stacked, stored or deposited outside of the buildings on the site.
Reason: To ensure proper traffic circulation within the site and prevent any impact on amenity.
- (08) Notwithstanding the details provided, details of the finish of the access road and pedestrian routes shall be submitted to and approved in writing by the Council as Local Planning Authority prior to the commencement of any site works. The approved works shall subsequently be constructed to those agreed details.
Reason: To ensure that satisfactory access is provided before the development becomes operative in the interests of safety and for the convenience of users.
- (09) Any unforeseen contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Validation Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

NOTES TO APPLICANT

1. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, SP17, SP18, GP1, GP2, GP3, GP4, GP6 and T4 of the Newport Local Development Plan are relevant to the determination of this application.
2. 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.