

Notice of Decision



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**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]
APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT**

Application No: **25/1079**
Application Type: **Agricultural Determination**
Proposal: **PRIOR NOTIFICATION FOR AN AGRICULTURAL DEVELOPMENT (CONCRETE WALLED SILAGE CLAMP AND ASSOCIATED DRAINAGE)**
Site/Location: **Ty Mawr Farm, Lighthouse Road, Newport, South Wales, NP10 8SF**
Decision Date: **12th January 2026**

In pursuance of its powers, under the above legislation, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 16th December 2025. The application was submitted in order to determine whether or not prior approval is required and has been determined as follows:-

PRIOR APPROVAL IS NOT REQUIRED

NOTE TO APPLICANT

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01 This decision relates to plan Nos: 9812 RAC10 - Site Location Plan; 9812 RAC9 - Silage Clamp Elevations.; 9812 RAC8 - Silage Clamp Site Plan; Covering Letter

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

03 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.

04 NRW advise to protect the SSSI, buffer zones of a minimum 7m from works to the top of the ditch bank and 12.5m to the top of ree bank should be implemented in the Gwent Levels. In this buffer there should be no physical development, no storage of materials including soil piles or fuel storage, no refuelling of machinery, and where possible no trafficking of vehicles. This is required to ensure that contamination of reens and impacts on the interest features of the SSSI are avoided.

05 NRW are satisfied that potential impacts on the SSSI from pollution and run-off to watercourse could be mitigated by implementation of appropriate pollution prevention measures. We advise works should be carried out in accordance with GPP5: Works and Maintenance in or near water. NRW must be informed immediately if any discharge of silage or silt occurs to nearby drains and surface waters.

06 The site overlies part of an historic landfill. The applicant should be made aware of the potential for contamination during excavation works. If contaminated land is encountered during excavation, work should cease, and NRW should be contacted to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

The development should be carried out strictly in accordance with the details submitted with the application.

This determination is given on the basis of current legislation. If the determination is not acted upon promptly, anyone wishing to carry out the proposal at a later date would be well advised to check that the statutory provisions have not changed in the meantime.

This decision notice is issued in respect of Planning Legislation only and does not convey any decision which may be required under any other legislation or provisions, such as consent under the Building Regulations.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

All development permitted by Part 6 of the Town and Country Planning (General Permitted Development Order) 1995 (as amended) is subject to the conditions set out in Part 6 of the Order.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
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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).