

Notice of Decision



T Quille
Savills
2 Kingsway
Cardiff
CF10 3FD

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/1100**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0073/RM (PURSUANT TO 06/0471/O) FOR A PERMANENT WAREHOUSE FACILITY AND ASSOCIATED INFRASTRUCTURE. THE CHANGES IS AN INCREASE IN THE SIZE OF THE WAREHOUSE BUILDING.**

Site/Location: **1 Monks Ditch Drive, Indurent Park, Newport, South Wales, NP19 4RH**

Decision Date: **12th February 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 22nd December 2025. The application has been:-

Approved & Conditions

1. Plans: The development shall be implemented in accordance with the following plans and documents:
 - o Drawing 10026 PL01 - Site Location Plan
 - o Drawing 10026 PL03 D - Proposed Site Layout
 - o Drawing 10026 PL04 D - Proposed Site Layout / Vehicle Manoeuvring
 - o Drawing 10026 PL05 B - Proposed Tent Building Details
 - o Drawing 10026 PL07 A - Overall Site Cross SectionReason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Portakabin: The Portakabin shall be installed as shown in Drawing 10026 PL03 D or if not that indicative structure then prior to its installation on site details of the alternative Portakabin's appearance in terms of scale, materials and colour shall be provided to the Council in writing. Following the Council's written agreement the alternative Portakabin structure shall be installed as agreed.
Reason: to ensure the building is of acceptable scale and appearance. Policies GP2 & GP6.
3. Parking & Circulation Space: The approved parking, lighting and the circulation area (East Service Yard) shall be provided fully as approved, including drainage prior to the first beneficial use of the 'Tent' structure and retained thereafter. The East Service Yard shall be completed in concrete or in any other materials as may be submitted to and agreed in writing by the Council.
Reason: to ensure that adequate parking is provided in the interests of highways safety and the free flow of traffic, adequate lighting is provided in the interests of safety and wider amenity, so the site can be adequately drained and so that the new storage structure can be safely accessed and serviced by HGVs in the interests of safety and its efficient operation. Policies GP2, GP3, GP4, GP7 & T4.
4. Net Benefit for Bio-diversity: Within 3 months of this decision a scheme of net benefit for bio-diversity including a timetable for implementation shall be submitted in writing to the LPA. Following the LPAs written agreement the scheme shall be implemented as

agreed including timings and shall be retained and maintained for the lifetime of the development hereby approved.
Reason: to secure net benefit for bio-diversity. Policies SP9, GP5 and PPW12.

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.

1. This decision relates to the following unconditioned documents:
 - o Drawing 10026 PL02 - Existing Site Layout
 - o Document Issue Schedule Rev A
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). The following Policies were relevant to the determination of this application:
 - o SP1 - Sustainability
 - o SP3 - Flood Risk
 - o SP9 - Conservation of the Natural, Historic & Built Environment
 - o GP1 - Climate Change
 - o GP2 - General Amenities
 - o GP5 - Natural Environment
 - o GP6 - Design
3. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.
4. Improved planting on the proposed berm should be considered as a bio-diversity enhancement.

Signed on behalf of the Council



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

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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).