

Notice of Decision



C Timothy
CT Planning Ltd
Overley Lane
Alrewas
Burton On Trent
Staffordshire
DE13 7DF

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0278**

Application Type: **Full**

Proposal: **DEMOLITION OF EXISTING PETROL FILLING STATION AND CAR WASH, AND CONSTRUCTION OF A REPLACEMENT PETROL FILLING STATION, INCLUDING A NEW KIOSK BUILDING, 4 PUMP ISLANDS, FORECOURT CANOPY, LANDSCAPING AND CAR PARKING ARRANGEMENTS,**

Site/Location: **71 Cardiff Road, Newport, NP20 2EN**

Decision Date: **11th December 2025**

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 4th December 2025. 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

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - o Delivery and Servicing Plan (Ref: ST/SC 26234-03e DSP)
 - o Proposed Site Layout (Drawing ref: 15h)
 - o Proposed Access Arrangements (Drawing ref: 26234-06 Rev A)
 - o Cycle Shelter details
 - o Phase I/II Contaminated Land Site Assessment 24/1492.2.1
 - o ADS-18894-9b-Newport-Phase1-EXTERNAL-V2.2-ISC20240224_Report
 - o Wefco Tank Data Sheet
 - o 1884-22 Below Ground Tank Section
 - o Lighting Statement
 - o 1884-12a Building Plans and Elevations
 - o P15710-500(A) Drainage Layout Plan
 - o DTP-3700824-TS-WithApps-1
 - o Cardiff SS Planning and Heritage Statement (001).
 - o 1884-16 Petrol Canopy Details

- o 1884-20 Site Elevations as Existing
- o 1884-18 EV Meter Cabinet and Charge Post
- o 1884-14 Site as Existing
- o P15710-501(A) Impermeable Area Plan
- o P15710 SW Attenuation
- o 1884-1 Site Location
- o 1884-17 Jet Wash Bay Details
- o 1884-13 Proposed Building 3d Views
- o 20-1483 Newport - Cardiff Road PEA
- o 1884-21 Site Elevations as Proposed

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

2. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved. Justification To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, 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. Informative/ advice to applicant The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.
REASON: In the interests of public health in accordance with Policy GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. Prior to the commencement of development above damp-proof course, a scheme of biodiversity net gain shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be completed in accordance with the agreed details and retained for the duration of the use.
REASON: To provide a biodiversity enhancement in line with the aims of Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 - 2025 (Adopted January 2015).
4. Prior to the commencement of development a scheme for the extension of the central reservation to preclude right turn manoeuvres in to the site from Cardiff Road shall be implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority, the works shall thereafter be completed in accordance with the agreed scheme.
REASON: In the interests of the safe and efficient use of the highway network in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
 - Procedures for maintaining good public relations including complaint management, public consultation and liaison
 - Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
 - Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - oProcedures for emergency deviation of the agreed working hours.
 - oMeasures for controlling the use of site lighting whether required for safe working or for security purposes.
 - oMeasures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus

Reason: To protect the amenities of occupiers of other premises in the vicinity
6. The gross retail floorspace hereby permitted shall not exceed 144 square metres and, notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or any Order Revoking or re-enacting that order with or without modification), shall not be used for any purposes other than the sale of convenience goods for consumption off the premises. The retail floorspace hereby approved shall not be subdivided and shall be incidental to the primary use of the land for the sale of fuel unless a further express grant of planning permission indicates otherwise. Reason: In the interests of ensuring the vitality and viability of the retail offering in accordance with Policy R6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
7. Deliveries and servicing to the site shall be limited to 0600 - 2000 hours Monday to Sunday (incl. Bank Holidays) for the duration of the use.
REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
8. Prior to the first beneficial use the access/egress signage as indicated on the approved drawings shall be erected and retained for the duration of the use.
REASON: In the interests of the safe and efficient use of the highway network in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

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 approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and 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. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

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.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

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.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, SP17, SP18, SP19, GP2, GP4, GP5, GP6, GP7, CE1, CE7, T4, R8 and W3 were 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.
3. The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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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).