

12 May 2025

Planning Team
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

Sent via the Planning Portal

Dear Sir / Madam

**PROPOSED WORKS TO BUILDING
UNIT 1, TREGWILYM INDUSTRIAL ESTATE, TREGWILYM ROAD, ROGERSTONE, NEWPORT, NP10 9DQ
PLANNING PORTAL REF: PP-13114160**

Williams Gallagher is instructed by Cicor Newport Ltd (c/o Colliers Building Consultancy Limited) to submit this application for full planning permission for works to the premises at Unit 1 at Tregwilym Industrial Estate, Newport, Rogerstone, Gwent, NP10 9DQ.

Cicor Newport Ltd acquired TT Electronics IoT Solutions Ltd in 2024 and its main premises is located directly to the south of the subject premises.

The proposed development entails works to the roof of the premises as depicted in the enclosed drawings.

Said works, whilst de minimus in nature, require planning permission as they will increase the height of the premises. Indeed, whilst increases in height of industrial buildings can comprise permitted development under Schedule 2, Part 8, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), there are certain restrictions as outlined in the following extract:

"[...] (b) the height of the building as extended or altered would exceed—

- (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres;*
- (ii) in all other cases, the height of the building being extended or altered;*

[...]"

As the height of the premises as extended would exceed 5 metres and the premises is with 10 metres of its curtilage, planning permission is required.

Proposed Works

The proposed works entail the overcladding of an existing asbestos roof in order to facilitate the ongoing use of the premises. The key elements of the proposal include a new pre-painted coated (PPC) steel overclad roof system to be installed over an existing asbestos cement roof – this new roof will be finished in Goosewing Grey, a standard industrial colour.

The proposed overcladding will result in a 300mm increase in roof height to accommodate the new materials. Furthermore, a new plygene or similar gutter liner is proposed to upgrade the existing rainwater drainage and ensure compatibility with the new roof system. Finally, new PPC aluminium coping and fascia trims (also in Goosewing Grey) will be fitted, providing both a functional and aesthetic improvement.

These works aim to encapsulate the existing asbestos roof safely, improve the thermal performance and weather resistance of the premises and modernise its external appearance without requiring complete roof removal.

Planning Policy Compliance

As highlighted above, the proposed works involve the installation of a new PPC steel overclad roof system, encapsulating the existing asbestos roof, along with new gutter lining and fascia treatments. The approach ensures improved building performance, aesthetic enhancement and the sustainable redevelopment of existing employment premises.

Under the Newport Local Development Plan (LDP) 2011–2026, the proposal supports the following key policy objectives:

- Policy GP6 (Quality of Design): the use of modern materials and neutral Goosewing Grey finishes enhances the building's visual appearance and integrates appropriately with the industrial setting;
- Policy GP7 (Environmental Protection and Public Health): the proposed overcladding safely encapsulates asbestos-containing materials, significantly reducing risk to public and occupational health, in line with environmental protection goals; and
- Policy EM1 (Employment Land Protection): by maintaining the site's operational use and enhancing its physical condition, the proposal contributes to the continued viability of designated employment land.

At the national level, the proposal also accords with Planning Policy Wales (PPW, Edition 11):

- in line with Chapter 5 of PPW, the modernisation of the industrial roof improves the functionality and long-term performance of employment premises; and
- consistent with Chapter 6, the development enhances the built form in a sustainable manner, respecting local character while improving environmental performance.

The overcladding method also retains the structural integrity of the original roof while upgrading its condition and performance. This is in accordance with Future Wales which encourages the reuse and adaptation of existing buildings to avoid unnecessary demolition.

The proposal also supports broader sustainability principles:

- it is a Health and Safety Executive (HSE)-compliant method for managing asbestos in situ;
- it reduces embodied carbon through reuse of the existing roof structure; and
- it provides improved drainage performance through the installation of a new gutter lining system, with no adverse impact on runoff or site infrastructure.

Overall, it can be concluded that the proposed works represent a sensitive, efficient and policy-compliant upgrade to an industrial facility, supporting both local economic resilience and national sustainability objectives.

APPLICATION SUBMISSION

This planning application is supported by the following information:

- a completed application form;
- this covering letter which sets out the supporting planning justification for the development;
- the following drawings:

DRAWING NUMBER	REV	DRAWING DESCRIPTION	SCALE
WG-TIE25-D09-001	-	SITE LOCATION PLAN	1:1250 @ A3
WG-TIE25-D09-002	-	SITE BLOCK PLAN	1:500 @ A3
WG-TIE25-B01-001	-	EXISTING ELEVATIONS	1:200 @ A3
WG-TIE25-B03-001	-	PROPOSED ELEVATIONS	1:200 @ A3
WG-TIE25-A03-001	-	PROPOSED ROOF PLAN	1:200 @ A3

Table 1: Drawing Schedule

A Design and Access Statement is not required to accompany the application as the proposed works to which it relates do not comprise "major development".

I would be grateful for confirmation of receipt of the application submission and look forward to early registration and determination. Should you have any queries or require any additional information, please do contact me.

Yours sincerely



Heather Arnell
WILLIAMS GALLAGHER