

Notice of Decision



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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0755**
Application Type: **Full (Major)**
Proposal: **Change of use to B8 Self-storage facility and siting of 144 storage containers**
Site/Location: **Land East Of Lyte Buildings, Road C, Wern Industrial Estate, Newport, South Wales,**
Decision Date: **1st October 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 25th July 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.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
- (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).

REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents:
 - Proposed Self Storage Area (SK)001B
 - Proposed Elevations (Boxwell Unit Elevations 06/15/23)
 - Soft Landscaping Plan TDA.3077.01
 - Landscape Specification & Management Plan
 - Proposed Site Access and Visibility Splays C25052-ATP-DR-TP-001
 - Swept Path Analysis C25052-ATP-DR-TP-002

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 soft landscaping plan as detailed within approved plan TDA.3077.01 shall be implemented in the next planting season following the first beneficial use of the development and shall thereafter be maintained in strict accordance with the details contained within approved document Landscape Specification & Management Plan for the lifetime of the development.

Reason: In the interests of biodiversity and visual impact in accordance with Policy 9 of Future Wales, Chapter 6 of Planning Policy Wales and Policies GP5 and GP6 of the Newport City Council Local Development Plan.

- 03 No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6metres above footway. The visibility splays shall thereafter be maintained clear of any obstruction and shall be retained at all times for the lifetime of the development.
Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.
- 04 Notwithstanding the details contained within the approved plans, any gate or other form of barrier across the access shall be positioned at least 5 metres back from the nearside edge of the highway boundary and shall be constructed to open into the site only.
Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.
- 05 Prior to the beneficial use of the development hereby approved the southern access point shall be permanently closed off in accordance with the details contained within approved plan TDA.3077.01 and Site Layout in Context.
Reason: To limit the number of access points to, and to maintain the proper construction of, the highway in the interests of road safety.
- 06 The access, size, colour and general arrangement of containers shall be carried out strictly in accordance with the details shown on the approved plans and maintained as such thereafter. Containers shall not be stacked or stored in areas other than shown on the approved plans and the vehicle circulation area must be kept clear at all times.
Reason: In the interests of highway safety and the visual amenity of the area.

NOTE TO APPLICANT

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

As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

EIA Screened – ES Not Needed: () 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.

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 decision which may be required under any other legislation or provisions, such as the 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.

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.

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.

Informative:

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

Signed on behalf of the Council



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

Newport City Council
Regeneration and Economic Development
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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).