

Delegated Decision Report

Application No:	25/0707	Statutory Period Expires:	7th November 2025
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Site:	Unit 1 Newport West Food Park Port Road Maesglas Retail Park Newport		
Proposal:	INSTALLATION OF THREE RAPID ELECTRIC VEHICLE CHARGING STATIONS AND ANCILLARY EQUIPMENT		
Applicant:	J Mulley		
Type:	Full	Ward:	Pillgwenlly
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located to the south and east of the Starbucks unit (Unit 1) on Port Road, within the Pillgwenlly Ward. Newport West Food Park comprises three food-serving units in total with associated parking. The application site lies within Flood Zone 3.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the installation of three electric vehicle charging points , a feeder pillar and CCTV equipment at Newport West Food Park. The three charging points will be located in parking spaces to the front of the Starbucks unit. Currently, there are four parking spaces in this area, which will be reduced to three to accommodate the EV charging units. Each charging unit will measure approximately 1.3m wide, 2.2m high, and 0.7m deep. The feeder pillar will be positioned to the east of the Starbucks unit, with dimensions of 2.27m in height, 2.02m in width, and 0.83m in depth. An underground cable will connect the feeder pillar to the EV charging points.

4. RELEVANT SITE HISTORY

4.1 None.

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 8 – Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 12 – Regional Connectivity

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

4.1.41 - To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new

development.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), SP1 (Sustainability) and SP3 (Flood Risk) of the Newport Local Development Plan (2011 – 2026) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Parking Standards and Sustainable Travel Supplementary Planning Guidance is relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 ***Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice.***

Flood Risk

The planning application proposes less vulnerable development (installation of three EV chargers and ancillary equipment). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers/ Sea).

Given the scale of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

6.2 ***Highways:*** No objection.

6.3 ***Environmental Health:*** No response received.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 18.09.2025, Site Notice was put up on 26.09.2025.

7.1 NEIGHBOURS: 7no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 **Visual Amenity**

8.2.1 The proposed EV charging points would not appear out of place within the application site, as such infrastructure is considered typical paraphernalia commonly found within industrial areas. Their scale and design are consistent with the functional character of the site, and they would integrate appropriately into the existing setting without causing visual harm or disrupting the site's overall appearance.

8.2.2 The installation of CCTV in this context is considered acceptable and would not be out of keeping with the character in this type of location. Such security measures are commonly found in similar settings and are considered appropriate within this setting. However, as the submitted plans indicate that the CCTV may be subject to relocation, a condition will be imposed requiring the exact location of the equipment to be confirmed prior to its installation.

8.3 **Residential Amenity**

8.3.1 There would be no impact on residential amenity as there are no residential properties within the setting of the application site.

8.4 **Highways**

8.4.1 Although the proposals would result in the loss of a parking space to accommodate the installation of EV charging stations, sufficient parking provision for the site would remain. The Highways Officer has confirmed no objections to the proposals, noting that the parking provision remains proportionate to the site's use. Furthermore, the introduction of EV charging infrastructure supports the shift towards more sustainable transport options and aligns with the aims of Planning Policy Wales Edition 12, which encourages the provision of infrastructure that supports sustainable travel. As such, the proposals comply with Policy GP4.

8.5 **Flooding**

8.5.1 The application site is situated within flood zone 2 and 3. The development represents less vulnerable development. As such, a Flood Consequences assessment is not considered necessary in this case. It is not anticipated that the infrastructure would have an impact on flood risk, in accordance with policy SP3.

8.6 **Biodiversity**

8.6.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.

8.6.2 In this case, a GI statement has been submitted to accompany the application, outlining that there is no opportunity to provide a net biodiversity gain. Whilst typically a biodiversity enhancement scheme would be requested, due to the limited scale of the development, an on-site enhancement would not be appropriate. Given the scale of development and that the proposal is located within a developed area with little to no biodiversity benefit, it would be disproportionate to request an off-site biodiversity enhancement scheme.

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The proposals would not result in an adverse negative impact on the character of the area or residential amenity. Whilst the parking arrangement would alter, adequate parking remains. The proposals support the aims of Planning Policy Wales 12 and are considered acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 10818 - 0001_02 Location and Block Plan_Rev B, 10818 - 0001 02- Location and Block Plan Rev A, 0818 - 0001 01-PL Planning Site Layout Rev B, 001 59 Equipment Elevations - CCTV - Including Cabling Details (Underground) Rev B, 001 58 - Equipment Elevations - BYD 160kW Single Arm Charger Rev A, 001 29- Equipment Elevations - BYD 160kW Charger Rev C., 001 27 - Equipment Elevations - Feeder Pillar RMC2100 with Spacer Rev B, Net Biodiversity Benefit Statement

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 Prior to its installation, full details of the location of the CCTV pole shall be submitted to the Local Planning Authority. The CCTV pole shall then be installed fully in accordance with the details as approved.

Reason: In the interests of public amenity

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP1 and SP3 were relevant to the determination of this application.

02 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.