

Delegated Decision Report

Application No:	26/0398	Statutory Period Expires:	18th September 2026
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Site:	1 Harlech Retail Park Cardiff Road Newport South Wales NP20 3BA		
Proposal:	REFURBISHMENT OF EXISTING RETAIL UNIT (CLASS A1) COMPRISING EXTERNAL ALTERATIONS AND ASSOCIATED WORKS		
Applicant:	T J Morris Limited		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 A S73 application (26/0125) for the variation to the wording of Condition 08 of planning permission 93/0261 was granted with conditions on 21st May 2026 to allow the open A1 Retail sales from Unit 1 including up to 30% of the sale floor space (704sqm) for food and drink sales.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is Unit 1 of the Harlech Retail Park, an out of centre retail destination located on Cardiff Road, in the Gaer Ward.
- 2.2 Unit 1 is one of five units on site, which share a large car park. The other units include a Tesco Extra store, Hobbycraft, City Carpets and Curry's PC World. In the northern corner of the site there is a Tesco petrol filling station and a drive thru McDonalds restaurant.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking planning permission for the refurbishment of Unit 1 Harlech Retail Park, in the Gaer ward.
- 3.2 The proposed works are required to facilitate the reoccupation of the unit by Home Bargains, following approval of 26/0125 to open up the A1 use of the site.
- 3.3 The proposed works as stated in the Covering Letter is summarised as follows;

Northeast Elevation / Storefront

- New stainless-steel bollards to be provided to the footpath along the storefront
- New double bay trolley shelter
- New cycle shelter (accommodating 10no. cycles)
- Removal of existing window and infill with brickwork to match existing
- Removal of the small brick feature pod to store front
- Alterations to store frontage to include new glazed shopfronts
- Alterations and new cladding to existing entrance feature canopy
- Refurbishment to existing glazed canopy to store front

Northwest Elevation / External Display Area

- Infilling of existing door. To be infilled with brickwork to match existing
- Removal of 2no. external display entrances with associated glazing. To be infilled with brickwork to match existing
- 1no. new external display entrance with external shutter ▪ Canopy and enclosure to be refurbished and resurfaced
- Regrading of existing paving to new door positions

Southwest Elevation / Service Yard

- New stainless-steel bollards to be provided in the service yard
- New condensers and mesh enclosure
- Regrading of concrete surfacing to service yard to new door positions
- New door positions to the rear of the unit and infilling of existing doors / shutters

Southeast Elevation

- Installation of 1no. door
- Removal of existing delivery area canopy and reinstatement of cladding where removed

Unit Roof

- Removal of pitched roof above entrance feature canopy and replaced with flat roof
- New roof access system and MEWP landing pad.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
93/0261	Development of superstore, petrol filling station, DIY retail warehouse with garden centre, associated access works, car parking areas, engineering works and landscaping	Granted with Conditions	31 st March 1993
95/0289	Development of superstore, non food retail warehouse, garden centre and associated works (approval of Reserved Matters in respect of application no. 93/0261/O)	Approved with Conditions	30 th June 1995
26/0125	Variation of condition 8 of planning permission 93/0261/0 to allow open a1 retail sales from unit 1 including up to 30% of the sales floorspace (i.e. 704sqm) for food and drink sales.	Granted with Conditions	21.06.2026

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 9 - Resilient Ecological Networks and Green Infrastructure

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.

5.3 Technical advice note (TAN) 4: retail and commercial development

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP18 – Urban Regeneration
- GP1 – Climate Change
- GP2 – General Amenity
- GP4 – Highways & Accessibility
- GP5 – Natural Environment
- GP7 – Environmental Protection & Public Health
- T4 - Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE: SHOPFRONT DESIGN

6. CONSULTATION RESPONSES

- 6.1 Natural Resources Wales: No objection.
- 6.2 Welsh Water Dwr Cymru: No objection.
- 6.3 Highways: No objection.
- 6.4 Environmental Health: No objection.
- 6.5 Trees: No objection.
- 6.6 Landscape: No objection. Refers to Ecology for enhancement comments.
- 6.7 Ecology: No response.
- 6.8 Drainage: No response.
- 6.9 SAB: No objection.
- 6.10 Waste: No response.

7. PUBLIC REPRESENTATIONS

- 7.1 Neighbour notification letters were sent on 15th July 2026 and Site Notice was put up on 24th July 2026. 22no. neighbours were consulted and no responses have been received to date.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The proposed development is for the refurbishment of an existing vacant retail unit located within the urban boundary to facilitate its use for a new operator.
- 8.1.2 The principle of development is acceptable, subject to all relevant material planning considerations being suitably addressed.

8.2 Design, Character and Appearance:

- 8.2.1 There are a number of external alterations proposed to the building in order to facilitate its use by the proposed new occupier. These have been set out in full in Section 3 of this report, and the most prominent alterations are contained within Northeast storefront elevation.

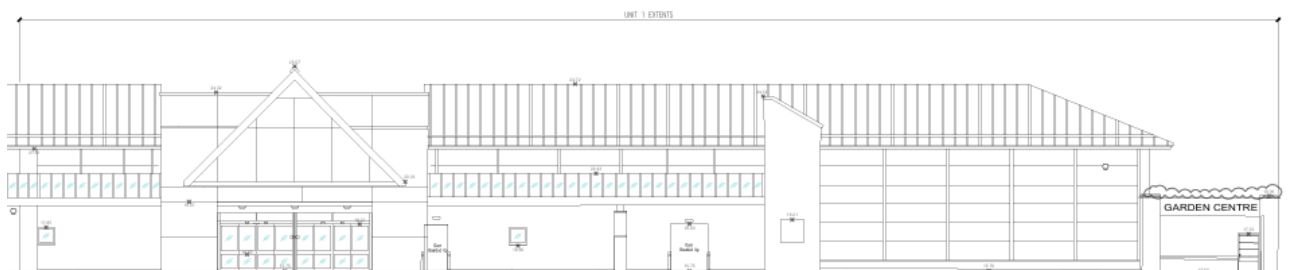
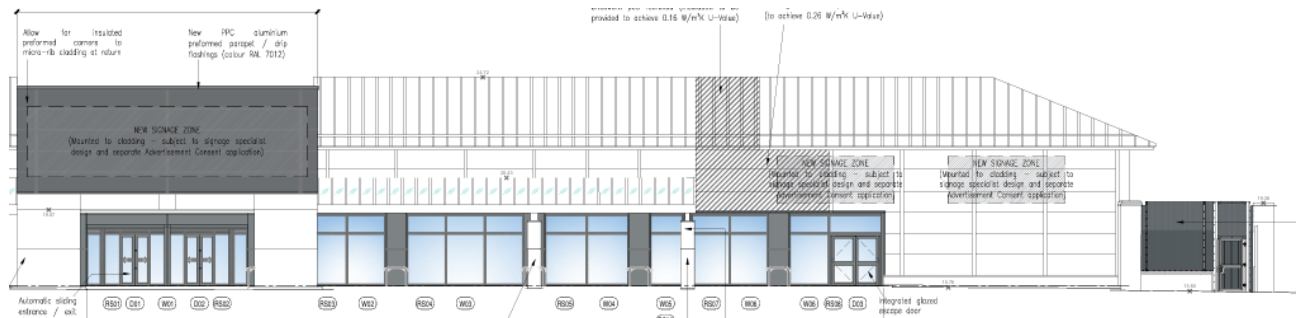


Figure 1 – Existing Storefront Elevation

- 8.2.2 The most notable alterations are to the fenestration, which sees the installation of floor height aluminium windows, installation of new automatic sliding access doors to the shop entrance/exit, removal and replacement of cladding, installation of signage zones (adverts require advertisement consent), removal of triangular shop entrance feature and replacement with micro rib cladding.



8.2.3 External alterations include alterations to rear service yard and the installation of fencing to separate from external shop display area, installation of bollards and two trolley bays to shop frontage, new external concrete landing ramp to fire exit, cycle storage amongst other smaller alterations.

8.2.4 Overall, the proposed external alterations are considered to provide a more modern and up to date appearance to the building whilst ensuring it remains in keeping with the other buildings and general character of the retail park.

8.2.5 The proposal complies with Policy GP2(i) and GP6 of the NLDP 2011-2026 (adopted January 2015).

8.3 Residential Amenity:

8.3.1 The operational development proposed for the refurbishment is limited to physical alterations to the existing building and its footprint. The proposal does not include any extension of the existing building or works that could result in an adverse impact on the residential amenity of neighbouring residential properties.

8.3.2 The proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

8.4 Highway Safety:

8.4.1 The proposed alterations do not impact the existing parking or layout of the site. As such, there are no highways implications as a result of the development and no objection has been confirmed by the Council's Highways Officer.

8.4.2 Cycle storage is provided to the front of the unit for customers to use, and this is welcomed. However, there is no change of use or intensification of use as part of this proposal that would trigger a requirement for this and as such, it would not be reasonable to control implementation of this via a planning condition.

8.4.3 The proposal complies with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

8.5 Biodiversity:

8.5.1 Chapter 6 of *Planning Policy Wales* (PPW), Edition 12 (February 2024), requires planning authorities to maintain and enhance biodiversity in the exercise of their functions. The policy promotes the delivery of a net benefit for biodiversity, whereby development should leave biodiversity and ecosystem resilience in a demonstrably better state than before development takes place, delivering both immediate and long-term ecological benefits. PPW also requires the submission of a Green Infrastructure Statement (GIS), proportionate to the scale and nature of the proposed development, demonstrating how green infrastructure has informed the design process and how the stepwise approach has been applied to avoid, minimise, mitigate and compensate for impacts on biodiversity. Where relevant, proposals should incorporate appropriate enhancement measures to secure a net benefit for biodiversity.

8.5.2 A GIS has been submitted in support of the application, and given that the application is predominantly limited to alterations to the existing building existing GI features including trees across the wider site remain unimpacted by the development. Given the nature of the proposal, opportunities for enhancement through the provision of landscape planting are generally accepted as being limited. However, the proposal does include the installation of a bird box to the south east elevation 5 metres above ground level and away from any proposed wall mounted lighting as advised by the project ecologist. This is considered to be proportionate to the development and acceptable.

8.5.3 The proposal complies with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and PPW12.

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 proposed development is considered to be acceptable and complies with the relevant policies of the Newport Local Development Plan 2011-2026 (adopted January 2015).

10.2 The application is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

Approved Plans & Documents

01 The development shall be implemented in accordance with the following plans and documents: Drawing No.106 D – Proposed Site Layout; Drawing No. 107 C – Proposed Floor Plan; Drawing No. 108 E - Proposed Elevations; Drawing No. 109 B – Proposed Roof Plan.

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

Pre –occupation conditions

Installation of Bird Box

02 Prior to the first use of the development hereby approved, the proposed bird box as shown on the approved plans shall be installed and retained in that state thereafter.

Reason: To provide biodiversity enhancement at the site in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and Chapter 6 of PPW12.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; Covering Letter; GIS; Existing Site Plan; Existing Floor Plans; Existing Elevations.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP18, GP1, GP2, GP4, GP5, GP7, T4 were relevant to the determination of this application.

03 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.

04 Separate Advertisement Consent is required under the Town and Country Planning (Control of Advertisements) Regulations 1992.