

Notice of Decision



L Griffiths-Downing
Asbri Planning Ltd.
Unit 9
Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0924**
Application Type: **Full**
Proposal: **CONSTRUCTION OF AN OFFICE CENTRE (B1) AND ASSOCIATED WORKS**
Site/Location: **Land To North Of Phoenix House, Buchanan Way, Newport, South Wales,**
Decision Date: **15th 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 28th October 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. Approved Plans & Documents

The development shall be implemented in accordance with the following plans and documents; 1350_P.02A Proposed Site Plan; 1350 PB.01 - Ground Floor Plan; 1350 PB.02 - First Floor Plan; 1350PB.03 - Elevations/Roof and 3D Image; Drawing No. 1350_P.03 Site Sections; Green Infrastructure Statement; FRA & Drainage Statement Rev B; Site Assessment Survey (Preliminary Ecological Appraisal) Ecological Services Ltd (6th August 2025).

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- commencement conditions

2. Scheme of Soft Landscaping and Landscape Environment Management Plan

Notwithstanding the information submitted, prior to the commencement of development a scheme of soft landscaping, hedge and tree planting for the site (indicating the location, numbers, species and heights of tree, hedge and other planting) and a Landscape Environment Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter the trees, hedges, grasses and shrubs shall be maintained in accordance with the LEMP for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment

phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation and maintenance/management of the soft landscape scheme and green infrastructure in the interests of visual amenity, ecological enhancement and placemaking having regard to policies SP1, GP2, GP5 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Pre - construction conditions

3. External Materials

Prior to the construction of the building's façade, final details/samples of materials and finishes to be used on the external surfaces of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

4. Details of Hard Surfacing

Prior to the laying of any hard surfacing on site, details and specifications shall be submitted to and approved in writing by the Local Planning Authority. The hard surfacing shall be provided as per the approved plans prior to the first beneficial use of the development hereby approved and retained thereafter.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

5. Ecological Enhancement Measures

Prior to the construction of the building hereby approved, final details of a scheme of ecological enhancement (as referred to in the GIS and PEA) for the site and timings for their inclusion shall be submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be provided in accordance with the approved details and timing for inclusion.

Reason: To ensure suitable ecological enhancement of the site is secured, in accordance with Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Pre-occupation conditions

6. Hydraulic Modelling Assessment/Water Supply

No buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local water supply network, at which the development shall connect, have been completed as identified in a Hydraulic Modelling Assessment that has firstly been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is served by a suitable potable water supply in accordance with Policy SP1, SP4 and GP3 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

7. Boundary Treatment Details

Prior to the first beneficial use of the development hereby approved, the 2.40 metre high black Paramesh fence shall be installed in accordance with the approved plans and retained in that state thereafter.

Reason: In the interest of visual amenity and good design in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

8. Parking Provision

Prior to the occupation of the building hereby approved, the associated parking (including provision of Electric Vehicle Charging Points) as per the approved plans shall be provided in full and thereafter retained available for use at all times.

Reason: In the interests of adequate parking provision and matters of highway safety in accordance with Policy GP4 and T4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

General conditions

9. Ecological Mitigation Measures

The proposed development shall be undertaken in accordance with the mitigation measures set out in the 'Conclusions and Recommendations' section of the approved document 'Site Assessment Survey (Preliminary Ecological Appraisal) Ecological Services Ltd (6th August 2025)'.

Reason: In the interests of preserving and mitigating biodiversity at the site in accordance with Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

10. Use Class Restriction

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order, the proposed development shall be used for the B1 Office use only and for no other purpose, including any purpose in Class B1 or any permitted change of use of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provisions equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The application has been assessed on the basis that the development is Class B1 - Office only and to protect from permitted changes to alternative uses that could potentially harm neighbouring amenity, parking and highway safety in accordance with Policies GP2, GP4 and T4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

1. This decision relates to plan Nos: 1350 LP.01 - Site Location Plan; 1350 P.01 - Existing Site Plan; 1275.01 Rev A_SOFT LANDSCAPE PROPOSALS; Planning Statement; Transport Statement (October 2025).
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP2, SP9, SP17, GP1, GP2, GP3, GP4, GP5, GP6, GP7, EM1, T4, T5 and W3 were relevant to the determination of this application.
3. 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 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of 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).