

Notice of Decision

REV 01



R Hunt
Stephenson Halliday Ltd
12 Royal Scot Road
Pride Park
Derby
DE24 8AJ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0069**
Application Type: **Full (Major)**
Proposal: **CONSTRUCTION AND OPERATION OF A MILL INCLUDING STORAGE OF RAW MATERIALS, TO PRODUCE 'GREEN' CEMENT FROM RECYCLED, NON-HAZARDOUS, WASTE MATERIALS, STORAGE OF THE PRODUCT AND ONWARD DISTRIBUTION**
Site/Location: **South Dock, East Way Road, Alexandra Docks, Newport, South Wales,**
Decision Date: **23rd 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 21st March 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

- 1 The development shall be implemented in accordance with the following plans and documents:
 - Figure 1 Location Plan
 - Site Plan (6023UK - AR - 1001 – G)
 - Site Plan with Elevations and Planting (6023UK_AR_PL_1001-F)
 - Landscape Planting Plan (1000 Rev 00)
 - Shadow Habitat Regulations Assessment (RSE_7345_R2_V3_HRA)
 - WEBS DATA - SEVERN EST
 - WEBS DATA - EBBW MOUTH
 - Flood Consequence Assessment: South Dock, ABP (ref: 3490703 SH Newport Docks\RPRT FCA Newport) (June 2024)
 - NEWPORT HARBOUR: ARBORICULTURAL ASSESSMENT (RSE_7345_L1_V1)
 - Biodiversity Air Quality Screening Assessment (J10-14834A-10-2-F1)
 - Transport Assessment (230613)
 - Transport Assessment: Addendum (30613/TAA/01)

- Landscape and Visual Appraisal CEM Minerals (October 2024)
 - Noise Impact Assessment - 2062040-RSKA-RP-001-(02)
 - Phase 1 Desk Study - 315426 R01 (01)
- Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based
- 2 The scheme of landscaping and tree planting as detailed on approved plan 'Landscape Planting Plan (1000 Rev 00)' shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the first beneficial use of the development. Thereafter the trees and shrubs shall be maintained 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. For the purpose of this condition, a full planting season shall mean the period from October to April.
Reason: To secure the satisfactory implementation of the proposal.
 - 3 Any unforeseen contamination encountered during development shall be notified to the Local Planning Authority in writing as soon as is practicable and all development shall cease on site, unless approved in writing by the Local Planning Authority. An appropriate ground investigation and/or remediation strategy of the affected area shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on any affected part of the site. Following remediation and prior to the occupation of any affected building, a Completion/Validation Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.
 - 4 Prior to the beneficial operation of the use hereby permitted, the parking, loading and access areas shall be provided and surfaced as indicated on the approved plans and individual parking spaces clearly marked on the surface. Thereafter, these areas shall be kept available for those purposes at all times.
Reason: To ensure that adequate off-street parking provision is made in the interests of highway safety.
 - 5 Prior to the beneficial operation of the site a scheme providing a minimum of 3 x Electric Vehicle Charging spaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to first beneficial use and retained and maintained as such for the lifetime of the development.
Reason: To comply with the aims and objectives of Future Wales Policy 12
 - 6 Prior to the beneficial operation of the development hereby permitted a scheme providing cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to the first beneficial use and retained and maintained as such for the lifetime of the development.
Reason: To comply with the aims and objectives of PPW12, Llwybr Newydd is the Wales Transport Strategy 2021 and Policy GP4 of the Newport City Council Local Development Plan.
 - 7 No development shall be commenced until details/samples of materials and finishes to be used on the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out using the approved materials.
Reason: To ensure that the development is completed in a manner compatible with its surroundings.

26/0382 – Partial Discharge by Newport City Council on 2nd September 2026.

- 8 Prior to the construction of any boundary treatment on site a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved in accordance with the approved details prior to first beneficial use of the development hereby permitted and shall be retained thereafter for the lifetime of the development.
Reason In the interests of highway safety
- 9 No goods or materials of any kind shall be stored externally at any time at a height exceeding 25 metres above ground level in accordance with the details contained in approved plan 6023UK_AR_PL_1001-F.
Reason: In the interests of visual amenity.
- 10 No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:
 - Construction methods: details of materials, how waste generated will be managed;
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
 - Soil Management: details of topsoil strip, storage and amelioration for re-use.
 - CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
 - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
 - Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
 - Traffic Management: details of site deliveries, plant on site, wheel wash facilities
 - Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
 - Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
 - Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

26/0382 – Partial Discharge by Newport City Council on 2nd September 2026.

- 11 Prior to occupation of the development hereby approved, a septic tank shall be installed in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority. The septic tank shall thereafter be operated and maintained in accordance with the manufacturer's details.
Reason: To ensure the development is served by suitable means of foul drainage in accordance with Policy GP7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 12 The development hereby approved shall be constructed using Auger piling only.
Reason: For the protection of the environment during construction.
- 13 The Finished Floor Levels shall be constructed in strict accordance with the details within section 7.2 of the Flood Consequence Assessment: South Dock, ABP (ref: 3490703 SH Newport Docks\RPT FCA Newport) (June 2024) and shall be maintained as such for the lifetime of the development.
Reason: To manage the risk of flooding on site.

NOTE TO APPLICANT

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

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.

It is considered that the decision has been made in conformity with the Marine Policy Statement (2011) and in accordance with marine national planning policy contained within the Welsh National Marine Plan (2019) as demonstrated in the assessment of this proposal.

Regard should be had to BS 5228: Noise and Vibration Control on Construction and Open Sites and BS 5228-4 Code of Practice for Noise and Vibration Control Applicable to Piling Operations.

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.

The activity proposed in this planning application may require an environmental permit or exemption under The Environmental Permitting (England and Wales) Regulations 2016. An environmental permit or exemption must be in place before any waste activity takes place on site.

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.

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



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

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

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).