

Notice of Decision



T Quille
Savills
2 Kingsway
Cardiff
CF10 3FD

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0400**

Application Type: **Renewals and Variation of Conditions**

Proposal: **SECTION 73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS), CONDITION 3 (PARKING AND CIRCULATION) AND CONDITION 4 (NET BIO DIVERSITY BENEFIT) OF 25/1100 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0073/RM (PURSUANT TO 06/0471/O) FOR A PERMANENT WAREHOUSE FACILITY AND ASSOCIATED INFRASTRUCTURE. AMENDMENTS INCLUDE CHANGES TO LAYOUT TO ACCOMMODATE A LARGER TENTED WAREHOUSE FACILITY**

Site/Location: **Land Known As Celtic Business Park, Queensway, Llanwern, Newport, South Wales,**

Decision Date: **10th September 2026**

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 3rd June 2026. The application has been:-

Approved & Conditions

1. Plans: The development shall be implemented in accordance with the following plans and documents, other than as amended by any conditional discharges:
 - o Drawing 10026 PL01 - Site Location Plan
 - o Drawing 10026 PL07B - Overall Site Cross Section
 - o Drawing 10026 PL08 - Proposed Site Layout (Revised) External Finishes Vehicle Manoeuvring
 - o Drawing 10026 PL09 - Proposed Tent Building Details (Revised)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. Pre - construction conditions

Lighting: No new external lighting columns or light fittings shall be installed on the site until such a time as details of that lighting including an isolux drawing for the new lighting has been submitted to and agreed in writing by the LPA. No external lighting shall be installed thereafter other than as agreed by the LPA.

Reason: to protect the sensitive re-environment from excessive lighting in the interests of bio-diversity, primarily bats and to prevent unnecessary light pollution. Policies SP1, GP2, GP5 and GP7.
3. Surface water drainage and hydrocarbons: Prior to the first beneficial use of the hardstanding hereby approved details of how surface water will be drained from that hardstanding including details as to how hydrocarbons will be prevented from entering surface waters or ground waters either directly or indirectly shall be provided in writing to the LPA. Following the written agreement of the LPA the drainage mechanism and means of removing hydrocarbons shall be installed as agreed before the first use of the hardstanding and shall be retained as agreed for the lifetime of the development. No hydrocarbons from the hardstanding shall be allowed to enter surface or groundwaters.

Reason: to control runoff in the interests of flood prevention and to protect surface and ground waters from pollution. Policies SP1, SP4, GP1 & GP7.

4. Pre -occupation conditions

Parking & Circulation Space: The approved access, parking and vehicle circulation spaces shall be provided fully as approved prior to the first beneficial use of the New Warehouse Facility 'Tented' structure hereby permitted and shall be retained and kept available for those uses thereafter. The vehicle circulation spaces shown light brown in Drawing 10026 PL08 shall be completed in concrete or in any other materials as may be submitted to and agreed in writing by the Council.

Reason: to ensure that adequate parking is provided in the interests of highways safety and the free flow of traffic and so that the new storage structure can be safely accessed and serviced by HGVs in the interests of safety and its efficient operation. Policies GP2, GP4, GP7 & T4.

5. Other Conditions Requiring the Submission of Information

Net Benefit for Bio-diversity: Within 3 months of this decision details of a scheme of net benefit for bio-diversity including a timetable for implementation and a management programme that is informed by Paragraphs 5.8 & 5.9 of the submitted Preliminary Ecological Appraisal (Soltys Brewster, May 2026) shall be submitted in writing to the LPA. Following the LPAs written agreement the scheme shall be implemented as agreed including timings and shall be retained and maintained for the lifetime of the development hereby approved.

Reason: to secure net benefit for bio-diversity. Policies SP9, GP5 and PPW12.

6. General conditions

Site clearance: the site shall be cleared in accordance with the methodologies and timings described at Paragraphs 5.3, 5.4 and 5.6 of the Preliminary Ecological Appraisal (Soltys Brewster, May 2026).

Reason: to protect the interests of nesting birds and any herptiles that may be on the site. Policies SP1 & GP5.

7. Portakabin: The Portakabin shall be installed as shown in Drawing 10026 PL03 D held on file 25/1100 or if not that indicative structure then prior to its installation on site details of the alternative Portakabin's appearance in terms of scale, materials and colour shall be provided to the Local Planning Authority in writing. Following the LPA's written agreement the alternative Portakabin structure shall be installed as agreed.

Reason: to ensure the building is of acceptable scale and appearance. Policies GP2 & GP6.

NOTE TO APPLICANT

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.

1. This decision relates to the following unconditioned plans & documents:
 - o Covering Letter dated 22.05.2026
 - o Document Issue Schedule
 - o PRELIMINARY ECOLOGICAL APPRAISAL (May 2026)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). The following Policies were relevant to the determination of this application:
 - SP1 - Sustainability
 - SP3 - Flood Risk
 - SP9 - Conservation of the Natural, Historic & Built Environment
 - GP1 - Climate Change
 - GP2 - General Amenity
 - GP5 - Natural Environment
 - GP6 - Design
3. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.
4. This Decision should be read in conjunction with that for Outline Planning Permission 06/0471 since conditions of that permission remain relevant and enforceable to the development approved under this decision.
5. Nesting birds and herptiles may be present on the site and clearance works should be undertaken in accordance with Section 5 of

the Preliminary Ecological Appraisal (May 2026). It is an offence under Section 1 of the Wildlife and Countryside Act of 1981 to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built, or to intentionally kill, injure or take chicks or adults, or intentionally take or destroy any eggs. Various reptiles and amphibians are also protected under the same Act. If you encounter active bird nests or reptiles / amphibians whilst undertaking works you should cease work and seek ecological advice.

Signed on behalf of the Council



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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).