

Delegated Decision Report

Application No:	25/0361	Statutory Period Expires:	15th July 2025
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Site:	<i>Units 1 And 2 Tregwilym Industrial Estate Rogerstone Newport South Wales</i>		
Proposal:	<i>OVERCLADDING OF EXISTING ASBESTOS ROOF</i>		
Applicant:	<i>Cicor Newport Ltd</i>		
Type:	Full	Ward:	Rogerstone East
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is an industrial unit occupied by Cicor Newport Ltd, located within Tregwilym Industrial Estate in the Rogerstone East ward. The Flood Maps for Planning identifies that the application site is situated within Flood Zone 3. A Public Footpath runs to the north of the application site. The unit has a footprint approximately 7310 sq. metres and currently has a roof that has two pitches with a maximum height of 8.5m.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the over cladding of an existing asbestos roof in order to facilitate the ongoing use of the premises. The proposals include a new pre-painted coated steel overlaid roof system, which will be installed over an existing asbestos cement roof. The roof will be finished in grey. The proposed cladding will result in the height increase of 300mm, taking the total roof height to 8.8m.

4. RELEVANT SITE HISTORY

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 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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP5 (Natural Environment), GP6 (Quality of Design) and SP3 (Flood Risk) of the Newport Local Development Plan 2011-2026 (adopted January 2015) are relevant to the determination of this application.

5.4 TECHNICAL ADVICE NOTES

- 5.4.1 TAN12 (Design), TAN15(Development, Flooding and Coastal Erosion) and TAN23 (Economic Development) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

- 6.1 **Natural Resources Wales:** No comments to make on the application.

- 6.2 **Ecology Officer:** I would have no objection to this application as the existing buildings are not likely to support roosting bats so I would not ask for a bat survey.

There may be nesting birds such as seagulls on the roof so we should remind the Applicant that nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

- 6.3 **Drainage Manager:** Having reviewed the submitted information, a SAB application may be required.

- 6.4 **Contamination Officer:** No response received.

- 6.5 **Senior Scientific Officer:** No response received.

- 6.6 **Environmental Health Officer:** No response received.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 20.05.2025, Site Notice was put up on 23.05.2025.

- 7.1 NEIGHBOURS: 3no. neighbours were consulted. No representations were received.

- 7.2 ROGERSTONE COMMUNITY COUNCIL: No representations were received.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site comprises an existing industrial unit that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The current asbestos roof is in a dilapidated state and the replacement roof would encapsulate the asbestos materials. The replacement roof is required to prolong the use of the building. Therefore, the principle of development is accepted.

8.2 Visual Amenity

- 8.2.1 The unit is located within an industrial estate which is typically characterised by utilitarian buildings of a similar scale and design. The existing building is comparable in height with other units within the industrial estate. The design of the cladding is in keeping with the appearance of the existing roof and the roofs of nearby buildings and the 0.3 metre increase in height is marginal, causing no detrimental impact on the visual amenity or character of the surrounding area. Materials include a new pre-painted coated steel overlaid roof system, in grey, which is considered to be acceptable. The new roof cladding is considered to be an improvement to the appearance of the existing roof, which appears to be deteriorating. There would be no additional impact on the views afforded from the Public Right of Way to the north. The proposals accord with policy GP6.

8.3 Residential Amenity

- 8.3.1 The application site is situated approximately 110m from the nearest residential dwelling. Due to the location of the site and the intervening highway, the development would not result in any unacceptable adverse impact upon the living conditions of nearby residents. The replacement roof will encapsulate the asbestos material, which will reduce the risk to public health. The proposals accord with policies GP2 and GP7.

8.4 Biodiversity

- 8.4.1 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. Details can be secured via condition in this instance.

8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

8.4.3 The Ecology Officer has been consulted on the application. The proposals do not raise any concerns for roosting bats. The proposals comply with the aims of policy GP5.

8.5 **Flood Risk**

8.5.1 The application site lies mostly within Flood Zone 3 as referred to in the Flood Maps for Planning. The proposals are of small scale and relates to a building used for less vulnerable development. The proposals would not result in a larger footprint or a change to the vulnerability on site. As such, it is not anticipated that the proposals would impact on flood risk on or off site and would not conflict with the aims of TAN15. As a result, is not anticipated that the proposals would contribute to an increased flood risk and a Flood Consequences Assessment would not be required.

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 roof cladding is considered to be acceptable and the proposal complies with the aims of policies GP2, GP5 and GP6 of the NLDP (adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents; Proposed Elevations, Proposed Roof Plan Rev A, Site Block Plan, Site Location 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.

02 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Elevations, Proposed Roof Plan Rev A, Site Block Plan, Site Location Plan, Existing Elevations

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5 and GP6 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 Please note that Bats are protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately (0300 065 3000).

05 The applicant is advised that nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.