

Notice of Decision



P Waldren
CarneySweeney Ltd
Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

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

Application No: **26/0125**

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

Proposal: **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.**

Site/Location: **1 Harlech Retail Park , Cardiff Road, Newport, NP20 3BA**

Decision Date: **21st May 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 31st March 2026. The application has been:-

Granted with Conditions

CONDITIONS IMPOSED BY THE COUNCIL

- 01 The development shall be implemented in accordance with the following plans and documents: PL00_D_Existing 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 The building shall not be occupied until space for the parking, loading and unloading of vehicles has been provided within the curtilage of the site in accordance with the Council's parking standards and such space shall be kept available at all times for such purposes.
Reason: To ensure the efficient functioning of the site and to avoid the need for vehicles to be parked on the adjoining highway.
- 03 The building shall not be occupied until facilities have been provided within the curtilage of the site to enable vehicles to turn on site and thereby enter and leave in a forward gear.
Reason: In the interests of highway safety.
- 04 No plant or equipment shall be installed on the roof of the building approved without the prior written permission of the Local Planning Authority.
Reason: To ensure that the appearance of the building will be satisfactory.
- 05 No storage of material or manufactured items shall take place on site, except in accordance with plans to be first approved by the Local Planning Authority, which plans shall include proposals related to the location, extent, surfacing, treatment and method of screening of such storage areas.
Reason: To keep the site clear of intensive storage areas and in the interests of visual amenities.
- 06 The retail sale of food and drink from Unit 1 (identified on drawing 32508-PL00 rev C) shall be ancillary in nature and limited to no more than 30% (704sqm) of the total net sales floorspace of the unit.

Reason: To restrict the range of goods available from the unit in order to protect the vitality and viability of the Defined Centres as per Policy R11 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

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 plan Nos: Planning and Retail Statement (Carney Sweeney Feb 2026); Covering Letter (Carney Sweeney 11.02.2026); Retail Audit (Nexus Planning March 2026); TJML Letter of Support (06.02.2026); GI Statement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP18, SP19, GP1, GP2, GP4, GP5, GP7, T4, T5, R11 and W3 were relevant to the determination of this application.
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.

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

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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).