

Delegated Decision Report

Application No:	25/0155	Statutory Expires:	Period	5 th June 2026
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Site:	Unit 6A To 6B 28 East Retail Park Docks Way Newport South Wales		
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (SALE OF GOODS) OF 08/0936 CHANGE OF USE TO PROVIDE SALE OF GOODS WITHIN USE CLASS A1 PREVIOUSLY RESTRICTED		
Applicant:	Newport Lux S.A.R.L		
Type:	Renewals and Variation of Conditions	Ward:	Pillgwenlly
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 Full planning permission was granted for the CHANGE OF USE TO PROVIDE SALE OF GOODS WITHIN USE CLASS A1 PREVIOUSLY RESTRICTED under planning application 08/0936.

1.2 The unit was last occupied by Staples (prior to their administration in 2019), who traded under planning permission (08/0936). This permission includes Condition 01, which principally limits the unit to bulky goods retailing and reads as follows:

01 The unit known as Unit 6 and identified on the plans hereby approved, shall only be used for the sale of DIY products (including building materials, kitchen and bathroom fittings, garden materials and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods, and household furnishings, office supplies, office equipment/technology, and ancillary uses (including a print shop, copy centre, service centre for office equipment, technology centre and limited customer refreshments, and for no other purpose whatsoever, including any other purpose set out in Class A1 of the schedule of the Town and Country Planning (Use Classes) Order 1987.

Reason: To restrict the range of goods available from the units to protect the vitality and viability of the town centre.

2. SITE LOCATION AND CONTEXT

2.1 28 East Retail Park is located approximately 2 kilometres to the south west of Newport City Centre and comprises of eleven retail units and a freestanding fast food *drive thru* restaurant. The retail park is an undefined 'out of centre' retail site. Access to the retail park is off Docks Way, which connects to the A48 to the south west of the park. The retail park benefits from its own dedicated parking and appropriate servicing to the rear. The application site is Unit 6, which extends up to 1302m² in floor space.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to amend Condition 1 above to allow for an element of the sale of clothing and footwear. It is proposed to amend the Condition as follows (proposed changes shown in **bold and underlined**):

*The unit known as Unit 6 and identified on the plans hereby approved, shall only be used for the sale of DIY products (including building materials, kitchen and bathroom fitting, garden materials and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods, and household furnishings, office supplies, office equipment/technology, and ancillary uses (including a print shop, copy centre, service centre for office equipment, technology centre and limited customer refreshments, **up to 10% of the gross floorspace for the sale and display of clothing and footwear** and for no other purpose whatsoever, including any other purpose set out in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987.*

3.2 Unit 6 has a gross internal area of 1302 square metres, as such 10% of which would equate to 130 square metres.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
08/0936	CHANGE OF USE TO PROVIDE FOR THE SALE OF GOODS WITHIN USE CLASS A1 PREVIOUSLY RESTRICTED	Granted with Conditions	14/08/2008
00/0760	DEVELOPMENT OF 6/7 RETAIL UNITS	Granted with Conditions	19/09/2001

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 6 – Town Centre First

Policy 9 – Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

4.3.1 Retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development.

4.3.13 It is important that communities have access to adequate levels of retail provision. Evidence should demonstrate whether retail provision is adequate or not, by assessing if there is further expenditure capacity in a catchment area (quantitative need) or if there is a lack of retail quality, range of goods or accessibility (qualitative need).

4.3.14 In deciding whether to identify sites for comparison, convenience or other forms of retail uses in development plans or when determining planning applications for such uses, planning authorities should first consider whether there is a need for additional retail provision. However, there is no requirement to demonstrate the need for developments within defined retail and commercial centre boundaries or sites allocated in a development plan for specific retail uses. This approach reinforces the role of centres, and other allocated sites, as the best location for most retail, leisure, and commercial activities. It is not the role of the planning system to restrict competition between retailers within centres.

4.3.15 Need may be quantitative, to address a quantifiable unmet demand for the provision concerned, or qualitative. Precedence should be given to establishing quantitative need before qualitative need is considered for both convenience and comparison floorspace, particularly as a basis for development plan allocations.

4.3.16 Qualitative assessment should cover both positive and negative aspects and may become an important consideration where it:

- Supports the objectives and retail strategy of an adopted development plan or the policies in this guidance;
- Is highly accessible by walking, cycling or public transport;
- Contributes to substantial reduction in car journeys;
- Contributes to the co-location of facilities in existing retail and commercial centres;
- Significantly contributes to the vibrancy, attractiveness and viability of such a centre;
- Assists in the alleviation of over-trading of, or traffic congestion surrounding, existing local comparable stores;

- Addresses locally defined deficiencies in provision in terms of quality and quantity, including that which would serve new residential developments; or where it;
- Alleviates a lack of convenience goods provision in a disadvantaged area.

4.3.17 It will be for the planning authority to determine and justify the weight to be given to any qualitative assessment. Regeneration and additional employment benefits are not considered qualitative need factors in retail policy terms. However, they may be material considerations in making a decision on individual planning applications if the regeneration and job creating benefits can be evidenced. If there is no quantitative or qualitative need for further development for retail and commercial centre uses, there will be no need to identify additional sites.

Retail Impact Assessments

4.3.25 Retail developments outside designated retail and commercial centres, and which are not located on an allocated site, can impact on the viability and vibrancy of a centre. Impacts resulting from such development, whether individual or cumulative, may include changes in turnover and trading ability, consumer choice, traffic and travel patterns, footfall, as well as affect centre regeneration strategies and existing or proposed retail sites allocated in the development plan. The purpose of the retail impact assessment is to consider these issues and determine if these developments are likely to have detrimental consequences.

5.3 TECHNICAL ADVICE NOTES (TAN)

TAN 4 – Retail & Commercial Development

TAN 23 – Economic Development

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability

SP3 – Flood Risk

SP18 – Urban Regeneration

SP19 – Assessment of Retail Need

GP1 – Climate Change

GP2 – General Amenity

GP4 – Highways & Accessibility

GP5 – Natural Environment

GP7 – Environmental Protection & Public Health

T4 – Parking

T5 – Walking and Cycling

R11 – Development of Existing Out of Centre Retail Sites

W3 - Provision for Waste Management Facilities in Development

5.5 SUPPLEMENTARY PLANNING GUIDANCE (SPG)

Sustainable Travel

Waste Storage & Collection

Parking Standards

6. **CONSULTATION RESPONSES**

6.1 Local Highways Authority: No objection.

The change of provision is unlikely to have any significant impacts beyond parking demand, which is understood to be adequate for the broader development. Any diversion of traffic is likely to be a positive impact overall.

6.2 Planning Policy: It is understood that the proposal would result in benefits of bringing a vacant unit back into use following approximately 6 years without a retailer in a location where a retail use is established and where minimal changes would be required to the building to enable the end user to operate.

I've looked over the Lichfield's report, how they are approached their assessment of the retail planning issues raised by this application, i.e. the retail impact, need and sequential tests as set out in PPW and TAN4. I'm happy with the approach they have taken and the interpretation of the policies and support their recommendations.

7. PUBLIC REPRESENTATIONS

- 7.1 Neighbour notification letters were sent to neighbouring properties. No responses were received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The proposal relates to the reuse of one vacant building within the urban boundary. The unit has a lawful retail use, albeit with a goods restriction, however, it is located outside of a defined retail centre as per the NLDP 2011-2026 (Adopted January 2015).
- 8.1.2 Policy SP1 (Sustainability) states that proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary, as well as listing 10no. criteria that applications will be assessed against as to their potential contribution.
- 8.1.3 Policy SP18 (Urban Regeneration) states that proposals will be favoured which assist the regeneration of the urban area.
- 8.1.4 In principle, as the development relates to the reuse of a currently vacant retail unit that is located within the urban boundary, the proposal is considered to be acceptable. However, the application will need to demonstrate that all other material considerations have been complied with, and in this instance this will most notably relate to national and local retail policy.

8.2 Retail Policy Assessment:

- 8.2.1 Policy SP19 (Retail Need) states:

RETAIL AND ASSOCIATED USES BEST LOCATED IN A CITY CENTRE WILL BE SUBJECT TO AN ASSESSMENT OF NEED IF NOT WITHIN A DEFINED CENTRE, AND APPLICATION OF THE SEQUENTIAL TEST IF NOT WITHIN THE CITY CENTRE.

As the site has an existing lawful retail use and the application is applying to vary the restriction of goods sold from the units, Policy R11 – 'Development of Existing Out of Centre Retail Sites' is the relevant Retail Policy. Policy R11 states:

OUTSIDE THE CITY CENTRE AND DISTRICT CENTRES, PROPOSALS FOR REDEVELOPMENTS OF AND EXTENSIONS TO OUT-OF-CENTRE RETAIL OUTLETS, AND GARDEN CENTRES, INVOLVING INCREASES IN FLOORSPACE TO PREVIOUS CONSENTS AND/OR CHANGES TO THE RANGE OF GOODS SOLD WILL ONLY BE PERMITTED PROVIDED THAT:

- i) NEED IS IDENTIFIED;
- ii) THE PROPOSED DEVELOPMENT WOULD NOT, EITHER IN ITS OWN RIGHT, OR CUMULATIVELY WITH OTHER OUT OF CENTRE DEVELOPMENTS AND OUTSTANDING PLANNING PERMISSIONS, HAVE AN ADVERSE EFFECT ON DEFINED RETAIL CENTRES AS A CONSEQUENCE OF THE TYPE OR RANGE OF GOODS SOLD;
- iii) THE SEQUENTIAL TEST CAN BE SATISFIED HAVING REGARD TO THE AVAILABILITY, SUITABILITY AND VIABILITY OF CITY AND DISTRICT CENTRE SITES, OR EDGE-OF-CENTRE SITES WHICH COULD ACCOMMODATE THE PROPOSED RETAIL USES;
- iv) THE PROPOSAL WOULD NOT INCREASE THE LAND AREA OF THE SITE;
- v) THE SURROUNDING HIGHWAY AND TRANSPORTATION NETWORK HAS CAPACITY TO SERVE THE DEVELOPMENT, AND THAT ACCESSING AND SERVICING ARRANGEMENTS CAN BE ACCOMMODATED IN A SATISFACTORY MANNER;
- vi) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT.

- 8.2.2 The application initially included the submission of a Planning Statement and Retail Impact Assessment ('PSRIA'), prepared by Quod. The Local Planning Authority instructed Lichfields to undertake an independent retail audit of the submitted information. Lichfields provided

initial comments and queries, which were circulated to Quod, and following this the application was revised and an updated Retail Response ('RR') was submitted by the Applicant. Lichfields have since assessed this information and provided their advice to the Council. Utilising this response, the above criteria will be assessed in turn below.

RETAIL NEED

- 8.2.3 The application seeks to amend Condition 01 of the parent permission to allow occupation by an unnamed occupier. The site lies outside any designated retail centre within the Newport Local Development Plan 2011–2026. In such locations, proposals involving changes to the range of goods sold must demonstrate need, consider sequential site availability, and assess impacts on existing centres. Recent case law (*Waterstone Estates Ltd v Welsh Ministers*) confirms the primacy of the quantitative need test in Wales, although qualitative need remains a material consideration.
- 8.2.4 Lichfields' response outlines that PPW (Edition 12, February 2024) paragraph 4.3.14 indicates that when determining a planning application for retail uses local planning authorities should consider the need for the development where the proposal is outside a defined centre and not allocated in an up to-date development plan. Paragraph 4.3.26 indicates that all out-of-centre retail applications of 2,500 sq. m gross floorspace or more should be supported by a retail impact assessment. For smaller retail planning applications, local planning authorities can determine whether an impact assessment is necessary, but requests for retail impact assessments by local planning authorities on smaller developments should be proportionate to potential impacts.
- 8.2.5 The proposed changes cover 130 sqm gross of the application site's floorspace, which is below the PPW minimum threshold. Quod refers to the 2,500 sqm threshold within PPW / TAN 4 at paragraphs 3.19-3.20 of the RR, noting that the unit currently comprises existing retail floorspace, concluding that *'retail impact is no longer a policy requirement in the consideration of the application proposals'*. Whilst PPW / TAN 4 does not set a threshold for requiring the needs test, it is for the planning authority to determine and justify the weight given to the requirement for retail need and impact tests for smaller applications. Quod has continued to seek to address the sequential test, providing further commentary to reflect the change in nature of the proposal, as well as an assessment of additional sites within Newport City Centre as requested in Lichfields' initial queries.
- 8.2.6 Based on the above, the retail need has not been justified by the Applicant, however noting the scale of the change proposed, particularly in relation to the scale of the wider site, this is not considered to warrant the refusal of the application.

RETAIL IMPACT

- 8.2.7 PPW12 advises that an impact assessment is needed when a proposal is expected to have an adverse impact on the viability and vibrancy of an existing centre. Elements to consider are:
- changes in turnover and trading ability within centres,
 - consumer choice,
 - traffic and travel patterns,
 - footfall,
 - impact on centre regeneration strategies or upon existing or proposed retail sites allocated in the development plan.
- 8.2.8 As noted above, PPW12 advises that Retail Impact Assessment are mandatory on out of centre schemes above 2500m² but should be proportionate for smaller schemes where impacts on designated centres can be expected. This is a smaller scheme being for a store with a gross internal area of 1302m², with the changes limited to 130m² of this space. As such, the proposal does not require a Retail Impact Assessment as per PPW.
- 8.2.9 It is noted that Quod have acknowledged that national policy identifies that requests for retail impact assessments may be necessary for small applications. Notwithstanding this, they have indicated that the Application Site comprises existing retail floorspace that can already be occupied by a range of non-food retailers that itself would have an impact on neighbouring centres. The existing floorspace would remain entirely for non-food retailing with the bulk

(90%) of floorspace to be used for goods already permitted to be sold. Furthermore, the RR indicates that the application is only seeking permission for up to 10% of the existing floorspace to be used for the sale of clothing and footwear. In planning terms, this could be viewed by as being an ancillary element.

- 8.2.10 In their response, Lichfields have not objected to the lack of Retail Impact Assessment being undertaken, and the Council's Planning Policy Team have also confirmed that this stance is acceptable given the minor change to the overall retail offering.

SEQUENTIAL TEST

- 8.2.11 National policy allows for the application of a sequential test and the purpose of this is to clarify whether locations within, or next best adjacent to existing centres can accommodate the proposed development. Failing that out of centre locations can be considered. The purpose of the policy is to support and enhance existing retail centres by making sure new development is either within an existing centre or immediately next to one. This is also reflected in local policy where SP19 requires the sequential test to be applied to all retail locations outside of the city centre and Policy R11 which requires locations to be acceptable in sequential terms.

- 8.2.12 In application of the test it is for the applicant to robustly show that no more appropriate site is available or suitable. PPW provides limited guidance on the appropriate area of search for sequential sites, but it is widely accepted that sequential sites should serve the same or similar catchment area when compared with the application site.

- 8.2.13 In their response, Lichfields, have indicated that the bulky goods nature of the revised proposal would suggest a wide study area given the propensity of shoppers to travel greater distances for such goods (as reflected in the comparison goods categories of the household surveys for the Newport Retail and Leisure Study, 2019 'NRLS' and 2023 Addendum 'NRLSA'). However, the proposed changes to allow for a small proportion of floorspace for clothing and footwear is likely to have a relatively localised catchment area to the southwest of Newport. Whilst the sequential assessment should consider the whole of the application site and not disaggregate or test the proposed changed floorspace in isolation, on balance it is accepted that a catchment of Zones 1 and 5 of the NRLS is appropriate.

- 8.2.14 Quod has identified the following sites in their assessment. Commentary has been provided below each site briefly outlining why it would be unsuitable.

- 170 – 172 Commercial Road

This site has recently been granted conditional planning permission (24/0862) which includes the conversion of the upper floors from offices to residential, and division of the ground floor unit to provide a café (57 sq.m), with the remaining floorspace (830 sq.m) to be occupied by Eurofoods, trading as a Masala Bazaar. This site is considered to be unavailable as well as unsuitable by virtue of its size

- Former Cineworld, Usk Plaza 3

This city centre site has been vacant since it closed during the Covid-19 pandemic and has yet to re-open. Quod note that the unit measures 2,700 sq.m and could theoretically accommodate the application proposal; however, the current configuration over two levels without ground level servicing or car parking facilities suggests that the unit is unsuitable for a bulky goods operator, even if it could be sub-divided.

- Unit Su5, Friars Walk Shopping Centre

This Unit has a floorspace of 1,688 sq. m (within the minimum flexible parameters identified) but does not feature dedicated ground level car parking facilities. Lichfields agree with Quod that the unit would not be suitable for the application proposal.

- 8.2.15 Lichfields note in their response that most opportunities identified within the catchment areas are either too small to accommodate the proposed development or are unavailable. Based on the information provided, there are no potential opportunities within the sequential area of

search that are both suitable and available to accommodate a bulky goods store. As such, the sequential test has been addressed and satisfied.

LAND AREA OF THE SITE

- 8.2.16 The proposal will utilise the existing retail unit and the land area is not proposed to be increased. The proposal complies with this criterion.

HIGHWAY AND TRANSPORT NETWORK

- 8.2.17 The Local Highways Authority has been consulted as part of the application and it has been confirmed that the change of provision is unlikely to have any significant impacts beyond parking demand, which is understood to be adequate for the broader development. Any diversion of traffic is likely to be a positive impact overall. As such, the proposal would comply with this criterion, along with the aims of Policy GP4 and T4.

ACCESSIBILITY

- 8.2.18 This criterion stipulates that the proposal must be fully accessible by foot, bicycle, and public transport. The application site is located within the Urban Boundary, situated in an established area with various retail and commercial uses, although it is not designated as a 'Centre' in the NLDP 2011-2026 (adopted January 2015).
- 8.2.19 Harlech Retail Park is located within close proximity to residential areas, including the Gaer, Mon Bank Redrow housing estate and the former South Wales Argus residential site that are each within a reasonable distance and are accessible on foot. Slight further away, but still accessible is the Former Whiteheads Works site at Mendalgief Road. Formalised crossing points across Cardiff Road are located at the retail park's entrance and there are bus stops served with a regular service on Cardiff Road, within close proximity.
- 8.2.20 The site is considered reasonably sustainable, it is accessible by foot and is served by nearby bus stops, providing public transport options. However, the lack of designated cycle access means the proposal does not fully meet this criterion. Nevertheless, given the existing retail use of the site, the proposal is considered acceptable on balance.

8.3 Visual/Residential Amenity & Impact on Character and Appearance:

- 8.3.1 This application is solely seeking the variation to the wording of the existing Condition 01 to allow for the sale of a wider range of retail goods. Any external alterations required or signage needed would need to be subject to separate applications, and assessment would therefore be required at that stage.
- 8.3.2 In terms of the impact on the surrounding area including residential amenity and the character and appearance, the existing site is retail and its function would not be changing other than for the modest increase in the range of goods being sold. There will be no adverse impact on residential or visual amenity or on character and appearance of the surrounding area, and the proposal is acceptable in this respect.
- 8.3.3 The proposal complies with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

8.4 Biodiversity & Green Infrastructure:

- 8.4.1 Chapter 6, titled '*Distinctive and Natural Placemaking and Well-Being*', of *Planning Policy Wales (PPW) Edition 12* (updated February 2024) outlines the requirement for planning authorities to actively maintain and enhance biodiversity within the scope of their functions. The concept of a net benefit for biodiversity asserts that development should result in an improvement to biodiversity and ecosystem resilience, leaving these in a significantly better state than prior to development, thereby ensuring both immediate and long-term benefits. Additionally, PPW 12 (Para 6.2.12) stipulates that a Green Infrastructure Statement (GIS) *should* be submitted with all planning applications. The scope of the GIS should be proportionate to the scale and nature of the proposed development and shall detail how green infrastructure has been integrated into the proposal.
- 8.4.2 A GIS does not accompany the application, however it is noted that given the nature of the application, no GI within the site would be impacted by the proposal.

- 8.4.3 In terms of enhancement, given that this application pertains solely to the procedural matter of varying the wording of Condition 01, it is not deemed necessary to control enhancement in this instance. Should there be any forthcoming applications for external alterations to the building to facilitate the new user then appropriate enhancement could be secured at that juncture.
- 8.4.4 The proposal is considered to comply with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

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 Overall, it is considered that the application has adequately demonstrated that the requirements Local and National Planning Policies have been met.
- 10.2 As such, the proposal to vary the wording of Condition 01 of Planning Permission 08/0936 is considered to be acceptable.

10.3 The application is Granted with Conditions.

10.4 Relevant additional conditions forming part of the original planning permission have been re-applied to this decision.

11. DECISION

GRANTED WITH CONDITIONS

1. The unit known as Unit 6 and identified on the plans hereby approved, shall only be used for the sale of DIY products (including building materials, kitchen and bathroom fitting, garden materials and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods, and household furnishings, office supplies, office equipment/technology, and ancillary uses (including a print shop, copy centre, service centre for office equipment, technology centre and limited customer refreshments, up to 10% of the gross floorspace for the sale and display of clothing and footwear and for no other purpose whatsoever, including any other purpose set out in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987.

Reason: To restrict the range of goods available from the units to protect the vitality and viability of the town centre.

2. No goods, materials, waste products or containers shall be stored outside any buildings erected pursuant to this permission without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenities.

3. All service vehicles shall access the site via West Way Road.

Reason: In the interest of highway safety.

NOTES TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP18, SP19, GP1, GP2, GP4, GP5, GP7, T4, T5, R11 and W3 were relevant to the determination of this application.

02 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.