

Delegated Decision Report

Application No:	26/0124	Statutory Expires:	Period	13th April 2026
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Site:	Harlech Retail Park Cardiff Road Newport NP20 3BA		
Proposal:	INSTALLATION OF TEN RAPID EV CHARGING STATIONS AND ANCILLARY EQUIPMENT WITHIN THE CAR PARK INCLUDING 2X FULLY ACCESSIBLE EV CHARGING BAYS.		
Applicant:	J Mulley		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of part of an existing car park located within the Harlech Retail Park within the Gaer ward of Newport.

2.2 The application site is situated within the settlement boundary as defined by the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) (LDP). The site is not subject to any Proposals on the LDP Proposals Map, nor any Constraints on the LDP Constraints Map.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks full planning permission for the installation of ten rapid electric vehicle charging stations (including two fully accessible electric vehicle charging bays), along with ancillary equipment.

3.2 The submitted plans detail that each charging station would measure approximately 2202mm in height, 850mm in length and 660mm in width, with underground cabling connecting them to a substation and feeder pillar. The proposed substation would be located to the north of the charging bays, also within the existing car park and would measure approximately 2370mm in height, 3112mm in length and 2800mm in width. The feeder pillar would be located further north, towards the edge of the car park and would measure approximately 1746mm in height, 3390mm in length and 640mm in width. A small section of low lying hedgerow would be required to be removed to facilitate this part of the development. Biodiversity enhancements in the form of bat and bird boxes are proposed.

3.3 In addition to the above and to facilitate the development, the plans detail that existing road markings would be relocated and additional bollards and CCTV would be installed.

4. RELEVANT SITE HISTORY

Application No:	Proposal:	Decision:	Decision Date:
23/1000	RESURFACING OF A BLOCK PAVED PEDESTRIAN WALKWAY IN THE CAR PARK WITH TARMAC	Granted with Conditions	04.01.2024
23/0804	RESURFACING OF A BLOCK PAVED PEDESTRIAN WALKWAY IN THE CAR PARK WITH TARMAC	Granted with Conditions	26.10.2023
22/1215	INSTALLATION OF SINGLE STOREY PORTACABIN TO PROVIDE WELFARE FACILITIES FOR STAFF	Granted with Conditions	16.02.2023
22/0187	RETENTION OF TEMPORARY OFFICE BUILDING FOR A PERIOD OF 3 YEARS FOR THE PURPOSE OF PURCHASING AND STORING USED VEHICLES	Granted with Conditions	15.08.2022

19/0544	ERECTION OF AN ILLUMINATED DIGITAL ADVERTISING DISPLAY	Refused Dismissed at Appeal	22.07.2019 01.10.2019
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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

Policy 11 – National Connectivity

Policy 12 – Regional Connectivity

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.

4.1.40 The Electric Vehicle charging strategy and action plan set out the Welsh Government's approach to delivering the electric vehicle charging infrastructure needed by 2050, including renewable energy generation and storage. The need for a coordinated approach across sectors and the role the planning system can play in achieving this is recognised.

4.1.41 - To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development.

4.1.42 The provision of electric vehicle charging points should be planned as part of the overall design of a development and should maximise their social, economic and environmental benefits. Charging points must not cause an obstruction to walking or cycling, should be resistant to vandalism, and located where there is good lighting and natural surveillance. Charging infrastructure must, where possible, ensure that it makes full use of renewable energy generation. Regional energy plans (see section 5.9) will assist local authority-led charging infrastructure.

6.7.10It will be important to identify wider mitigation solutions to reduce air and noise pollution and to avoid exacerbating problems in existing air quality management areas or noise hotspots through the provision of green infrastructure identified as part of Green Infrastructure Assessments, by the provision of electric vehicle charging infrastructure or through promoting the need to consider effective design solutions.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011 – 2026):

5.3.1 Policies SP1 (Sustainability), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment) and GP6 (Quality of Design of the Newport Local Development Plan (2011 – 2026) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE (SPG):

5.4.1 Parking Standards SPG (August 2015), Sustainable Travel SPG (July 2020)

5.5 Consideration has been given to:

Electric vehicle charging strategy for Wales

Electric vehicle charging strategy for Wales: action plan

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: The changes result in a slight reduction in overall parking provision, but no adverse impacts are anticipated.

7. PUBLIC REPRESENTATIONS

- 7.1 The application was advertised by Site Notice. No representations were received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site is located within the settlement boundary as defined by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The works would take place within an existing car park which serves Harlech Retail Park. The proposed development comprises of the adaptation of existing carparking spaces to facilitate carparking/EVC spaces. EVC is promoted within both Future Wales and PPW12 as well as featuring as a key objective within other Welsh Government Policies/Objectives, accordingly the principle of development is considered acceptable.

8.2 Visual Amenity:

- 8.2.1 The proposed EV charging points and ancillary equipment would not appear out of place within the application site, as such infrastructure is considered to be commonly found within retail park settings. Their scale and design are consistent with the functional character of the site, and they would integrate appropriately into the existing setting without causing visual harm or disrupting the site's overall appearance.

- 8.2.2 It is noted that CCTV equipment would also be installed as part of the proposal; in this context this is considered acceptable and would not be out of keeping with the character of the location. Such security measures are commonly found in similar settings and are considered appropriate.

8.3 Residential Amenity:

- 8.3.1 There would be no impact on residential amenity as there are no residential properties within the immediate setting of the application site.

8.4 Highways

- 8.4.1 Although the proposals would result in minor reduction of car parking spaces to accommodate the installation of the equipment, sufficient parking provision for the site would remain. The Local Highways Authority has confirmed there are no objections to the proposals, noting that no adverse impacts are anticipated. Furthermore, the introduction of EV charging infrastructure supports the shift towards more sustainable transport options and aligns with the aims of Planning Policy Wales Edition 12, which encourages the provision of infrastructure that supports sustainable travel. As such, the proposals comply with Policy GP4.

8.5 Biodiversity

- 8.6.1 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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure (GI) Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.

- 8.6.2 In this case, a GI statement has been submitted to accompany the application, outlining that the proposals would incorporate bat and bird boxes. Due to the limited scale of the development and the wider benefits of encouraging the use of electric vehicles this is considered acceptable.

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 proposals would not result in an adverse negative impact on the character of the area or residential amenity. Whilst the parking arrangement would alter, adequate parking remains. The proposals support the aims of Planning Policy Wales 12 and are considered acceptable.

11. **DECISION**

GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
10796 – 0002 02 Site Location and Block Plan
0796 – 0002 01 Site Layout
001 29 – Equipment Elevations BYD 160kW Charger
001 30 – Equipment Elevations – TR18 1000 1500KVA Substation
001 54 – Equipment Elevations – Schneider 1600A 12 Way Feeder Pillar
001 58 – Equipment Elevations – BYD 160kW Single Arm Charger
001 59 – Equipment Elevations – CCTV – Including Cabling Details (Underground)

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 biodiversity enhancement scheme (bird and bat boxes) 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 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5 and GP6 were relevant to the determination of this application.

02 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.