

7 March 2025



VIA PLANNING APPLICATIONS WALES

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Dear Sir/Madam,

UNITS 15, 16, 17 & 18: EMPLOYMENT DEVELOPMENT, INDURENT PARK NEWPORT

RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR 4 NO. COMMERCIAL UNITS (USE CLASS B1, B2, B8) PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471 FOR A MIXED USE REGENERATION OF THE FORMER LLANWERN STEELWORKS AND PARTIAL DISCHARGE OF CONDITIONS 01 (RESERVED MATTERS), 08 (MATERIALS), 09 (DETAILS OF HARD LANDSCAPED ACCESS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING AND CYCLE PARKING), 15 (EMERGENCY ACCESS), 16 (DETAILS OF ROADS/CYCLEWAYS/FOOTWAYS), 18 (ESTATE ROADS), 22 (STREET LIGHTING AND CAR PARKING AREAS), 24 (SITE LEVELS), 33 (SURFACE WATER DISPOSAL), 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (SUSTAINABILITY STATEMENT) AND 43 (FIRE FIGHTING ACCESS)

PLANNING APPLICATIONS WALES REF. PP-13765771

On behalf of Indurent Logistics Propco A8 Ltd (Indurent), please find enclosed an application for the approval of Reserved Matters (RM) and the discharge of selected pre-commencement conditions for the next phase of development at Indurent Park Newport (IPN), comprising four units – Units 15, 16, 17 & 18. These units represent the next phase of significant investment by Indurent into the site which will help deliver much needed employment floorspace and associated job opportunities within the city.

Background

As you are aware, Outline Planning Permission (OPP) (ref. 06/0471) was granted by Newport City Council (NCC) on 1 April 2010 for the regeneration of the former Llanwern steelworks site. It includes approval for a mixed-use redevelopment, including new residential development, a local centre, two new primary schools, green, blue and grey infrastructure and an area of employment, now known as Indurent Park Newport.

IPN is located on the eastern end of the wider site and has outline consent for the park to deliver floorspace for offices, workshops, factories and warehouses (uses falling within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)).

To date, Indurent has secured RM approval for multiple employment units within the business park. The Amazon distribution unit (ref. 14/1180) was first, and has been built and operational for many years. This was followed by the CAF facility delivered in the northern part of the site (ref. 17/0250). Two further units (units 2 and 3) were then completed and occupied (ref. 18/0417) followed by a further four units (units 4-7) fronting Queensway have been constructed and occupied (ref. 21/0537). A further three units (units 8-10) secured RM approval in March 2022 and are now constructed and occupied (ref. 21/1174). Most recently, RM approval was granted for two alternative proposals to deliver two business units at Phase 6A (ref. 23/0473 and ref. 23/0474).

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However, due to market demand, an alternative (now third) scheme in this phase is the subject of a separate RM approval (ref. 24/0983) which was submitted in December 2024 and approved on 20 February 2025.

Indurent is now focussing on proposals for the next phase of development, Units 15-18, driven by continued investment in Newport and a desire to deliver business space due to strong market demand in this sector.

The application for the approval of reserved matters

To secure the approval of the RM, this application includes details of layout, scale and appearance together with access to it and the landscaping for the development. The application comprises the following:

- Completed RM and discharge of conditions application forms and ownership certificates;
- Document Issue Schedule (Rev A);
- Plan identifying the extent of the application site (ref. 701106 RLA 25 XX DR A 0001); and
- A series of drawings/documents (as set out in the enclosed Document Issue Schedule).

The application fee has been paid directly to NCC by Indurent.

The application for the discharge of selected conditions

As with previous RM approvals, we have also prepared information to discharge a number of the conditions attached to the OPP specifically in relation to this phase. This not only includes the details that need to be submitted with applications for the approval of RMs, but extends to a number of other selected pre-commencement conditions. Collectively, this submission should therefore allow the discharge of OPP conditions 1 (the reserved matters itself), 8, 9, 10, 11, 12, 15, 16, 18, 22, 24, 33, 34, 39 and 43.

The scope of the applications

Due to the connection between the RM and conditions, the applications are submitted together via Planning Applications Wales. In summary, this application seeks approval for the following:

- Matters relating to layout, scale, appearance, access and landscaping;
- Condition 1 (Reserved Matters), which requires reserved matters to be submitted and approved;
- Condition 8 (Materials), which requires details of materials and finishes to be used on the external surfaces of all buildings;
- Condition 9 (Hard landscaping), which requires details of materials and finishes in hard landscaped areas;
- Condition 10 (Boundary treatments), which requires the details of all boundary treatments;
- Condition 11 (Management strategy for maintenance of open space), which requires details to be submitted for maintenance of open space (in accordance with the approved site wide principles);
- Condition 12 (Off street parking and covered cycle parking), which requires details of off-street parking and covered cycle parking;
- Condition 15 (Emergency access), which requires details of emergency access proposals;
- Condition 16 (Delivery of roads, cycleways and footways), which requires developments to be served by roads to be approved by the LPA;
- Condition 18 (Road works), which makes a similar requirement to Condition 16;
- Condition 22 (Street lighting and car parking areas), which requires details of all street lighting and parking areas, including the trigger times for implementation to be approved;
- Condition 24 (Flood Consequences Assessment), which relates to site levels;
- Condition 33 (Surface water disposal);
- Condition 34 (Foul and surface water drainage discharge);
- Condition 39 (Carbon reduction strategy/sustainability statement), which requires the submission of a Sustainability Statement; and
- Condition 43 (Access to open water for firefighting appliances), which requires access for firefighting appliances to the open water supplies of the site.

Design and concept

The proposed employment units are being progressed either speculatively or on a build to suit basis (where occupiers are known). This helps maintain as much flexibility as possible. As such, this RM application is now submitted to facilitate the delivery of four business units (Units 15-18).

Table 1 below identifies the proposed floor space for each unit proposed. Please refer to drawings for full floorspace details.

Table 1: Approximate floorspace across this phase

Unit	Floorspace (GEA)	
	Sqft	Sqm
Unit 15	58,684 sqft	5,451.92 sqm
Unit 16	46,316 sqft	4,302.90 sqm
Unit 17	97,878 sqft	9,093.16 sqm
Unit 18	136,549 sqft	12,685.81 sqm
Total	339,427 sqft	31,533.79 sqm

Formal pre-application advice has not been considered necessary for this development given the very recent assessment and approval of RMs on this phase and other phases at the site. The assessment of those applications has given a good appreciation of the key issues which have been taken into consideration. The main points to note as part of this submission include:

- The principle of the development for B1, B2 and B8 uses has been established by the OPP;
- The proposals offer a very high quality design achieving high sustainability standards;
- The layout has been carefully planned to ensure appropriate design, user needs (e.g. yard space) and to make the most efficient use of the site;
- A detailed landscaping scheme and Green Infrastructure Statement are submitted with the application;
- A Design Compliance Statement has been submitted to support the application, setting out principles and accordance with the approved Sub Area Masterplan for the business park and Sustainability Statement, as required by Condition 39;
- All floor plans for this phase of development sets out parking provision broadly in line with levels provided across earlier phases, reflecting a pragmatic application of the parking standards for the nature of the uses in this location;
- A Noise Assessment is not necessary for the application under the requirements of Condition 19;
- The application requests approval of RMs and discharge of several pre-commencement conditions;
- Other pre-commencement conditions (5, 17, 20, 23, 27, 28, 32, 35 and 38) will be submitted as separate discharge of conditions applications, unless already discharged, consistent with the approach taken on other phases; and
- This comprehensive submission is made with the aim to receive a determination within the statutory eight week timescale.

Whilst there is no formal requirement for a Design & Access Statement to accompany RM applications, the application has been informed by a series of documents. Principal among these is the Sub Area Masterplan for the business park, which was submitted and approved to satisfy the terms of Condition 4 of the OPP. This establishes the design principles and provides guidance for proposals for the landscaped areas of the site as well as proposals for new built development in this particular part of the wider regeneration site.

With reference to the design principles and guidance set out in the Sub Area Masterplan, Roberts Limbrick Architects has prepared a Design Compliance Statement, demonstrating the development proposals compliance with the relevant documents. The statement provides information on layout, scale, appearance, access and movement and landscaping. In terms of headlines, the statement confirms:

- The application proposes the development of four employment units;
- The proposed use of the units falling within Classes B1, B2 and B8, complies with the OPP;
- The design of the buildings is appropriate for use and modern occupier requirements and their appearance is consistent and in-keeping with the previously approved units proposing a consistency of design throughout the business park;
- The landscaping scheme is appropriate and integrates with proposals for the wider business park. The scheme also compliments the high quality design of the units themselves;
- Access arrangements and vehicle movement within the site is appropriate and facilitates access to a possible future Park & Ride to the west of the phase in accordance with the OPP S106 Agreement, should this be required;
- Parking provision is considered adequate;
- The sustainability strategy for the phase; and
- The application brings with it the potential to create a number of new jobs in the area.

Other pre-commencement conditions

The OPP includes a number of pre-commencement conditions that need to be discharged before development work can commence on site or before certain activities are undertaken. Details to discharge a number of these are submitted alongside this application under separate cover (as noted above). With respect to the remaining, some have already been discharged/approved for the entire IPN, whilst we anticipate others will be submitted shortly. A summary of the position on conditions not sought for discharge under this application is set out below:

- Condition 5: Infrastructure Phasing Plan – to be approved for each phase of development and information to agree this condition will follow as a separate submission;
- Condition 17: Green Travel Strategy – a site wide strategy has been approved to satisfy the first part of this condition under ref. 17/0125. A green travel plan (in accordance with the agreed travel strategy) will be submitted for approval to deal with the remainder of the condition once occupiers have been agreed for the units. As the units are being built speculatively with no confirmed occupiers at present, we are unable to submit green travel plans to satisfy the second part of the condition. As with other units on the business park, it has been agreed with NCC that the second part of this condition should be submitted and agreed prior to occupation of the units, when occupiers are known;
- Condition 20: Construction Management Plan – this condition was discharged for the entire business park on 20 April 2015 under ref. 15/0223. Any change to that agreed will form part of a separate application to re-discharge the condition, where necessary;
- Condition 23: Ecological Management Plan – information to agree this condition will follow as a separate submission;
- Condition 27: Remediation Strategy – information to discharge condition 27 has been submitted under application ref. 23/1002 and remains under consideration.
- Condition 28: Verifications - information to discharge condition 28 will follow as a separate submission(s);
- Condition 32: Piling – a piling layout plan and risk assessment will be submitted as a separate submission;
- Condition 35: Oil Interceptors – requires the capacity and design of the oil interceptor or another mechanism to be approved and a separate submission will follow in due course where necessary; and
- Condition 38: Archaeological Management Plan – this condition was discharged for the entire business park on 2 April 2015 under ref. 15/0224.

I trust this application and the supporting documents are in order and that the application may be registered and validated without delay. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.



Yours faithfully,

A handwritten signature in blue ink that reads "Savills".

Rhys Govier
Director

Enc. As above