

Delegated Decision Report

Application No:	26/0156	Statutory Period Expires:	23rd April 2026
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Site:	<i>Unit 5 The Courtyard Imperial Park Coedkernew Newport</i>		
Proposal:	INSTALLATION OF AN EXTERNAL STEEL STAIRCASE FROM THE FIRST FLOOR OFFICE SPACE		
Applicant:	<i>R Hall</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Unit 5 is located within *The Courtyard* at Imperial Park, a modern commercial and light-industrial estate in Coedkernew on the western edge of Newport. The wider Imperial Park accommodates a range of business, research, and light-manufacturing uses, including technology, laboratory, and commercial service companies. The site lies close to major transport routes, with Imperial Park situated off the M4. The site sits within an established employment and commercial setting, physically separated from residential areas and well served by surrounding road infrastructure.

2.2 Within the vicinity, the surrounding office buildings typically contain spiral staircases from the first floor to the ground floor.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the installation of an external steel staircase from the ground to the first-floor office space of unit 5 on the North Western elevation of the building. The purpose of the proposal is to provide a safe and compliant secondary means of escape from the first floor in the event of an emergency, improving life safety and supporting the continued lawful use of the building by installing an external steel staircase from the first floor office space.

3.2 The staircase would be 5.2m in height to the top of the handrail, with a spiral design in galvanised / powder coated steel RAL Colour 9005. A new door would be inserted into the first floor to accommodate the staircase.

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of design)

Policy GP7 (Environmental Protection and Public Health)

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 03/03/2026, Site Notice was put up on 06/03/2026.

7.1 3no. neighbours were consulted. No comments received.

7.2 Coedkernew Community Council: No comments received to date.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The application site is located within an established business park where several office buildings already incorporate external spiral staircases of a similar form. The proposed addition of a single spiral staircase for fire-safety purposes is considered appropriately scaled and proportionate to the host building. The structure would integrate well with the existing built form, would not appear incongruous within the wider context, and would preserve the character and appearance of the business park. The material and colours used would be in keeping and therefore, the design is in compliance with Policy GP6.

Surrounding buildings with staircases:



8.3 **Residential Amenity**

- 8.3.1 When assessing the impact on residential amenity, it is considered there are no residential properties that would be adversely impacted by this development and would provide safety to the users of the building. The staircase would be located on a grassed area, and therefore, in compliance with Policy GP2.

8.4 **Movement**

- 8.4.1 No parking or road is affected as part of the development, therefore, the scheme is in compliance with Policy GP4.

8.5 **Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* Given that the staircase is to be fitted onto an existing building and constructed onto an existing grassed area, a large amount of GI is not lost as part of the development. Grass has little biodiversity amenity value, and given the scale of development, the lack of a GI in this instance would not lead to a reason for refusal.

- 8.5.2 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. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, the proposed development would have limited impact upon biodiversity interests given its situation on a grass verge. Moreover, on discussion with the applicant, the unit is used for the storage and testing of animal food, which requires strict hygiene controls and active pest-management measures to prevent contamination. Encouraging wildlife directly onto the building through bird boxes, bat boxes, or similar features would

conflict with these operational requirements and could introduce avoidable hygiene and biosecurity risks. Overall, it is considered given the overall limited scale of development, and the use of the unit, the lack of biodiversity enhancement in this regard is justified. Therefore, the proposal will continue with a positive recommendation without satisfying this criteria.

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 In summary, the proposed external spiral staircase is considered an appropriate and proportionate addition to the host building within this established business park. Given the presence of similar staircases on surrounding office buildings, the new structure would integrate well with the existing built form, would not appear visually intrusive, and would preserve the character and appearance of the area in accordance with Policy GP6. There are no residential properties in the vicinity that would be adversely affected, and the development would enhance fire-safety provision for building users, thereby complying with Policy GP2 and GP7. As the proposal does not affect parking arrangements or the surrounding road network, it also accords with Policy GP4. Overall, the scheme is considered acceptable and compliant with the relevant planning policies.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: TSP26 008-MLL-DR-A-00-150 - Proposed Elevations; TSP26 008-MLL-DR-A-00-100 - Proposed Floor Plans; TSP26 008-MLL-DR-A-00-050 - Existing Elevations; TSP26 008-MLL-DR-A-00-010. - Fire Escape Stair Downtakings; TSP26 008-MLL-DR-A-00-001 - Existing Floor Plans; Site Location Plan; Design and Access Statement
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7 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.