

Newport City Council

Newport City Council
Regeneration Investment & Housing
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

The Site is a previously developed rectangular parcel of land that is circa 0.41 hectares in size, located off Corporation Road to the northeast of Port Harcon site, circa 3.5km to the southeast of the centre of Newport. The Site comprises a mixture of hardstanding and loose gravel, bounded by a railway embankment to the north and palisade fencing to the west and south.

Applicant Details

Name/Company

Title

Mr

First name

Damian

Surname

Walsh

Company Name

Port Harcon Limited

Address

Address line 1

Corporation Road

Address line 2

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP19 44RE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Thomas

Surname

O'Kane

Company Name

Axis

Address

Address line 1

1st Floor

Address line 2

Barfield House

Address line 3

26 Alderley Road

Town/City

Wilmslow

Country

United Kingdom

Postcode

SK9 1PL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposed Biomethane Compressed Natural Gas (Bio-CNG) filling station and associated works.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The site will be developed to accommodate a BiO-CNG filling station, which will be used to fuel vehicles that operate within the port. This is part of a wider drive within the port to de-carbonise operations and become net-zero. Elements of the site to be installed include:

- Trailer Gas Loading Dispenser
- Gas Storage
- Standby Generator
- Switchroom + Switching Station
- Containers with compressors
- Fuel Dispensers

Please see Proposed Site Layout (ref: 5258-01-03) for the full details.

The proposed use will be in operation 24 hours a day, 7 days a week.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The land is currently vacant and the last known use of the land was for open storage of materials, although it is not known when this use ceased. A desktop review confirms the planning history for the application site is incomplete. Further information is contained in the Planning Statement.

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

As set out above, the land is currently vacant and the last known use of the land was for open storage of materials, although it is not known when this use ceased. A desktop review confirms the planning history for the application site is incomplete. The Location Plan has the application site in red, with the land in the Applicant's ownership edged in blue.

Further information is contained in the Planning Statement.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Planning Statement
Cover Letter
Site Location Plan (ref: ref: 5258-01-01)
Statutory Plan (ref: 5258-01-02)
Proposed Site Plan Layout (ref: 5258-01-03)

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Other

Other (please specify)

Sui Generis

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Other

Other (please specify)

Sui Generis

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed development is permitted development in consideration of Schedule 2 Part 17, Class B of The Town and Country Planning (General Permitted Development) Order 1995.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

09/07/2025

Details of the pre-application advice received

The LPA advised that a Lawful Development Certificate should be submitted to confirm if planning permission would be required.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Walkington

Date

11/08/2025