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Our ref: CSC1102
11th February 2026

Planning and Regeneration
Newport City Council
Civic Centre,
Newport,
NP20 4UR

Submitted via Planning Portal

Dear Sir/Madam,

Planning Portal Ref no: PP-13021135
S.73 Planning Application relating to Condition 8 of planning permission ref: 93/0261/O (restrictive goods condition)
The British Land Company PLC
Unit 1 Harlech Retail Park, Cardiff Road, Newport NP20 3BA

Further to our pre-application enquiry and subsequent LPA response (ref: PRELET/PS/23/0094), we write on behalf of the British Land Company PLC, in respect of the above referenced planning permission. Please find enclosed a s.73 planning application to vary condition 8 of pp reference: 93/0261/O. The application package reflects pre-application advice (albeit with the addition of a GI Statement) and comprises the following:

- Completed planning application form inc. ownership certs;
- Planning Permission Decision Notice (ref: 93/0261/O);
- Site Location Plan (ref: 32508_PL00_C);
- Letter of support from TJ Morris Ltd;
- Green Infrastructure Statement; and
- Planning & Retail Statement.

While we recognise that the pre-application advice is now somewhat dated, we are not aware of any material change in planning considerations over and above the publication of PPW v12 which render the advice invalid.

Background

Harlech Retail Park lies to the south-west of Newport; it comprises 5no. units with a shared, dedicated surface car park. The park is anchored by Tesco Extra. The retail park was developed pursuant to the above referenced outline planning permission in 1993. The retail park permission allows open A1 sales from all units, save for Unit 1 (most recently occupied by Homebase) which is the sole unit restricted by condition 8 as follows:



"The use of the DIY Retail warehouse hereby approved, shall be restricted to the sale of DIY goods including building materials, kitchen and bedroom fittings, garden materials, and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods and household furnishings, 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."

The application seeks the variation of condition 8 of the extant planning permission to allow open A1 retail sales from Unit 1 to facilitate reoccupation by Home Bargains. This would be a new Home Bargains in Newport, not a relocation. The sale of food and drink from the unit is intended to be ancillary and limited to up to 30% of the unit floorspace i.e., 704sqm. To this end, the applicant is agreeable to a suitably worded planning condition restricting the sale of food and drink.

This submission is supported by a proportionate Planning & Retail Statement which considers the salient retail planning policy matters.

We trust the application package is found to be in order. We look forward to receiving confirmation of registration in due course.

Should you have any queries or wish to discuss please do not hesitate to contact us.

Yours sincerely



Peter Waldren
Director
CarneySweeney
Enc.

