

APPLICATION DETAILS

No: 26/0154 **Ward:** Llanwern

Type: Full (Major)

Expiry Date: 23rd April 2026

Applicant: *Concept Property UK Limited*

Site: *Atlas Elektronik Uk Ltd, Meadows Road, Newport NP19 4SS*

Proposal: ***ALTERATIONS TO EXISTING WAREHOUSE BUILDING INCLUDING EXTERNAL CHANGES TO CREATE NEW DOCK LEVEL HGV ACCESS, ELECTRICAL PLANT ROOM, AND ASSOCIATED GROUND WORKS, CREATION OF NEW GOODS DOORS, TRADE COUNTER CUSTOMER ENTRANCE, NEW SECURITY GATES & PERIMETER FENCING AND ASSOCIATED TREE PLANTING & LANDSCAPING.***

Recommendation: **Granted & Conditions**

1. INTRODUCTION

- 1.1 The applicant is seeking permission for changes to an existing commercial / industrial building and its environs as described above. The building is the former STC / Atlas Elektronik building on Queensway Meadows. This is a large steel frame building finished in cladding with extensive areas of parking / circulation around it. The building is currently vacant. Land to the east and south of the site is undeveloped but lies within the urban boundary and is allocated for employment use under Policy EM1ii (Queensway Meadows).

2. RELEVANT SITE HISTORY

Ref. No.	Description	Decision & Date
92/0004	ERECTION OF FACTORY FOR STC (STANDARD TELEPHONE & CABLES)	GC 06 March 1992
19/1312	CHANGE OF USE OF WAREHOUSE (USE CLASS B2/B8) TO A FILM STUDIO (USE CLASS B1) WITH ABILITY TO REVERT BACK TO B2/B8 UPON CESSATION OF B1 USE	GC 01 April 2020

3. POLICY CONTEXT

- 3.1 The following Policies are relevant to the consideration of this application:
- SP1 – Sustainability
 - SP3 – Flood Risk
 - GP1 – Climate Change
 - GP4 – Highways & Accessibility
 - GP6 – Design
 - GP7 – Environmental Protection

4. CONSULTATIONS

- 4.1 National Grid Electricity Distribution: Advise of equipment in the area and safe working practices.
- 4.2 Air Products: Advise of a pipeline in the vicinity of the site and request further information be provided to them before works commence.

- 4.3 Wales & West Utilities: Advise of equipment in the area and safe working practices and request further information before works commence.
- 4.4 National Grid Electricity Transmission: No interest.
- 4.5 Health & Safety Executive: Do not advise against.
- 4.6 Heneb: No objection.
- 4.7 Cyfoeth Naturiol Cymru / Natural Resources Wales (CNC/NRW): Raise concerns in relation to surface water drainage since drains adjacent to this site enter the Nash & Goldcliff SSSI which is primarily notified for the ecological interests of the reens (drainage ditches). As such maintenance of high water quality is essential.

CNC/NRW advise that a CEMP condition should be applied to protect surface waters during construction activities.

CNC/NRW do not object on flood grounds but advise that flood resilience measures should be built into the development.

5. INTERNAL COUNCIL ADVICE

- 5.1 NCC Highways: No objection.

6. REPRESENTATIONS

6.1 NEIGHBOURS:

All properties within 50m were consulted (03 properties), a site notice displayed was displayed, and a press notice published in South Wales Argus on 14.03.2026.

No comments were received.

7. ASSESSMENT

- 7.1 The changes sought at this pre-existing industrial building / warehouse are:

- Creation of a new dock level HGV access and associated ground works,
- Creation of new goods doors,
- Trade counter customer entrance,
- New internal security gates & palisade fencing,
- A new electrical sub-station building and
- Tree planting and landscaping.

The applicant also advises of other works that are internal and which are not development for the purposes of the Planning Acts and do not require permission from the Local Planning Authority.

Key Issues

- 7.2 The key issues relevant to this determination are:

- Change in the appearance of the building.
- Control of Surface waters during construction
- Flooding

Minor issues are:

- Existing & Future drainage arrangements
- Location and appearance of new fencing & gates
- Tree felling and new planting
- Net Benefit for Biodiversity

Change in the appearance of the building

- 7.3 The changes to the exterior of the building are minor in nature, with the main change being the installation of 3no HGV delivery bays and associated ramping on the north elevation and a series of vehicular doors and new pedestrian double doors serving the trade counter on the southern elevation and a new vehicular door on the eastern elevation.

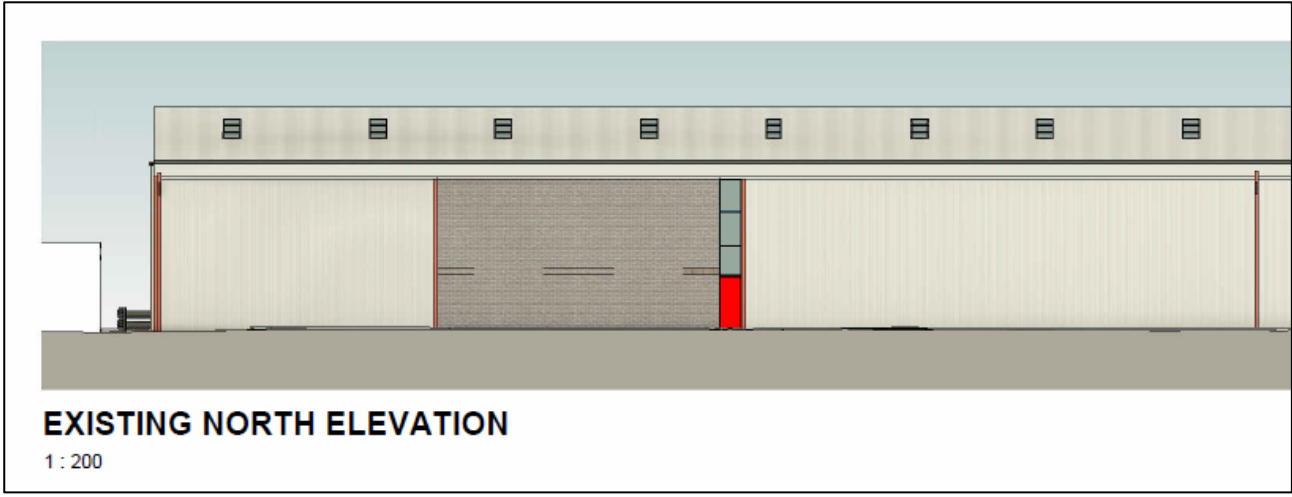
Existing Southern Elevation (part)



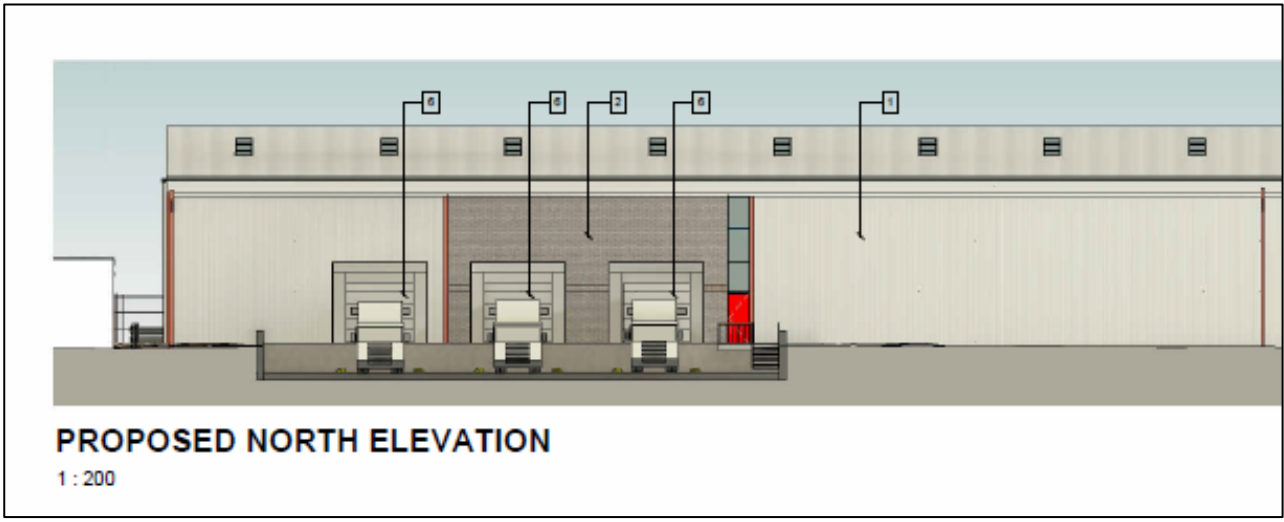
Proposed Southern Elevation (part)



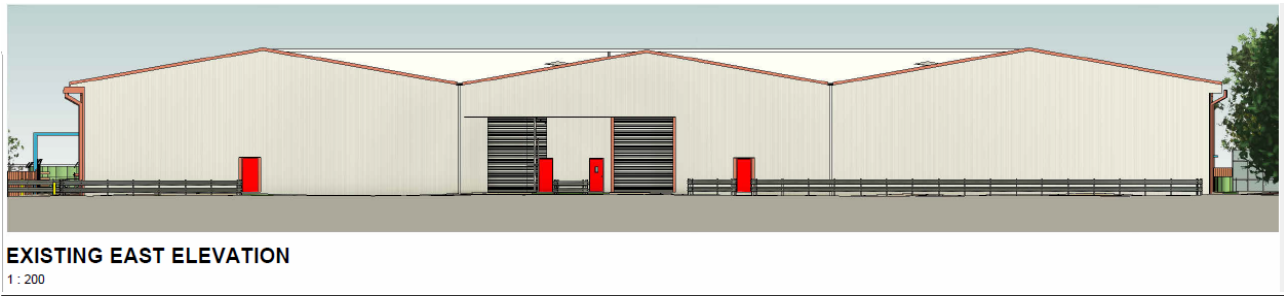
Existing Northern Elevation (part)



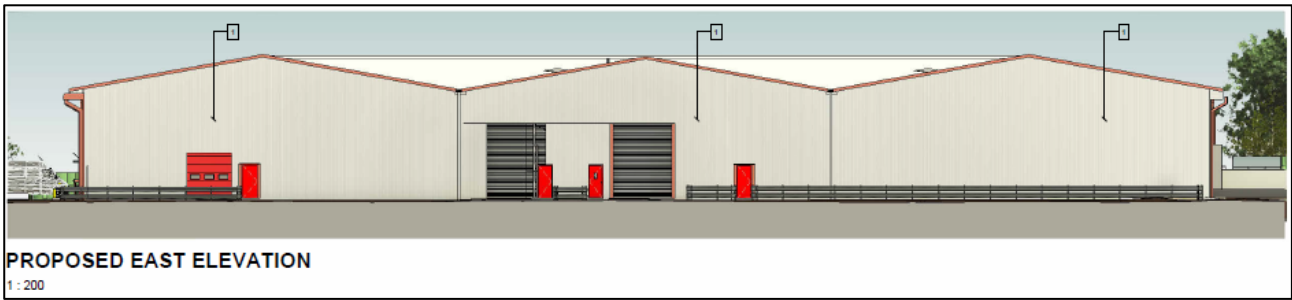
Proposed Northern Elevation (part)



Existing East Elevation



Proposed East Elevation



- 7.4 The electrical sub-station building and its associated compound are minor features in context with the compound measuring 9.9m by 7.2m and the building having a footprint of 6.5m by 5.3m and being a flat roofed building 3.4m high. The compound fence would be 2.4m high and would be V mesh fencing which is the same style as the fencing installed around educational sites in the city. The plant compound / building is located on the south western elevation of the main building.
- 7.5 In context the proposed changes are minor and are in keeping with the scale and character of the building. In effect the changes allow for the delivery and distribution of tyres from the building which has an existing B8 (warehouse) use. Policy GP2 (Design) is complied with.

Control of Surface waters during construction

- 7.5 Cyfoeth Naturiol Cymru / Natural Resources Wales (CNC/NRW) raise concerns that polluted waters might enter the Nash & Goldcliff SSSI via existing surface water ditches adjacent to the site. However the risk of this can be controlled during construction works via a CEMP condition and more specifically control over construction site drainage. In any event excavation works are limited to the HGV unloading bays were ramped access will have to be provided. As such risks of pollution to surface waters are low and controllable. Policy GP7 (Environmental Protection) is complied with.

Flooding

- 7.6 The site is in a defended flood plain with parts of the site being in Flood Zones 2 & 3 for rivers (parts of the parking and circulation areas but not the building) and the entire site is in Flood Zone 3 for the sea. However CNC/NRW have not objected to the proposal on flood grounds since there is no change of use on the site and no change in vulnerability to flooding as a result. They advise that the applicant considers building flood resilience into the site to mitigate the impact of any future flood event. Given that the proposal will not increase flood risk or flood vulnerability then there is no reason to object to the proposal on flood grounds.

Existing & Future drainage arrangements

- 7.7 The applicant advises that new surface water drainage will be required in the ramped areas serving the HGV bays but there is currently no design in place for that. They further advise that the new drainage will connect to existing surface water drains on the site. There is no reason to think the proposed drainage will increase the risk of surface water bodies near the site or in the SSSI. The site already could be used in use classes B1 (light industry) and B8 (Warehousing & Distribution) and already has extensive areas of carparking and space for vehicle circulation. This proposal will not add to or intensify that existing use and will not exacerbate any existing risk of pollution of surface water bodies. As such Policy GP7 (Environmental Protection) is complied with.

Location and appearance of new fencing & gates

- 7.8 The applicant advises that new fencing and gates will be provided around the perimeter and also within the site. The location of these is shown in the submitted boundaries drawing including the proposed fencing and gate types. All of these are acceptable in context being of suitable design and appearance. Policies GP2 (Visual Amenity) and GP6 (Design) are complied with in relation to fencing.

Tree felling and new planting & Net Benefit for Biodiversity

- 7.9 The applicant advises that some trees on site should be removed since they are of low quality make a limited onsite only contribution and are close to structures, that is the main building and water tank. These trees are in a narrow planting bed off the north elevation of the building within a parking area and were part of the planting scheme for the original factory when it was constructed in the 1990s. As such these trees have not obtained any particular scale and are restricted by their narrow rooting areas and the closeness of structures. Given their limited contribution and character their removal is not objectionable. The applicant has provided a *Green Infrastructure & Biodiversity Benefit Assessment & Planting Scheme* as part of this submission and this demonstrates that the lost trees can be replaced adequately

and that net benefit for biodiversity can be secured under this submission through planting and the provision of a bird box. Planning Policy Wales Edition 12 (PPW12) advises replacement tree planting at a ratio of 3 to 1 and this can be achieved on this site where site margins are generous. Replacement planting can be secured under condition and would bring the scheme into policy compliance with GP5vi & vii (Green Infrastructure and Tree Planting).

8. OTHER CONSIDERATIONS

8.1 *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.

8.2 *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.

8.3 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.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have 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. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 *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.

8.7 *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.

9. CONCLUSION

9.1 The proposed development is acceptable subject conditions.

10. RECOMMENDATION

Granted & conditions

01 The development shall be implemented in accordance with the following plans and documents:

- Drawing OTNP-CLAN-ZZ-XX-D-A-20000 P04 – Location Plan
- Drawing OTNP-CLAN-ZZ-00-D-A-20102 P06 - PROPOSED SITE PLAN
- Drawing OTNP CLAN ZZ OO D A 20103 P06 - PROPOSED BOUNDARY TREATMENTS
- Drawing OTNP CLAN ZZ OO D A 20300 P01 - PROPOSED SWITCH ROOM
- Drawing OTNP-CLAN-ZZ-00-D-A-20301 P04 - PROPOSED FLOOR PLANS
- Drawing OTNP-CLAN-ZZ-00-D-A-20302-P 04 - Proposed Floor Plan, First Floor
- Drawing OTNP-CLAN-ZZ-00-D-A-20311-P 04 - Proposed Floor Plans, Meeting Room
- Drawing OTNP-CLAN-ZZ-RF-D-A-20320 P07 – Proposed RP-GA
- Drawing OTNP-CLAN-ZZ-XX-D-A- 20701 P05 - PROPOSED ELEVATIONS
- Drawing OTNP CLAN ZZ XX D A 20801 P04 - PROPOSED DOORS

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

Pre – construction conditions

02 Construction Environment Management Plan (CEMP): No works of construction shall commence on the site until such a time as a Construction Environment Management Plan has been submitted to and agreed in writing by the LPA. All works of construction shall continue strictly in accordance with the agreed CEMP thereafter. The CEMP shall identify how construction site drainage will be controlled so as to protect the water quality of adjacent drainage ditches (reens) including those within the Nash & Goldcliff SSSI.

Reason: to protect the qualities of surface waters in the interest of the Nash and Goldcliff SSSI and the wider environment. Policies GP5 & GP7.

Pre –occupation conditions

03 Net Gain for Biodiversity: Prior to the first beneficial use of the loading bays and doors hereby approved, a scheme of tree and hedge planting and other measures to secure net benefit for bio-diversity and improved Green Infrastructure on the site that minimally accords with the measures outlined at Section 6.0 of the submitted Green Infrastructure & Biodiversity Benefit Assessment & Planting Scheme submitted with this scheme shall be submitted to the LPA in writing. The scheme shall include a timetable for installation, implementation measures including tree pit details, ground preparation and a planting plan for the hedge including species and densities of planting and a maintenance schedule for the agreed planting that lasts at least 5 years. Following the LPA's written agreement the scheme shall be implemented fully as agreed prior to the first use of the approved loading bays and doorways and shall be retained as agreed.

Reason: to provide net benefit for biodiversity on the site in accordance with PPW12 and to strengthen Green Infrastructure in the interests of good design and visual amenity. Policies SP1, GP2, GP5 & GP6.

NOTE TO APPLICANT

01 This decision relates to the following unconditioned plans & documents:

- Drawing OTNP-CLAN-ZZ-00-D-A-20201 P04 - EXISTING FLOOR PLANS
- Drawing OTNP-CLAN-ZZ-00-D-A-20202 P04 - EXISTING FLOOR PLANS
- Drawing OTNP-CLAN-ZZ-RF-D-A-20203 P04 - EXISTING ROOF PLAN
- Pre-application Consultation Report (February 2026)
- Covering Letter – 24.02.2026
- Supporting Planning Statement (February 2026)

- Design & Access Statement (22.01.2026)
- Arboricultural Impact Assessment (21.01.2026)
- Green Infrastructure & Biodiversity Benefit Assessment & Planting Scheme (03 June 2006)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies:

SP1 – Sustainability

SP3 – Flood Risk

GP1 – Climate Change

GP2 – General Amenity

GP4 – Highways & Accessibility

GP5 – Natural Environment

GP6 – Design

GP7 – Environmental Protection

were relevant to the determination of this application.

03 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

04 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

05 Air Products advise of a pipeline within the application area. No works should be undertaken near this pipeline without the prior agreement of Air Products. Contact: **Peter O'Hara**, UK Pipeline Supervisor, Air Products PLC, M: +44 07973197352, E: pipeluk@airproducts.com at least 5 days before any work commences.

06 Flood Resilience: CNC/NRW advise that flood resilience measures should be incorporated into your scheme. Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience. [Technical advice note \(TAN\) 15: development, flooding and coastal erosion | GOV.WALES](#)

07 Wales & West Utilities advise that **Works near a Medium, Intermediate or High-pressure main cannot commence until you have received approval from Wales & West Utilities**. No work should commence on site until such a time as WWU have agreed to those works.