

Notice of Decision



G John
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The Maltings
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Cardiff
CF24 5EA

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/1076**

Application Type: **Full**

Proposal: **ERECTION OF A RURAL ENTERPRISE DWELLING ASSOCIATED WITH THE EXISTING DOG KENNELS AND WIDER ENTERPRISE AT GREENMOOR NURSERIES**

Site/Location: **Greenmoor Farm, Greenmoor Nurseries , Coast Road, St Brides Wentlooge, Newport, NP10 8SQ**

Decision Date: **30th April 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 12th December 2025. The application has been:-

Refused

Reason(s) for refusal:

1. The proposed dwelling fails the time, financial and other dwellings tests contained within Technical Advice Note 6 therefore the proposal is not justified in this location contrary to Technical Advice Note 6 - Sustainable Rural Communities.
2. The proposed dwelling would seek to introduce an inappropriate form of development as stated within Planning Policy Wales (Ed. 12) section 3.64 - 3.78 as it is not justified in accordance with Technical Advice Note 6 - Sustainable Rural Communities thereby resulting in harm to the openness of the Green Wedge adversely impacting the retention of countryside to prevent coalescence between settlements contrary to Policy SP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. The proposal has not taken full account of the special landscape features surrounding the site resulting in an adverse impact on the Wentlooge Special Landscape Area contrary to Policy SP8 and part (ii) of Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. The proposal fails to secure either (i) a contribution toward off site affordable housing or (ii) a method to recoup the relevant contribution toward off site affordable housing should the dwelling end up on the open market, through a Section 106 agreement or occupancy condition contrary to Policy SP13 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. The proposed highly vulnerable development on greenfield land within an undeveloped coastal zone is contrary to the permissible forms of development within a Defended Flood Zone 3 contrary to within Technical Advice Note 15 - Development, Flooding and Coastal Erosion (2025), Policies SP3 and CE9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and Planning Policy Wales (Ed.12).
6. The proposal does not contain sufficient information to demonstrate that the proposed package treatment plant would not have an

adverse impact on the water quality within the Site of Special Scientific Interest (SSSI) contrary to Policy SP4 and GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

7. The proposal is not supported by sufficient information to ascertain what below ground deposits may be present within the archaeologically sensitive area contrary to Technical Advice Note 24 - The Historic Environment and Policy CE6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos and documents:
 - o Response to NRW Flood Risk Comments (Ref: RTP-JBA-XX-XX-LT-Z-0001)
 - o Flood Consequences Assessment (Ref: RTP-JBA-XX-XX-RP-Z-0001-S3-P02)
 - o Block Plan as Existing (Drawing ref: A-102)
 - o Elevations as Proposed (Drawing ref: A-116)
 - o Plans and Section as Proposed (Drawing ref: A-115)
 - o Site Section a-a as Existing and Proposed (Drawing ref: A-114)
 - o Block Plan as Proposed (Drawing ref: A-112)
 - o Location Plan (Drawing ref: A-101)
 - o Site Drainage Plan (Drawing ref: A-120)
 - o Rural Enterprise Dwelling Appraisal by Landsker Business Solutions, Dated 07/11/2025)
 - o Ecology Appraisal 2022 - 2025 (Received: 15.12.2025)
 - o Planning, Design and Access Statement by GJP Planning & Development Consultancy (Received: 15.12.2025)
 - o Green Infrastructure Statement (Received: 15.12.2025)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP4, SP5, SP7, SP8, SP9, SP10, SP13, GP2, GP4, GP5, GP6, GP7, CE6, CE9, H2, H4, T4 and W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
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NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).