

Our ref: EW/TR/Q260303
Your ref: -
Email: eve.warwick@quod.com
Date: 6th May 2026



Planning Department
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

Submitted via Planning Portal (PP-14955315)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Refurbishment of existing retail unit
Unit 1, Harlech Retail Park, Cardiff Road, Newport, NP20 3BA
Application submitted on behalf of TJ Morris Limited

We are instructed by our client, TJ Morris Limited ('TJM') ('the Applicant'), to submit the enclosed full planning application for the refurbishment of Unit 1 at Harlech Retail Park, Cardiff Road, Newport, NP20 3BA ('the Site'). Specifically, consent is sought for the following development:

"Refurbishment of existing retail unit (Class A1) comprising external alterations and associated works."

The planning application has been submitted via Planning Portal (PP-14955315) and includes the following documents and drawings in line with the Council's validation requirements:

- **Requisite planning application form, duly completed;**
- **Certificate B & Agricultural Holdings Certificate;**
- **Notice to Owner & Cover Letter;**
- **CIL Additional Information Form;**
- **Green Infrastructure Statement, prepared by Quod;**
- **Site Location Plan (ref. 10459-100 Rev B); and**
- **Existing and proposed drawings, prepared by WPL Consulting LLP:**





Drawing Title	Drawing Number	Scale
Site Location Plan	10459-100 Rev B	1:1250 @ A3
Existing Site Layout	10459-101 Rev B	1:200 @ A0
Existing Ground Floor Plan	10459-101 Rev A	1:100 @ A0
Existing First Floor Plan	10459-103 Rev A	1:100 @ A0
Existing Elevations	10459-104 Rev A	1:100 @ A0
Existing Roof Plan	10459-105	1:100 @ A0
Proposed Site Layout	10459-106 Rev D	1:200 @ A0
Proposed Floor Plan	10459-107 Rev C	1:100 @ A0
Proposed Elevations	10459-108 Rev D	1:100 @ A0
Proposed Roof Plan	10459-109 Rev B	1:100 @ A0

An online payment of £383 along with the service charge has been made via the Planning Portal to cover the requisite planning application fee.

1 Introduction

The Site comprises a well-established retail destination and is recognised as being an appropriate location for large-format retailing, last occupied by Homebase, who vacated the unit in September 2023 as part of a series of closures nationally.

The enclosed application looks to bring forward modest refurbishment works as part of proposals to facilitate the re-occupation of the unit by the national variety discounters, Home Bargains (HB). HB is the trading name of TJM, who are looking to strengthen their offer within the Newport area, with existing stores at Newport West Retail Park and at Newport Leisure Park. The intention is to retain these stores alongside the proposed new store at the Site. The package of refurbishment works proposed will improve the overall appearance of this prominent site and meet the requirements of the incoming retailer.

Whilst significant in terms of its positive effects, the planning application is modest in nature. For example, there is no increase in overall retail floorspace, and this application raises no matter of principle.

A separate Section 73 application (S73) has been submitted to Newport County Council (NCC) (ref. 26/0125) to widen the permitted use, to allow HB to sell their full product range. The S73 alongside this planning application will allow the prospective tenant to occupy the unit.



Benefits associated with the proposals include the improvement of a prominent retail location, securing the long-term occupation of existing vacant floorspace, and improving retail choice. Once opened, the new HB will also provide up to 100no. jobs.

The application is progressed on this basis.

2 Factual Background

Site and Surrounding Area

The Site extends to 0.81 and comprises the existing retail unit together with associated servicing and car parking arrangements.

The unit falls within Harlech Retail Park, located southwest of the city centre. In terms of sensitive receptors, there are residential dwellings located immediately to the west of the Site, beyond Cardiff Road. Lidl is located immediately to the south of the unit, beyond a railway line which runs along the southern boundary.

Vehicular and pedestrian access to the Site is achieved from Cardiff Road (B4237) which provides links to the M4. The Site is well served by public transport, with existing bus stops located along Cardiff Road, a short walk from the Site, which provides services to Newport City Centre and Cardiff.

The Site does not fall within a Conservation Area nor are there any listed buildings or structures located on or adjacent to the Site. The Site is not within an Air Quality Management Area (AQMA). Finally, as shown on the Natural Resource Wales Flood Map, the Site falls within Flood Zone 1 (lowest probability of flooding).

Planning History

Planning permission for the retail park was permitted in November 1994 (ref. 93/0261/0) for the following development:

“Development of Superstore, Petrol Filling Station, DIY Retail Warehouse with Garden Centre, Associated Access Works, Car Parking Areas, Engineering Works and Landscaping.”

The Decision Notice is not available on the Council’s website.

More recently, a Section 73 application has been submitted and is pending determination (ref. 26/0125) to vary Condition 8 of planning permission reference 93/0261/0 to allow open A1 retail sales from Unit 1 including up to 30% of the sales floorspace for food and drink sales. If approved, this permission will allow HB to lawfully occupy the unit and sell their full range of goods.



3 Proposed Development

Full planning permission is sought for the following development:

“Refurbishment of existing retail unit (Class A1) comprising external alterations and associated works.”

The proposals seek to refurbish the existing retail unit, and the external alterations can be summarised as follows:

Northeast Elevation / Storefront

- New stainless-steel bollards to be provided to the footpath along the storefront
- New double bay trolley shelter
- New cycle shelter (accommodating 10no. cycles)
- Removal of existing window and infill with brickwork to match existing
- Removal of the small brick feature pod to store front
- Alterations to store frontage to include new glazed shopfronts
- Alterations and new cladding to existing entrance feature canopy
- Refurbishment to existing glazed canopy to store front

Northwest Elevation / External Display Area

- Infilling of existing door. To be infilled with brickwork to match existing
- Removal of 2no. external display entrances with associated glazing. To be infilled with brickwork to match existing
- 1no. new external display entrance with external shutter
- Canopy and enclosure to be refurbished and resurfaced
- Regrading of existing paving to new door positions

Southwest Elevation / Service Yard

- New stainless-steel bollards to be provided in the service yard
- New condensers and mesh enclosure
- Regrading of concrete surfacing to service yard to new door positions
- New door positions to the rear of the unit and infilling of existing doors / shutters

Southeast Elevation

- Installation of 1no. door
- Removal of existing delivery area canopy and reinstatement of cladding where removed



Unit Roof

- Removal of pitched roof above entrance feature canopy and replaced with flat roof
- New roof access system and MEWP landing pad

These changes do not have any impact on the footprint of the building and do not require planning permission. The proposals retain the existing retail (Class A1) use.

Further details of the proposals are shown on the submitted drawings, prepared by WPL Consulting LLP.

4 Prospective Occupier

TJM was established over 40 years ago by Tom Morris who opened his first store in Liverpool. The business has grown organically to become one of the biggest privately-owned companies in the UK and currently employs over 24,000 members of staff.

The business currently has more than 600 stores throughout the UK and plans to expand to over 1,200 stores, employing over 40,000 staff. There are existing HB stores in the local area, with stores at Newport West Retail Park and Newport Leisure Park. It is the intention that these stores will continue alongside a new store at the Site.

HB operates within the discount, or value, retail sector. Their strap line is “Top Brands – Bottom Prices”. The discount retail sector has seen significant growth in recent years as shoppers have been attracted by the quality of the products and competitive pricing. The success of discount retailers, and their ability to offer such low prices, is based on a combination of low profit margins and ruthless efficiency. The efficiency of HB’s operation extends across all aspects of their business including their trading format.

The proposed HB store when opened, would generate up to 100no. full and part time job opportunities. Most of these job opportunities will be available to local people. Job opportunities within the store will be across a range of scales. In addition to jobs within the store itself, other employment opportunities will be created. These would include jobs created by the store fit out and merchandising the store, and jobs involved with the future maintenance and security of retail units; cleaners; security guards; etc.

The high-quality, modern retail unit and shop fit out proposed will result in additional investment in the local economy.

5 Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.



In this instance, the Development Plan comprises the Future Wales: The National Plan 2040 (February 2021) and the Newport Local Development Plan 2011 – 2026 (adopted January 2015).

Material considerations include Planning Policy Wales ('PPW') (Edition 12, February 2024) and Technical Advice Note 4: Retail and Commercial Development (TAN 4) (November 2016).

Development Plan

Future Wales: The National Plan 2040

The National Plan promotes good design and the reuse of existing buildings indirectly through its placemaking and regeneration approach, particularly via Policy 2 ('Shaping Urban Growth and Regeneration'). The plan emphasises sustainable placemaking, regeneration, and making efficient use of land, and it is intended to be read alongside Planning Policy Wales, which contains the explicit policy support for good design quality and the reuse and adaptation of existing buildings.

The Newport Local Development Plan 2011 – 2026

The Application Site does not fall within any allocation within the adopted Development Plan. In retail policy terms the site lies 'out of centre' and the nearest designated centre is Newport City Centre.

Policy SP18 ('Urban Regeneration') outlines that proposals will be favoured which assist the regeneration of the urban area, particularly where they contribute to:

- i) *"the vitality, viability and quality of the environment of the city centre;*
- ii) *the provision of residential and business opportunities within the urban area;*
- iii) *reuse of vacant, underused or derelict land;*
- iv) *encourage the development of community uses where appropriate."*

Policy GP2 ('General Amenity') promotes inclusive design and states that proposals should be considerate of the surrounding uses.

Policy GP6 ('Quality of Design') outlines that all development will be expected to take into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Material Considerations

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales ('PPW') is the Welsh Government's policy document that sets out the framework for sustainable land use. The document supports all strategies published by the Assembly and is supplemented by various Technical Advice Notes ('TANs').



Chapter 3 deals with good design and placemaking. It states that development should create high quality, inclusive and sustainable places, with design quality treated as a fundamental planning consideration. It also promotes the efficient use of land and resources, including a strong preference for previously developed (brownfield) land, which implicitly supports the reuse and adaptation of existing buildings where appropriate.

Technical Advice Note 4: Retail and Commercial Development (TAN 4) (November 2016).

TAN 4 supports the reuse of existing retail and commercial units, encouraging refurbishment to maintain vitality and respond to changing market conditions.

6 Planning Assessment

Principle

There are no matters of principle that arise given the application proposals. The Site comprises an existing retail use and this will be retained and the proposals will not result in any increase in retail floorspace. Instead, the application proposals will result in a reduction in floorspace.

The application proposals relate solely to modest external changes to an existing retail unit. The application proposals raise no retail policy matters.

Design and Layout

Full planning permission is sought to refurbish an existing unit to accommodate the trading requirements of the prospective occupier (HB), who will occupy the unit in its entirety.

The proposed external alterations are modest in nature but will result in a high-quality retail unit that will improve the overall appearance of this prominent location. The Site comprises a first-generation retail unit that has lacked investment in recent years. The refurbishment works will enhance the overall appearance of the wider retail park.

The proposals will modernise the existing unit, delivering an improved shopping experience for customers.

There are no changes to the existing servicing arrangements.

Overall, the external works will improve the appearance of the Site. The design is of high-quality and meets the requirements of the development plan, including Policy GP2 and GP6 of the adopted development plan, and PPW.

There are no other development management considerations to consider as part of these proposals.

7 Conclusions



The proposals look to refurbish existing and prominent floorspace in a well-established retail destination to meet the requirements of HB. The proposals will secure the long-term occupancy, of the Site, which provides a key retail location within the retail park but is currently vacant, alongside improving the overall appearance of the local area.

The proposed development raises no matter of principle. The proposed external changes, whilst modest, will greatly improve the appearance of the site, alongside improving retail choice and creating jobs. These benefits should be afforded significant weight in the determination of the application proposals.

Overall, for all the reasons set out, the proposals comprise sustainable economic development. It has been demonstrated the proposal accords with relevant planning policy and planning permission should be granted without delay.

We trust the enclosed is sufficient for you to register this planning application and we look forward to receiving confirmation in due course. If for any reason this is not the case, please contact us immediately.

Yours faithfully,

Tim Rainbird
Senior Director

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cc. TJ Morris Limited