

Delegated Decision Report

Application No:	26/0276	Statutory Period Expires:	6th July 2026
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Site:	Maindee Telephone Exchange 262 Cromwell Road Newport South Wales NP19 0HT		
Proposal:	THE REMOVAL AND REPLACEMENT OF 6NO. ANTENNAS AND ANCILLARY DEVELOPMENT		
Applicant:	Cellnex UK		
Type:	Full	Ward:	Liswerry
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of the Maindee Telephone Exchange, located within the Liswerry ward. The building already accommodates existing rooftop telecommunications infrastructure. The area comprises of both residential and commercial uses. The application site is located within flood zone 3.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the removal and replacement of six antennas, along with associated ancillary equipment. The proposed works are intended to facilitate an upgrade to 5G coverage. The proposal includes 1no. 16.4m height GPS module, 3no. 15m high antennas, 3no. 15.69m high antennas, removal of 6no. antennas and 1no. Vodafone cabinet to be refreshed.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
07/0917	INSTALL 3NO. ANTENNAS ONTO EXISTING POLE MOUNTS; PROVISION OF EQUIPMENT CABINETS; AND RELOCATION OF EXISTING ANTENNA	Granted with Conditions	07.09.2007

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 13 – Supporting Digital Communications

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

4.1.6 Planning authorities must set out in their development plan an integrated planning and transport strategy. This should set out how the planning authority will: improve physical and digital connectivity

5.2.1 Affordable, secure electronic communications infrastructure is essential to people and businesses. The availability and exchange of information afforded by telecommunications ensures people are connected to important services, their communities and the wider world and is essential for long term prosperity.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP3 (Service Infrastructure), GP4 (Highways and Access), GP5 (Natural Environment), GP6 (Quality of Design) and SP3 (Flood Risk) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 TECHNICAL ADVICE NOTES

5.4.1 Technical Advice Note (TAN) 5: Nature Conservation And Planning and Technical Advice Note (TAN) 15: Development Flooding and Coastal Erosion are relevant to the determination of this application.

5.5 Consideration has also been given the Code of Practice on Mobile Phone Network Development

6. CONSULTATION RESPONSES

6.1 ***Environmental Health***: No response received.

6.2 ***Highways***: No objection.

6.3 ***Streetworks Telecoms***: No response received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 01.05.2026. A Site Notice was put up on 08.05.2026.

7.1 NEIGHBOURS: 10no. neighbours were consulted. No representations were received.

7.2 COUNCILLORS: Cllr Morris, Cllr Howells, Cllr Peterson and Cllr Sterry were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.1.2 Future Wales Policy 13 relates to Supporting Digital Communications. The policy states “Planning authorities must engage with digital infrastructure providers to identify the future needs of their area”. The upgrade of services will provide 5G. It is considered that the replacement of the infrastructure is justified, subject to meeting the requirements of the policies aforementioned above.

8.1.3 Class A (a) of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) permits the installation, alteration or replacement of electronic communications apparatus subject to certain criteria, however due to the height of the proposed antennas exceeding 15m where the building exceeds 30m, the proposals would not comprise permitted development and therefore a planning application is required in this instance.

8.2 **Character and Appearance**

- 8.2.1 The proposed apparatus would be positioned above an existing building. Whilst it would be visible, the development largely involves the replacement of existing equipment rather than the introduction of additional structures. As such, its overall appearance would not be materially more prominent or visually intrusive than the equipment currently in place and would not detract from the character and appearance of the area, in accordance with policy GP6.

8.3 **Residential Amenity**

- 8.3.1 The application site is located in close proximity to, and directly in front of, residential properties. Given that the proposed replacement antennas and associated equipment would be positioned on an existing building that already hosts telecommunications infrastructure, and that the development primarily involves the replacement of existing equipment, with only the addition of a single GPS module being installed in comparison to the existing situation, it is not considered that the proposal would result in any greater impact on residential amenity than the current situation.

8.4 **Highways**

- 8.4.1 The application would not have any highway safety implications, and the Highways Officer has not offered any objections.

8.5 **Biodiversity**

- 8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.
- 8.5.2 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application and the applicant has not indicated any measures as part of the application. It is not considered necessary in this instance to secure a scheme of biodiversity enhancement measures by condition having regard to the nature and details of the scheme and its location on a building.

8.6 **Flood Risk**

- 8.6.1 The application site lies entirely within Flood Zone 3, as identified on the Flood Maps for Planning. As the proposal constitutes less vulnerable development and is limited in scale, it is not considered that the proposals will increase flood risk to third-party land. Therefore, a Flood Consequences Assessment is not considered necessary in this case.

8.7 **Health**

- 8.7.1 In relation to health, planning Policy states that when a proposed installation meets the ICNIRP guidelines that there is no need for local planning authorities to consider health issues. The relevant ICNIRP certification has been included with this application.

9. **OTHER CONSIDERATIONS**

9.1 ***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.

9.2 ***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.

- 9.3 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.

9.4 The above duty has 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.

9.5 ***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.

9.6 ***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.

10. CONCLUSION

10.1 The proposals would not adversely impact on visual or residential amenity and there would be no highway safety or flood risk issues. The proposals accord with the aforementioned policies and have planning merit being for the purpose of improved telecommunications and digital connectivity.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and Documents: Site Location Plan, Site Plan, 5G Benefits for Health and Emergency Services, Helping to Tackle Climate Change, Technical Support, National Policy - Delivering Ultra Fast Broadband Mobile Connectivity, 5G Health and Safety, ICNIRP Compliance Certificate
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 Policies SP3 (Flood Risk), GP2 (General Amenity), GP4 (Highways Safety and Accessibility), GP6 (Quality of Design), of the Newport Local Development Plan 2011-2026 (adopted January 2015) were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.