

CV P L A N N I N G

OakTyres

Pre-Application Consultation Report

Proposed External Alterations - Warehouse Premises at Meadows Road,
Queensway Meadows Industrial Estate, Newport

On Behalf of Oak Tyres UK Limited

February 2026

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1. Introduction

1.1. This Pre-Application Consultation Report (PAC Report) has been prepared by CV Planning on behalf of Oak Tyres UK Limited. This PAC Report is provided to Newport City Council (NCC) as part of a full planning application for proposed alterations to an existing warehouse located at the Queensway Meadow Industrial Estate, Meadows Road, Newport.

1.2. The proposed description of development is as follows:

'Alterations to existing warehouse building including:

Part A : External changes to create new dock level HGV access and associated groundworks, creation of new goods doors, trade-counter customer entrance, new internal security gates, palisade fencing and associated tree planting and landscaping.

Part B : Internal alterations to facilitate vehicle tyre warehouse storage including selective demolition, creation of trade-counter unit with staff welfare facilities and offices.'

Pre-Application Consultation – Legislative Requirements

1.3. Under Article 4, Part 1A of the Town & Country Planning DMPWO (Amendment) 2016, legislation states that prior to the submission of a qualifying proposal that the applicant must carry out a programme of pre-application consultation. The legislation requires that this consists of the following requirements:

- Publicising the proposed application by displaying site notices in at least one place on or near the land to which the proposed application relates and for a period of no less than 28 days;

- Writing to any owner or occupier of any land adjoining the site to which the proposed application relates;
- Ensuring that the entire draft planning application documentation (including plans) is made available to the public for a period of 28 days prior to submission of the application so as to ensure compliance with the regulations set out in the Planning (Wales) Act 2015; and
- To consult with any community consultees and specialist consultees as identified within Schedule 2 of the Town & Country Planning DMPWO (Amendment) 2016.

1.4. In addition to the above, due regard has also been had to the Welsh Government Guidance contained in the publication entitled 'Pre-Application Community Consultation : Best Practice Guidance for Developers' which is dated December 2021.

1.5. The Guidance sets out the statutory pre-application consultation requirements as summarised above and clarifies which projects need to carry out consultation under the Act. These proposals qualify for pre-application consultation by virtue of the red line planning application site area being greater than 1 hectare in total – the overall site area is circa 4.5 hectares.

1.6. This statement confirms that the Guidance has been adhered to in full, with both Annex 1 and Annex 2 of the aforementioned report referred to (regarding the compliance checklist) and to assist in the identifying of specialist consultees – this has had due regard to the further updates regarding the scope of specialist consultees and it should be noted that the relevant local fire service has been included in the PAC process.

- 1.7. It can be confirmed that all of the requirements of legislation have been met in relation to the proposed development as further summarised in this statement. This has included ensuring that a complete copy of the draft planning application was made available for viewing on a dedicated webpage which has been tracked in order to record how many people accessed the information. The website was set up specifically to aid the pre-application consultation process in line with best practice guidance.
- 1.8. The consultation process formally commenced on the 26th January 2026 and ran for the minimum period of 28 days including on Tuesday 24th February 2026. The minimum 28 day consultation requirement has therefore been satisfied.
- 1.9. The next section of this statement provides an overview of the engagement process followed by a review of the responses received and a section in relation to scheme evolution. It should however be noted that there is no information to review or disseminate within Sections 3 or 4 of this report as the consultation process attracted only one single comment from the South Wales Fire & Rescue Service which was simply an acknowledgement of receipt.

2. Process of Engagement

Erection of Site Notices in the Immediate Area

- 2.1. As confirmed in the aerial mapping extract below a total of 4 notices were erected in the vicinity of the planning application site on 26th January 2026. These were located to the immediate south of the site entrance, affixed to nearby lampposts and permanent signage with a further notice located on the western side of Meadows Road and an additional notice to the north of the existing site access point on the eastern side of Meadows Road.



- 2.2. The notices were visible and legible to passing pedestrians and were freely available to see on publicly accessible land without the need to enter into the planning application site. It can be reconfirmed that the notices were made available for the full 28 day minimum publicity period.

- 2.3. The site notices are contained at Appendix 1, alongside photographic evidence and the relevant declaration, and, as can be seen from the information provided, these contained all of the necessary information in accordance with the legislative requirements as per Schedule 1B of the Town & Country Planning DMPWO (Amendment) Order 2016. As per the information at Appendix 1, the notices were displayed in both English and Welsh and included information about the applicant, the proposed development and identified a physical location to access the application documents via the internet. It is concluded that the site notices are fully compliant with the relevant legislative requirements and are acceptable.

Correspondence to Owners and Occupiers of Adjoining Land

- 2.4. In accordance with Article 4 Part B 1A of the Town & Country Planning DMPWO (Amendment) 2016, all relevant owners and occupiers were sent a letter providing requisite notice in writing of the consultation proposals. Appendix 2 of this statement contains a copy of the letter that was sent to the relevant parties. In total 5 letters were sent out to adjoining occupiers with the correspondence issued on the 23rd January 2026.

Community and Specialist Consultees

- 2.5. Attached to this statement at Appendix 3 are copies of prior notification of the pre-application consultation as issued to relevant Ward Councillors. It is noted that Meadows Road is the boundary interface between the adjoining wards of Lliswerry which lies on the western side with Llanwern on the eastern side. In view of the close proximity of the site the decision was taken to issue letters to both the relevant members of both wards which were issued on the 26th January 2026. The letters were issued electronically directly to the ward councillors newport.gov.uk email addresses including an explanatory paragraph summarising the proposals and

providing the website link to draft planning application submission. The following councillors were informed of the PAC:

- Councillor Mark Howells
- Councillor Martyn Kellaway
- Councillor Allan Morris
- Councillor James Peterson
- Councillor Andrew Sterry

- 2.6. In addition to the elected ward members, correspondence via email including a letter was issued to Llanwern Community Council on the 26th January 2026 with the information issued to the following email address: clerk@llanwernvillage.org.uk.
- 2.7. Schedule 4 of the Town & Country Planning DMPWO (Amendment) 2016 lists specialist consultees who must be consulted as part of the pre-application consultation process.
- 2.8. These consultees are also identified in Annex 2 of the PAC Best Practice Guidance Document (December 2021) and have been utilised to inform the process. Whilst the submitted planning application is fully in line with the permitted lawful use of the building and associated land for warehousing and distribution uses and no alterations are proposed to the site access or public highway, for the avoidance of doubt, it was decided to inform Newport City Council and therefore a formal PAC consultation letter was issued on the 26th January 2026 to the Local Highway Authority. In the interests of robustness a consultation letter was also issued to South Wales Fire & Rescue Service. A copy of these letters is contained at Appendix 4.

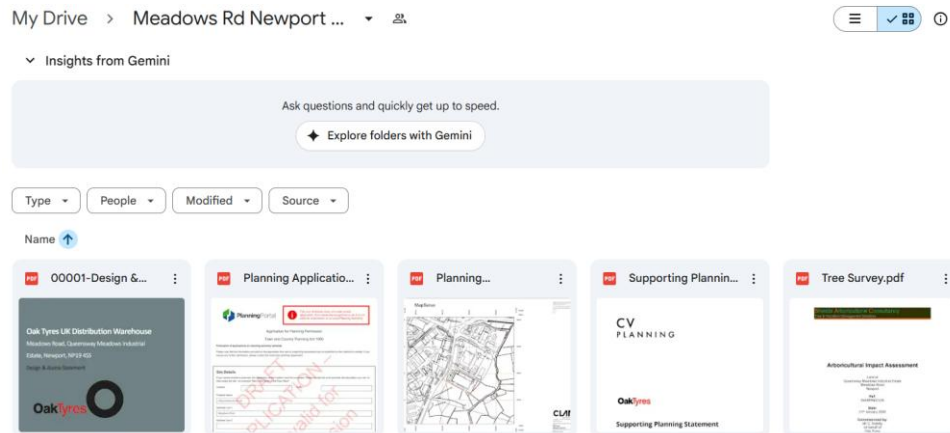
Draft Planning Application Documentation and Plans

2.9. As previously stated, the draft planning application documentation was made available via a dedicated PAC webpage which allowed interested parties to access and download the relevant information. The information available on the website link comprised of the following:

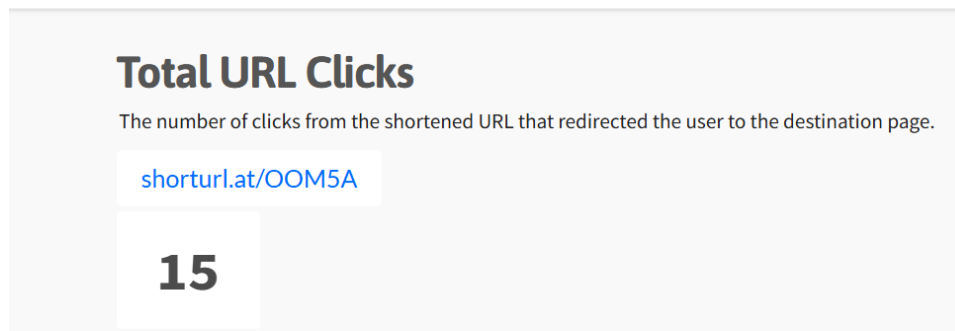
- Draft planning application forms and certificates
- All relevant planning drawings including site location plan, proposed site plan, existing floor plans/elevations/sections and proposed drawings
- Design and Access statement
- Supporting Planning Statement
- Tree survey and arboricultural implications assessment

3. Review of Responses Received

- 3.1. The website screenshot extracts below illustrates the information identified previously which was made available online. The graphics below also confirm using an online hit counter that the package of reports and plans was accessed a total of 15 times.



Short URL
by NameSilo



- 3.2. There was a single response to the pre-application consultation exercise namely an email response from the South Wales Fire & Rescue Service dated 27th January 2026. The response confirmed receipt of the pre-application consultation and that the Service has no comments or observations to make regarding the proposals at this stage and that further comments will be provided following the submission of an

application and consultation being undertaken by the Local Planning Authority. No further responses were received.

4. Scheme Evolution

- 4.1. Other than the confirmation of receipt and notification from the South Wales Fire & Rescue Service that they would respond to any future planning application consultation by the Council in due course, there were no responses from any party arising from the statutory publicity via the issued letters, emails and site notices. There has therefore been no requirement to amend the scheme in response to feedback received.

5. Conclusions

- 5.1. This Pre-Application Consultation Report has robustly demonstrated that the applicant has made all reasonable efforts to ensure that the local community, adjoining commercial occupiers and owners, local members from adjoining wards and relevant statutory consultees, including the Council as Local Highway Authority, and the South Wales Fire & Rescue Service have been appropriately notified of the proposals in line with the legislative requirements. All relevant consultees have had the opportunity to be involved in the PAC process.
- 5.2. In response to the extremely limited nature of the feedback received there has been no requirement for the scheme to be adapted in response to comments received. This PAC report therefore demonstrates that the various consultation methods and activities undertaken by the applicant has met and indeed exceeded the requirements of the Town & Country Planning (Development Management Procedure (Wales) (Amendment) Order 2016.

CV Planning

February 2026

Appendix 1

Displayed Site Notice, Photographs and Declaration

Schedule 1 Article 4. (4)

Pre-Application Site Notice

Schedule 1B Articles 2C & 2D

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed Development:

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to Newport City Council. Any subsequent planning application will be publicised by Newport City Council. You should note that any comments submitted may be placed on the public file.

Proposed development: at Oak Tyres UK Limited, Meadows Road, Queensway Meadows Industrial Estate, Newport, NP19 4SS.

I give notice that Concept Property UK Limited is intending to apply for planning permission for external changes to the existing warehouse building to add new goods access doors and associated works including creation of a trade counter.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

online at : <https://shorturl.at/OOM5A>

and computer facilities are available to view this information online at Newport Central Library between the hours of Monday: – Closed, Tuesday: 9am – 5:30pm, Wednesday: 9am - 5:30pm, Thursday: 9am – 5:30pm, Friday: 9am – 5:30pm, Saturday: 9am – 4pm.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at conor@cvplanning.com or CV Planning, 452 Manchester Road, Stockport, SK4 5DL.

Signed: C Vallely



Date: 26/01/2026

ATODLEN 1B Erthyglau 2C a 2D

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO Gorchymyn
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO**

HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI") (Cyngor Dinas Casnewydd). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Oak Tyres UK Ltd, Meadows Road, Queensway Meadows Industrial Estate, Newport, NP19 4SS.

Rwyf yn hysbysu bod Concept Property UK Limited yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer newidiadau allanol i'r adeilad warws presennol i ychwanegu drysau mynediad nwyddau newydd a gwaith cysylltiedig, gan gynnwys creu cownter masnach.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn : <https://shorturl.at/OOM5A>

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn Llyfrgell Casnewydd Canolog rhwng yr oriau Dydd Llun: ar gau -; Dydd Mawrth: 09:30 - - 17:30; Dydd Mercher: 09:00 - 17:30; Dydd Iau: 09:00 -17:30; Dydd Gwener: 09:00 -17:30; Dydd Sadwrn: 09:00 - 16.00.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn conor@cvplanning.com CV Planning, 452 Manchester Road, Stockport, SK4 5DL.

Llofnod: C Vallelly



Dyddiad: 26/01/2026

**Part 4 s17 of the Planning (Wales) Act 2015, and the Town and Country Planning
(Development Management Procedure) (Wales) (Amendment) Order 2016**

Declaration in relation to Site Notice

I, Conor Vallely of CV Planning, 452 Manchester Road, Heaton Chapel, Stockport, SK4 5DL, do solemnly and sincerely declare that in line with Part 4 s17 of the Planning (Wales) Act 2015, and the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, a site notice was displayed on the site from 26th January 2026 for a period of at least 28 days, informing the public and adjoining land owners of the following:

- The description of development.
- The locations where the application can be viewed.
- Contact details for where any comments or requests can be made.

A handwritten signature in black ink, appearing to read 'Conor Vallely', written in a cursive style.

24th February 2026

Site Notice Locations – Photographs





END OF APPENDIX 1

Appendix 2

Letters Issued to Nearby Occupiers / Owners

Motorpoint Newport
Queensway Meadows Industrial Estate
Meadows Rd, Newport
NP19 4SS

23rd January 2026

Dear Sir/Madam,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

I am writing to you as an adjoining owner or occupier regarding the above planning proposal. This letter represents the formal notification of commencement of the Pre-Application Consultation, in line with the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The consultation commences on the 26th of January 2026 and will run for a period of at least 28 days. The complete copy of the planning application is available for viewing via the following link:

<https://shorturl.at/OOM5A>

The scheme seeks planning permission for the following:

"Alterations to existing warehouse building including:

Part A: External changes to create new dock level HGV access and associated ground works, creation of new goods doors, trade counter customer entrance, new internal security gates, palisade fencing and associated tree planting and landscaping.

Part B: Internal alterations to facilitate vehicle tyre warehouse storage including selective demolition, creation of trade counter unit with staff welfare facilities and offices."

Should you have any queries or wish to discuss the planning application, please do not hesitate to contact me, my details are set out below.

Yours sincerely



Conor Vallely - CV Planning

Director (MTCP, MRTPI)

E: conor@cvplanning.com

Tomoe Valve Ltd
Queensway Meadows Industrial Estate,
Clearwater Rd,
Newport NP19 4ST

23rd January 2026

Dear Sir/Madam,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

I am writing to you as an adjoining owner or occupier regarding the above planning proposal. This letter represents the formal notification of commencement of the Pre-Application Consultation, in line with the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The consultation commences on the 26th of January 2026 and will run for a period of at least 28 days. The complete copy of the planning application is available for viewing via the following link:

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Part B: Internal alterations to facilitate vehicle tyre warehouse storage including selective demolition, creation of trade counter unit with staff welfare facilities and offices."

Should you have any queries or wish to discuss the planning application, please do not hesitate to contact me, my details are set out below.

Yours sincerely



Conor Vallely – CV Planning

Director (MTCP, MRTPI)

E: conor@cvplanning.com

Celtic Recycling
Queensway Meadows Industrial Estate,
Unit 31 Clearwater Rd,
Newport NP19 4ST

23rd January 2026

Dear Sir/Madam,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

I am writing to you as an adjoining owner or occupier regarding the above planning proposal. This letter represents the formal notification of commencement of the Pre-Application Consultation, in line with the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The consultation commences on the 26th of January 2026 and will run for a period of at least 28 days. The complete copy of the planning application is available for viewing via the following link:

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Should you have any queries or wish to discuss the planning application, please do not hesitate to contact me, my details are set out below.

Yours sincerely



Conor Vallely – CV Planning

Director (MTCP, MRTPI)

E: conor@cvplanning.com

Generator Power
Clearwater Road
Queensway Meadows,
Newport
NP19 4ST

23rd January 2026

Dear Sir/Madam,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

I am writing to you as an adjoining owner or occupier regarding the above planning proposal. This letter represents the formal notification of commencement of the Pre-Application Consultation, in line with the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The consultation commences on the 26th of January 2026 and will run for a period of at least 28 days. The complete copy of the planning application is available for viewing via the following link:

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Should you have any queries or wish to discuss the planning application, please do not hesitate to contact me, my details are set out below.

Yours sincerely



Conor Vallely

Director (MTCP, MRTPI)

E: conor@cvplanning.com

Loomis UK
Unit 2b Nash Mead,
Queensway Meadows Industrial Estate,
Newport
NP19 4SU

23rd January 2026

Dear Sir/Madam,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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Should you have any queries or wish to discuss the planning application, please do not hesitate to contact me, my details are set out below.

Yours sincerely



Conor Vallely

Director (MTCP, MRTPI)

E: conor@cvplanning.com

Appendix 3

Copies of Letter Issued to Ward Members

CV PLANNING

Cllr M Howells
C/O Newport City Council
Civic Centre
Newport
NP20 4UR

By Email Only: mark.howells@newport.gov.uk

26th January 2026

Dear Councillor,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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Part B: Internal alterations to facilitate vehicle tyre warehouse storage including selective demolition, creation of trade counter unit with staff welfare facilities and offices."

For ease of reference, please find a copy of the design and access statement attached. Should you have any queries or wish to discuss the planning application, please do not hesitate to contact me, my details are set out below.

Yours sincerely



Conor Vallely

Director (MTCP, MRTPI)

E: conor@cvplanning.com 07780705787

CV PLANNING

Cllr Martyn Kellaway
C/O Newport City Council
Civic Centre
Newport
NP20 4UR

By Email Only: martyn.kellaway@newport.gov.uk

26th January 2026

Dear Councillor,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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Yours sincerely



Conor Vallely

Director (MTCP, MRTPI)

E: conor@cvplanning.com 07780705787

CV PLANNING

Cllr Allan Morris
c/o Newport City Council
Civic Centre
Newport
NP20 4UR

By Email Only: allan.morris@newport.gov.uk

26th January 2026

Dear Councillor,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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Conor Vallely

Director (MTCP, MRTPI)

E: conor@cvplanning.com 07780705787

CV PLANNING

Cllr J Peterson
c/o Newport City Council
Civic Centre
Newport

By Email Only: James.Peterson@newport.gov.uk

26th January 2026

Dear Councillor,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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Conor Vallely
Director (MTCP, MRTPI)

E: conor@cvplanning.com 07780705787

CV PLANNING

Cllr A Sterry
c/o Newport City Council
Civic Centre
Newport

By Email Only: Andrew.Sterry@newport.gov.uk

26th January 2026

Dear Councillor,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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Part B: Internal alterations to facilitate vehicle tyre warehouse storage including selective demolition, creation of trade counter unit with staff welfare facilities and offices."

For ease of reference, please find a copy of the design and access statement attached. Should you have any queries or wish to discuss the planning application, please do not hesitate to contact me, my details are set out below.

Yours sincerely



Conor Vallely

Director (MTCP, MRTPI)

E: conor@cvplanning.com 07780705787

26th January 2026

Dear Llanwern Community Council,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

This letter represents the formal notification of commencement of the Pre-Application Consultation, in line with the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The consultation commences on the 26th of January 2026 and will run for a period of at least 28 days. The complete copy of the planning application is available for viewing via the following link:

<https://shorturl.at/OOM5A>

The scheme seeks planning permission for the following:

"Alterations to existing warehouse building including:

Part A: External changes to create new dock level HGV access and associated ground works, creation of new goods doors, trade counter customer entrance, new internal security gates, palisade fencing and associated tree planting and landscaping.

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Yours sincerely



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Appendix 4

Copy of Letters Issued to Specialist Consultees

South Wales Fire & Rescue Service
Forest View Business Park
Llantrisant
CF72 8LX

By Email Only: swfs@southwales-fire.gov.uk

26th January 2026

Dear Sir/Madam,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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Yours sincerely



Conor Vallely

Director (MTCP, MRTPI)

E: conor@cvplanning.com 07780705787

Highways Department
Newport City Council
Civic Centre
Newport
NP20 4UR

By Email Only: info@newport.gov.uk

26th January 2026

Dear Sir/Madam,

PRE-CONSULTATION NOTICE OF APPLICATION FOR FULL PLANNING PERMISSION, OAK TYRES UK LTD WAREHOUSE, MEADOWS ROAD, QUEENSWAY MEADOW INDUSTRIAL ESTATE, NEWPORT, NP19 4SS

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END OF REPORT