

Oak Tyres UK Distribution Warehouse

Meadows Road, Queensway Meadows Industrial
Estate, Newport, NP19 4SS

Design & Access Statement



CLIN
ARCHITECTS

Oak Tyres UK Distribution Warehouse | Newport

Issue Sheet

P 02	Planning Issue	22/01/2026	LB	HJ
------	----------------	------------	----	----

Rev	Notes	Date	Issued By	Reviewed By
-----	-------	------	-----------	-------------

PROJECT CODE	2025-040
DOCUMENT REF	TCUS-CLN-ZZ-XX-R-A-00001
DOCUMENT TITLE	PLANNING APPLICATION

Oak Tyres UK Distribution Warehouse | Newport

Contents

1.0 | Introduction

2.0 | Site Context

3.0 | Proposed Development

4.0 | Site Planning History

5.0 | Planning Policy Context

6.0 | Key Design and Planning Considerations

6.1 Employment Use

6.2 Design

6.3 Transport and Access

6.4 Sustainability

7.0 | Conclusion

Oak Tyres UK Distribution Warehouse | Newport

1.0 | Introduction

This Design and Access Statement has been prepared in support of a planning application for External and Internal Alterations to Oak Tyres UK Distribution Warehouse, Meadows Road, Queensway Meadows Industrial Estate, Newport, NP19 4SS



Existing site plan

2.0 | Site Context

2.1 | The site comprises a large detached industrial building of steel portal frame construction, arranged in multiple open-plan bays with integral office accommodation, finished in profiled steel cladding and brickwork beneath a pitched roof.

2.2 | The site extends to approximately 4.51 hectares (11.2 acres) and benefits from a secure yard and circular access road surrounding the building.

2.3 | Vehicular and pedestrian access is taken from Meadows Road, connecting directly to the A48, which serves the wider industrial estate. The site is located approximately 3 miles from Junction 24 of the M4 motorway.

2.4 | The surrounding area is industrial in character, comprising a mix of Class B1, B2, and B8 uses, with no sensitive residential uses in close proximity.

For all planning and policy matters, refer to the planning statement.



V1- front west elevation view of the existing building

Oak Tyres UK Distribution Warehouse | Newport

3.0 | Proposed Development

3.1 | Application reference 19/1312 granted 1st Apr 2020 for 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.

Condition 2 of this planning application allows for B2/B8 Use Classes without the requirement for a further change of use application.

2. General conditions

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 and the Town & Country Planning Use Classes Order 1987, as amended (or any order revoking and re-enacting those Orders with or without modification) the premises the subject of this permission shall only be used as a film studio or for any other purposes falling within Classes B2/B8 of the Use Classes Order without the prior grant of planning permission from the Local Planning Authority.

Reason: To ensure that the use remains compatible with surrounding land uses in the area.

3.2 | The warehouse will be used primarily for the storage and distribution of tyres, an activity entirely consistent with the historic and lawful industrial use of the site.

3.3 | The external and internal alterations will be undertaken to facilitate storage, circulation, and associated operational requirements.

3.4 | Existing and Proposed Parking Provision

- There are 272 existing parking spaces on site.
- The proposals require the removal of 25 parking spaces.

This results in a net total of 247 parking spaces retained on completion.

4.0 | Site Planning History

4.1 | The site has a long and established planning history for industrial, manufacturing, storage, and office uses, dating back to the original permission granted in 1992.

4.2 | Most recently, planning permission was granted in 2019 for a temporary change of use from industrial (B2/B8) to film studio use, demonstrating the local planning authority’s acceptance of flexible employment uses within the building.

4.3 | The current proposal represents a return to a permanent Class B8 warehouse use, fully aligned with the original and long-established planning use of the site.



V2- side north elevation view of the existing building



V3- south east and west elevations view of the existing building



V4- west elevation view of the existing building

Oak Tyres UK Distribution Warehouse | Newport

5.0 | Planning Policy Context

5.1 | The proposal has been considered against Planning Policy Wales (Edition 10) and the Newport Local Development Plan 2011–2026.

5.2 | Relevant policies include, but are not limited to:

Policy SP17 – Employment Land

Policy GP1 – Climate Change

Policy GP2 – General Amenity

Policy GP4 – Highways and Accessibility

Policy GP6 – Quality of Design

Policy EM3 – Alternative Uses of Employment Land

5.3 | The proposed development complies with the development plan by retaining the site in an appropriate employment use.

6.0 | Planning Considerations

Employment Use

6.1 | The proposal does not result in the loss of employment land. Instead, it reinstates a traditional B2/B8 warehouse use, fully consistent with the historic and planned function of the site.

Design

6.2 | External and internal alterations are proposed to the building, with the development retaining the existing industrial appearance.

6.3 | There will be no impact on the character or appearance of the industrial estate or neighbouring occupiers.

Transport and Access

6.4 | Existing vehicular and pedestrian access arrangements are retained.

6.5 | The site benefits from extensive on-site parking and servicing areas, and the proposed use is not expected to result in a material increase in traffic beyond that historically associated with industrial and warehouse uses.

Sustainability

6.6 | The proposal represents a sustainable reuse of an existing building, avoiding new development and making efficient use of existing infrastructure.

6.7 | As there are no external works or increases in impermeable surfaces, no SuDS or flood mitigation measures are required beyond those already in place.

Oak Tyres UK Distribution Warehouse | Newport

7.0 | Conclusion

7.1 | The proposed change of use to a tyre warehouse for Oak Tyres UK Ltd represents an appropriate, policy-compliant, and sustainable form of development within an established industrial estate.

7.2 | The proposal:

- Retains the site in employment use
- Introduces limited external changes to support the on-going commercial use and will result in no visual impact
- Makes efficient use of an existing industrial building
- Aligns with both national and local planning policy

7.3 The development is therefore considered acceptable in planning terms and should be granted planning permission.



CLAN

ARCHITECTS

Clan Architects Ltd

First Floor Studio

46 Tower Street

Harrogate

HG1 1HS

☎ +44 (0)1423 548 391

🌐 www.clanarchitects.co.uk

✉ info@clanarchitects.co.uk