

CV P L A N N I N G

OakTyres

Supporting Planning Statement

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

On Behalf of Oak Tyres UK Limited

February 2026

Contents Page

1. Introduction	3
2. Site Location and Description	5
3. Planning Policy and Planning History.....	8
4. Assessment and Conclusions.....	13

Appendices

Appendix 1: Site Photographs

Appendix 2: Planning Decision Notices

1. Introduction

- 1.1. This Supporting Planning Statement (SPS) has been prepared by CV Planning on behalf of Oak Tyres UK Limited (Oak) in relation to a full planning application for proposed alterations to an existing warehouse premises located at the Queensway Meadow Industrial Estate, Meadows Road, Newport. No additional floorspace or change of use is required.
- 1.2. The existing premises comprises of a single building including warehouse and ancillary offices, totalling 164,000 sqft / circa 15,200 sqm on a site of circa 4.51 hectares. The site location is shown in the aerial image extract below



- 1.3. Oak Tyres are one of the UK's largest independent tyre wholesalers with a significant presence in the North of England, with a number of warehouse locations in Merseyside at Haydock, Manchester (Trafford Park), Warrington and North East England. Oak Tyres purchased the Newport premises in early 2026 as the company

is expanding its core storage and distribution network. Oak has identified the Queensway Warehouse as an ideal acquisition which would act as a key storage and distribution hub serving the region.

- 1.4. The following sections of this report provide a site location and description, describes the proposed development, sets out an overview of the key planning policy considerations and planning history of the land and premises in addition to an assessment of compliance against adopted policy.

Proposed Development

- 1.5. This planning application is accompanied by a Design and Access Statement and package of existing and proposed drawings prepared by CLAN Architects, including existing and proposed elevations, a proposed site plan, and building floor plans. The planning application seeks permission for the following description of development:

“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.”

- 1.6. It is also proposed to provide replacement tree planting mitigation within the site to account for a limited number of Category C tree removals. The following section of this report provides further detail on the site location and existing warehouse premises.

2. Site Location and Description

- 2.1. The site is located within the Queensway Meadow Industrial Estate which lies to the south-east of Newport City Centre and on the eastern side of the City, which is divided by the River Usk.
- 2.2. The Queensway Meadow Industrial Estate is located some distance from the nearest residential receptors which comprises a significant number of dwellings now being built out at Glan Llyn, a modern suburban residential development on the site of part of the former Newport Steelworks located north of the A4810 Queensway. Utilising online mapping (see below extract) indicates the distance between the site and nearest residential neighbourhood is around 650m with several significant intervening developments including the Motorpoint Newport Car Auction site to the north and other industrial uses located south of the A4810.



- 2.3. The site is located close to local amenities including a Tesco Extra and retail park (Newport Retail Park) to the north and also benefits from public transport access including the No. 5 and No. 45 services which provide services between the site and

the centre of Newport in addition to Magor and Llanwern. The nearest bus stops are located approximately 150 and 250 metres north on Meadows Road.

- 2.4. In terms of strategic connections the site benefits from excellent access to the A4810 distributor road which routes east past the Tata Steel site linking directly to Junction 23A of the M4 with easy access to the M48 at Junction 23.
- 2.5. The site is located within a wider industrial area with extensive road infrastructure and is accessed directly from Meadows Road. The site was constructed to accept heavy goods vehicles and the visibility splays to Meadows Road are purpose designed.



Existing Site Access Looking North on Meadows Road

- 2.6. The site adjoins a major car auction site to the north (Motorpoint) and is bound by open land to the east and south – beyond the immediate fenced site boundaries appears is a surface water drainage ditch at a lower level. External to the buildings there is extensive surface car parking with visitor parking to the front (west) of the building set amongst ornamental landscaping with medium mature trees to the front of the building and adjoining an existing single storey security lodge building.
- 2.7. The site perimeter includes floodlights to the car park area and CCTV cameras alongside incidental grass landscaping strips. Beyond the immediate gated site access and single storey security lodge there is an extensive area of hardstanding including a large sprinkler tank and pumphouse to the eastern end of the site –

beyond this is a large area of hardstanding where the existing building has loading doors and access to the eastern elevation.

- 2.8. The building itself is comprised of a steel portal frame and dates to the 1980's. Externally the building is metal clad with metal rainwater downpipes and a number of emergency exit doors and a limited number of roller shutter doors predominantly to the east and southern elevations.



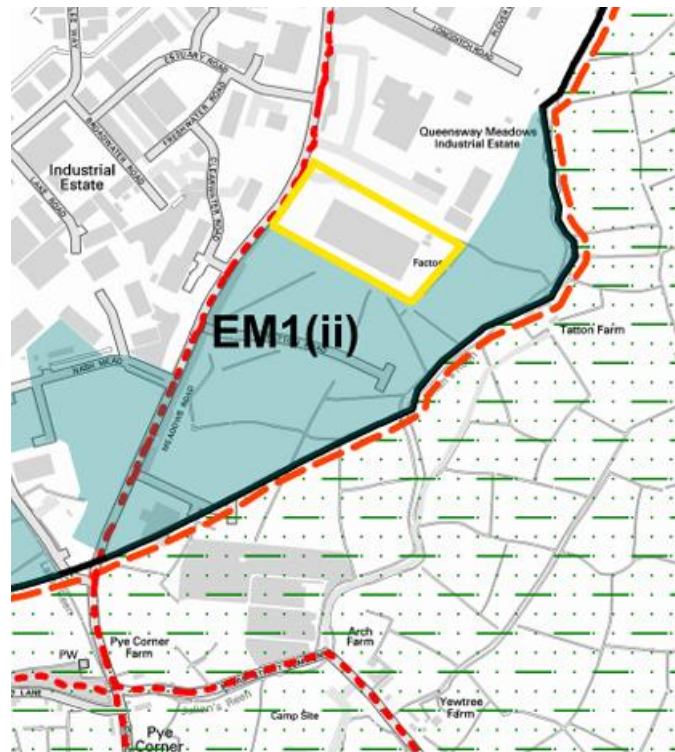
View of Existing Building – Northern Elevation

- 2.9. Within the car park to the immediate north of the building there is a single electric vehicle charging point and a smoking shelter area.
- 2.10. Internally the building comprises of a 2 storey office building fronting to the west which looks out over the visitor car park, and this contains a mixture of office space, toilets, ground floor canteen, and seating area in addition to storage and circulation space and a dedicated kitchen. Within the main warehouse, the floorspace is clear apart from the structural columns supporting the roof structure.
- 2.11. Externally to the warehouse other built structures are limited to the aforementioned sprinkler tanks and pumphouse and security lodge building. Within the immediate proximity of the office building and particularly fronting Meadows Road there are a number of trees, hedges and other shrubs which will be unaffected by the proposals.

3. Planning Policy and Planning History

Key Planning Policy Considerations

- 3.1. The core document at a local level is the Newport Local Development Plan which was adopted on the 27th February 2015 and sets out the Council's planning framework between 2011-2026. The Council is progressing a replacement Local Development Plan which was set to be in place by February 2026 however this appears to have been delayed.
- 3.2. Within the current local plan the site is unallocated (see extract below) however it does fall within the urban boundary which follows the existing field boundaries to the south and east.



Extract from Newport Local Development Plan Proposals Map Showing the Site in Yellow and Adjoining Employment Land Allocation EM1 (ii)

3.3. It should also be noted that the teal colouring and reference 'EM1 (ii)', under which the site is designated, refers to an employment allocation which forms part of the employment land supply within the Newport City Council area.

3.4. Policy EM1 of the Local Development Plan provides for a number of employment allocations. The supporting text identifies that the Plan allocates 172 hectares of employment land with heavier industrial uses being more suited to locations such as land east of Queensway Meadows. The allocation which abounds the respective purchase site is identified as:

'ii) East of Queensway Meadows, south of Glan Llyn – 27 hectares for B1, B2 and B8 uses.'

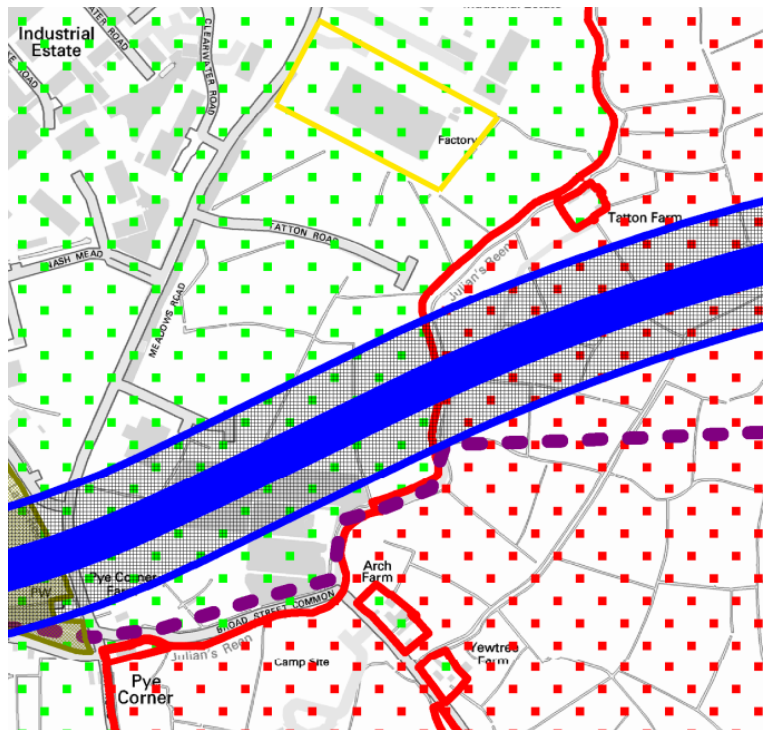
3.5. Policy EM3 relates to where alternative uses are proposed on employment land and confirms the Council will resist such losses unless:

- The site has been marketing unsuccessfully for employment purposes for a minimum of 12 months.
- There remains a sufficient range and choice of employment land and premises to meet LDP requirements and local demand.
- The development has no adverse impact on existing or allocated employment sites.
- The development has no adverse impact on amenity or the environment.

3.6. Other relevant policies include GP4/5 General Development Criteria, Policy SP1 Sustainability; SP3 Flood Risk; SP17 Employment Land, SP 20 – Good Design Quality and relevant transport policies including Policy T4 Parking. The Council's parking standards are set out in supplementary guidance.

Other Matters

- 3.7. It should also be noted (see extract below) that land to the south of the site was identified by the Council (taken from the officially published Newport Local Development Plan Constraints Map) for the proposed route and associated buffer to the M4 Relief Road (which is dated July 2014). Further research online indicates that the Welsh Government abandoned the plans for the relief road in 2019. The proposed route alignment would not appear to have materially affected the site, however.



Newport City Council Local Plan Constraints Map Showing Site in Yellow and Proposed M4 Relief Road & Buffer (Blue Line and Hatched Area)

- 3.8. In relation to flood risk, a search undertaken utilising the Flood Map for Planning on the Natural Resources Wales (NRW) website indicates that the site previously fell within the high flood risk category with the flood risk source identified as being from the sea. As of November 27th, 2025, the NRW online flood risk tool has now identified the site as being at “low risk”.
- 3.9. The site is identified as falling within a ‘defended zone’ which refers to existing tidal defences.

National Guidance

- 3.10. The key national policy of relevance to this application includes Planning Policy Wales, Edition 12, February 2024, and specifically section 5, Productive and Enterprising Places, which seeks to support the safeguarding and enhancement of existing sites, and section 6, Distinctive and Natural Places, which directs that development should avoid adverse effects on the environment and in relation to flood risk. The PPW therefore expresses strong support for the retention, adaptation and investment into employment sites such as the Oak Tyres Newport location.
- 3.11. Other relevant national guidance includes TAN 15: Flood Risk, TAN 23: Economic Development, and TAN 12: Design. The planning application proposals are brought forward in accordance with relevant national policy and guidance.
- 3.12. Technical Advice Note 15 sets out national policy on flood risk. The guidance confirms that existing less vulnerable uses include warehouses. As the site is within a defended zone and as no new floorspace or change of use is being proposed, a flood risk assessment is not required.

Planning History

3.13. A planning history search was undertaken using the Newport City Council website and can be summarised as follows:

- Application reference: 92/0004 sought planning consent for the erection of a factory and was approved on the 6th March 1992 (see decision notices at Appendix 2).
- Application reference: 93/0573 for the proposed conversion of plant room into office accommodation was granted on the 19th July 1993.
- Application reference: 19/1312 proposed a change of use of the warehouse to a film studio (Use Class B1) in addition to B8/B2 which was granted on the 1st April 2020.

3.14. In addition to the above it appears that the previous occupier of the site (Atlas Elektronik UK Limited) submitted an Environmental Impact Assessment Screening Request for alterations to the building, extensions of hardstanding and erection of infrastructure for manufacturing/storage and distribution including external storage and operations. There is no further record of any associated planning application in this respect, however. There are some other ancillary planning records related to the site, but they are for minor operations.

3.15. In relation to the established existing lawful use of the building therefore, this includes B1, B2 and B8 warehouse uses.

4. Assessment and Conclusions

Ongoing Use of the Building for B8 Warehouse Use

- 4.1. This full planning application does not seek permission for any alterations to the existing use of the building, as for the reasons summarised below, it is concluded that the lawful use includes B8 warehousing, which is commensurate with the nature of the Oak Tyres operation, i.e. the storage and distribution of vehicle tyres. The submitted plans include the creation of a small element of new internal floor space for a trade counter use, which will be strictly for commercial industry customers, which is ancillary to the main B8 function, in addition to ancillary offices and staff welfare facilities.
- 4.2. In relation to the existing use class of the development, the original planning permission granted in 1992 (reference: 92/0004/F) simply granted full planning consent for the erection of a factory with no further references to the planning use class.
- 4.3. In general terms a factory would be deemed as falling within Use Class B2 for general industrial use. In this case, however, given the building was clearly constructed in the early part of the 1990s, there is further planning history including the April 2020 decision which granted permission for the following description of development:
- '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 the B1 use.'*
- 4.4. It is self-evident from the 2020 planning decision notice (specifically the description of development) that the building benefits from B8 use, because it is described as

an existing “warehouse”. The B8 use class is for storage or distribution properties, including warehouses. This is evident on the face of the permission because of the inclusion of the word warehouse and also because B8 use is referred to in the description of development. Also relevant is the imposition of Condition 2 on the Permission which reads (wording underlined for emphasis):

‘Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 and the Town & Country Planning Use Classes Order 1984, as amended (or any order revoking and reenacting 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.’

- 4.5. The April 2022 application officers report states the following which is highly relevant:

“Given the location of the premises within an established industrial area and the lawful use of the site for heavy industry it is not considered necessary to restrict the use in terms of operating hours and it is not considered that the proposals would result in an adverse impact to the character of the area or neighbouring amenity.

The applicant advises that the change of use is sought on a temporary basis for five years after which time the unit would revert back to B2/B8. However, given that the use of the site as a film studio would constitute a continued use of the site for employment purposes and that the proposed use does not give rise to any other concerns, it is not considered necessary to impose a condition requiring the use of the building to revert back to the B2/B8 use, it is however considered appropriate to impose a condition to ensure that the premises may only be used as either a film studio or for B2/B8.”

- 4.6. The 2020 permission was not granted on a temporary basis nor was there a planning condition imposed stating that after a certain period of time that the use would revert back to B2 only. It is concluded that the site and premises benefits from B8 permission alongside B2 and a B1 use as a film studio.

Assessment of the Proposals

Design & Amenity

- 4.7. The proposed elevations demonstrate that high-quality materials will be utilised which will be fully in keeping with the existing warehousing and industrial nature of the premises, and given the significant scale of the building as existing, none of the proposed alterations would result in an unacceptable degree of change. In this respect, the proposals are evidently compliant with the general provisions of the development plan, including policies GP4 and GP5, and in relation to SP20, Good Design Quality.
- 4.8. As stated previously, the proposed external works are limited in scale and nature, using high-quality materials, with no extensions to the building or increases in height proposed, meaning that in reality there will be very limited to no material change in the character or appearance of the area. The proposals will not result in any adverse impact on visual amenity, residential amenity, or the wider landscape, in keeping with the design, landscape, and general development policies of the local plan.
- 4.9. The proposals also include internal changes which do not necessarily require express planning consent, including the removal of existing offices and ancillary floor space in order that the B8 warehouse function of the building is maximised. However, these details are shown on the submitted plans in the interests of transparency.

Economic Considerations

- 4.10. The development will generate around 60 jobs which will be entirely new to the Newport City Council area, given Oak Tyres has no existing presence in the area. These jobs will cover a range of roles including higher managerial and roles in vehicle fleet management in addition to vehicle fleet operatives.
- 4.11. To this extent, the proposals are fully compliant with local plan policy EM1 and national policy, including Planning Policy Wales and TAN23, which places a strong emphasis on supporting economic development and facilitating the growth of businesses within sustainable locations.

Other Technical Matters

- 4.12. In respect of technical issues, the key issue for consideration is in respect of flood risk. This statement has identified that the site falls within an area of low risk, however, it is noted from reviewing the data set that the area falls within a defended zone.
- 4.13. In accordance with TAN 15, as the proposals are limited solely to external alterations for an existing building within a defended zone, and given no change of use is proposed, and the employment building as a distribution warehouse falls within the 'less vulnerable' category, the proposals do not require the submission of a flood risk assessment.
- 4.14. The development will not increase flood risk on or off-site, nor would it increase the vulnerability of the development for the future employees. In summary, the

proposals are fully compliant with TAN 15 and relevant national policy on flood risk and climate resilience.

- 4.15. In relation to impacts on trees, the submitted tree report confirms that a limited number of Category C specimens, which are in very close proximity to the northeastern corner of the warehouse building, will be removed to facilitate the dock-level HGV access. These trees are concluded to be of lower value and are therefore recommended for removal.
- 4.16. The tree report recommends on-site replanting, which will be accommodated within the existing northern grass landscape strip adjoining the northern boundary of the site. This will include appropriate native species of trees plus hedgerow planting, whilst it is intended to seed the southern boundary landscape strip with an appropriate native wildflower mix, which will be appropriate for the soil type. The proposals will comply with policy by resulting in a net biodiversity gain, which is an important benefit of the proposals overall.

Conclusions

- 4.17. In conclusion, the proposals' impacts are limited to a number of modest external alterations which are acceptable in design terms and are in keeping with the vernacular of the industrial estate. The scheme is technically acceptable in flood risk terms and on-site mitigation has been identified for the limited number of lower-value category trees which need to be removed to facilitate the works.
- 4.18. Oak Tyres is a high-quality employer and new to Wales, and it is a significant benefit of the scheme that it will result in approximately 60 new jobs for the City of Newport. In conclusion, when assessed against the Newport Local Development Plan, Planning Policy Wales, and the relevant Technical Advice Notes, the proposals are

clearly acceptable in planning terms and the planning balance weighs decisively in favour of the grant of planning permission.

CV Planning

February 2026

Appendix 1

Site Photographs



Trees Immediately Adjoining Sprinkler Tank & Warehouse



Extensive Frontage Car Park to Western Offices Elevation



Warehouse Northern Elevation



Eastern Warehouse Elevation



Warehouse Southern Elevation



Internal Power Infrastructure

Appendix 2

Planning Decision Notices

NEWPORT BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF DECISION

Application No : 92/0004/F

To:

MR F J PERREN-WELSH DEVELOPMENT AGENCY
PEARL HOUSE
GREYFRIARS ROAD

CARDIFF

CF1 3XX

Application Type: **FULL**

In pursuance of its powers under the above Act, the Council of the Borough of Newport notifies you that your application for :-

ERECTION OF FACTORY FOR S.T.C.

AT: LAND AT MEADOWS ROAD NEWPORT GWENT

which was Registered by the Borough Council on 3rd January 1992, has been

GRANTED WITH CONDITIONS

The conditions are as follows :-

STANDARD CONDITIONS

(a). The development must begin not later than the expiration of **five years** from the date of this permission.

(b). The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

ADDITIONAL CONDITIONS

01

Before the development is commenced, approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and positions of all trees and shrubs). Such scheme as approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be adequately maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

02

A detailed scheme of fencing shall be submitted to, approved by the Local Planning Authority and implemented on site prior to occupation.

03

The proposed vehicle parking spaces within the curtilage of the site shall be kept available for such use at all times.

04

No works shall commence on site until a scheme of planting to provide a screen for the site consisting predominantly of evergreen has been submitted to and approved by the Local Planning Authority and such a screen shall be provided to the reasonable satisfaction of the Local Planning Authority. The evergreen should be capable of growth to a height of**12.72 E.S.**.....

05

No roads or sewers shall be constructed on the land until details of the layout, widths, gradients and means of construction of carriageway and footpaths, details of means of access from existing roads and details of all foul and surface water sewers have been approved by the Council and the development shall only be carried out in accordance with such details.

The reason for the above conditions are as follows :-

(a). To conform to the requirements of Section 91 of The Town and Country Planning Act 1990.

(b). To ensure that the development is carried out in the approved form.

01

To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

02

To ensure a satisfactory style of fencing in the interests of visual amenities.

03

To ensure that adequate parking provision is made off the highway in the interests of road safety.

04

To provide satisfactory screening on site and to control storage forward of the building in the interests of visual amenity.

05

To ensure that the roads shall be constructed and sited to the satisfaction of the Council so far as to provide a proper means of access for traffic and to ensure that the land can adequately drained.

Signed

Development Department
Civic Centre
Newport
Gwent NPT 4UR

B. Adcock, B.Sc., Dip.T.P., M.R.T.P.I.,
Director of Development

Decision Date: 6th March 1992

PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

BOROUGH OF NEWPORT

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991

NOTICE OF DECISION

Application No : 93/0573/LDC

To:
IMPERIAL INTERIORS LTD
PARKLANDS
STOKE GIFFORD
BRISTOL
BS12 6QU

Application Type: **Certificate of Lawfulness**

In pursuance of its powers under Section 191 and 192, of the Town and Country Planning Act 1990, as amended by Section 10 of the Planning and Compensation Act 1991, the Council of the Borough of Newport notifies you that your application for a :

Certificate of Lawfulness for a PROPOSED use or development
for the following:

**PROPOSED CONVERSION OF PLANT ROOM INTO OFFICE
ACCOMMODATION**

at: **NORTHERN TELECOM QUEENSWAY MEADOWS NEWPORT GWENT**

which was registered by the Borough Council on 24th June 1993 has been :

GRANTED

Reasons for the decision:

01

The applicant is proposing to carry out a number of internal alterations at the Northern Telecom building. This will involve the conversion of an existing plant room into an office and meeting room and the creation of an office within a former canteen area. There are no external alterations proposed. It is felt that the office use is ancillary and that the use has not been intensified so that a material change of use will occur. Therefore the proposal is classed as not development.

In granting this certificate of lawfulness the local planning authority has determined that **planning consent is not required** for the development as described above.

Please note that the statement in this Certificate of what is lawful relates only to the state of affairs at the date of the application and on the evidence submitted in the application. If the Certificate is not acted upon promptly or there occurs a change in any of the matters relevant to determining its lawfulness you are advised to check with the Head of Development and Building Control before proceeding with the proposed use or operation.

Please also note that this determination relates to whether or not planning consent is required and does not constitute a determination under the Building Regulations for which separate consent may be required.

NOTE TO APPLICANT

01

The development hereby approved relates to the following plan nos. 85625/30-37

Signed:

Borough of Newport
Development and Building Control Division
Civic Centre
Newport
Gwent NP9 4UR

Wyn Mitchell
Head of Development and Building Control

Decision Date: 16th July 1993

PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notice of Decision



C Dadds,
JLL
31 Great George Street,
Bristol,
BS1 5QD

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 19/1312
Application Type: Full (Major)
Proposal: 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
Site/Location: Atlas Elektronik Uk Ltd, MEADOWS ROAD, NEWPORT, NP19 4SS
Decision Date: 01-Apr-2020

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 17-Feb-2020. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
 - (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).
- REASON:** To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: 1000368535/02, 01-OPT1 Revision A, 1000368535/01.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
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. The external circulation and parking areas shall be kept clear of obstruction and available for such use at all times.
Reason: To ensure the development is served by adequate parking provision in the interests of highway safety in accordance with Policy GP4 of the NLDP.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact streetscene@newport.gov.uk. 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.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

1. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted February 2015). Policies SP1, SP3, SP17, GP2, GP3, GP4, CE6, GP7, EM3 and T4 were relevant to the determination of this application.
2. 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.
3. The applicant is advised that the development is crossed by a trunk/distribution watermain. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site. Drainage conditions are requested.

Informative:

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

Signed on behalf of the Council



Keir Duffin
Head of Regeneration, Investment and Housing / Pennaeth Adfywio Buddsoddi a Thai
Cyngor Dinas Casnewydd / Newport City Council

Newport City Council
Regeneration, Investment and Housing
Civic Centre
NEWPORT
South Wales
NP20 4UR

Application Number: 19/1312

Decision Date: 01-Apr-2020

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

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be 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.
- **If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)**
-

END OF REPORT