

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Solutia Uk Ltd

Address Line 1

Traston Road

Address Line 2

Town/city

Newport

Postcode

NP19 4XF

Description of site location (must be completed if postcode is not known)

Easting (x)

333459

Northing (y)

185569

Description

Solutia UK is an organic chemicals manufacturer that has been operating out of the Newport site for over 75 years. .

Applicant Details

Name/Company

Title

Mr

First name

Sean

Surname

Langstone

Company Name

SOLUTIA UK LIMITED

Address

Address line 1

Solutia Uk Ltd Traston Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP19 4XF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The plan involves installing static, 2 off vacuum-insulated cryogenic liquid nitrogen (LN₂) storage tanks connected to 2 off vaporizers to supply gaseous nitrogen to the site at Newport. The installation includes integrated instrumentation, controls, alarms, and safety systems. The site work includes hard standing prior to plant construction, no new access for construction or deliveries required , deliveries via existing site road infrastructure, no additional drainage required beyond the current surface water drainage network, a small heated building will be required for the VSD compressor.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The area of the site that the new Nitrogen(N2) generating facilities will be installed is currently not in use and was historically an area used to manufacture rubber chemicals. The plot is currently covered in chippings, and the plan is to install the new N2 facilities on existing foundations. The new equipment to be installed provides N2 to the site to inert process equipment and will be in continuous operation .The equipment to be installed will be a Nitrogen Generating Pressure Swing Adsorber (PSA) comprising the following components: One Variable Speed Drive Compressor, One Pre-treatment Skid, One Air Receiver, One PSA Skid, Two Adsorber Vessels, One Nitrogen Receiver and One Product Line buffer vessel. Due to the criticality of maintaining N2 to the site there will also be a tanker offloading bay with two liquid N2 storage tanks with associated vaporisers installed as a backup facility.

Vapourisers installed as a backup facility.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The area where the N2 generating facility is to be installed has not been occupied since the complete demolition of a 4NDPA (4 Nitro Diphenyl Amine) rubber chemicals plant in 2002. The proposed area to be redeveloped has been selected to pick up on existing tank farm foundations and provide suitable road access for Nitrogen tankers to be offloaded.

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The land being used for the facility is an area of 'brown field' land on the existing site. There will be no extension of any buildings.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Application for LPD. No planning submission as we believe this is a permitted development. .

Solutia UK limited has no record of the planning permission documentation for the construction of the 4NDPA Plant in 1962 .

The Installation of the new Nitrogen generating equipment and storage will be to EIGA/BCGA codes of practice and satisfy or exceed any statutory requirements.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

B2 - General industrial

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B2 - General industrial

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I have reviewed T&CP (General Permitted Development) (Amendment) (Wales) Order 2014 namely Industrial and Warehouse Development Class B. The appearance of the site (chemical works) will not be affected and no part of the plant will be 15 metres or above so this meets B1(a) & (b). .

Development not permitted

B.1. Development described in Class B(a) is not permitted if—

- (a) it would materially affect the external appearance of the premises of the undertaking concerned; or
(b) any plant or machinery would exceed a height of 15 metres above ground level or the height of anything replaced, whichever is the greater.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

I enquired as to whether any advice could be given on the requirements for the installation of nitrogen storage tanks on the existing site. A link was sent which I reviewed and believe this falls under T&CP (General Permitted Development) (Amendment) (Wales) Order 2014 namely Industrial and Warehouse Development Class B. The appearance of the site (chemical works) will not be affected and no part of the plant will be 15 metres or above.

Development not permitted

B.1. Development described in Class B(a) is not permitted if—

(a) it would materially affect the external appearance of the premises of the undertaking concerned; or

(b) any plant or machinery would exceed a height of 15 metres above ground level or the height of anything replaced, whichever is the greater.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sean Langstone

Date

04/02/2026