

# Newport City Council

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



01633 656656  
planning@newport.gov.uk  
www.newport.gov.uk

## Application for Planning Permission

### Town and Country Planning Act 1990

#### 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

Land at South Dock

Address Line 1

Newport Docks

Address Line 2

Pillgwenlly

Town/city

Newport

Postcode

NP20 2WF

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

Easting (x)

332004

Northing (y)

184464

Description

Former coal stocking yard off East Way Road

#### Applicant Details

Name/Company

Reference:

Title

Mr

First name

B

Surname

DuJardin

Company Name

Cem minerals

## Address

Address line 1

Land at South Dock Newport Docks

Address line 2

Pillgwenlly

Address line 3

172 Chester Road

Town/City

Newport

Country

United Kingdom

Postcode

NP20 2WF

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

07443769784

Secondary number

Email address

Richard.Hunt@stephenson-halliday.com

## Agent Details

Name/Company

Reference:

Title

Mr

First name

Richard

Surname

Hunt

Company Name

Stephenson Halliday Ltd

## Address

Address line 1

12

Address line 2

Royal Scot Road

Address line 3

Pride Park

Town/City

Derby

Country

Postcode

DE24 8AJ

## Contact Details

Primary number

01332542740

Secondary number

Email address

richardh@pleydellsmithyman.co.uk

## Site Area

What is the site area?

4.70

Reference:

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes  
 No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

The development requiring planning permission is the transition from Phase 2 (permitted development by a lessee) to Phase 3 - the storage of raw materials, construction and operation of a mill to produce 'green' cement from recycled, non-hazardous, waste materials, storage of the product and onward distribution.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Former yard for coal stocking, dredged mineral stockpiling and onward transportation.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

As above

When did this use end (if known)?

dd/mm/yyyy

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Reference:

Does your proposal involve the construction of a new building?

- Yes  
 No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

4.70	hectares
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Area of greenfield land proposed for new development

0.00	hectares
------	----------

## Materials

Does the proposed development require any materials to be used in the build?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

<p><b>Type:</b> Walls</p> <p><b>Existing materials and finishes:</b> Not applicable</p> <p><b>Proposed materials and finishes:</b> Reinforced concrete walls to height of 2m. Insulated metal cladding above - colour to be agreed/approved.</p>
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Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Layout Plan_AR_PL_1001_F
DAS not required but design iteration explained in Planning Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Reference:

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

## Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes  
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
<input type="checkbox"/> Floodplain C1	<input type="text"/>	<input type="text"/> Hectares
<input checked="" type="checkbox"/> Floodplain C2	<input type="text" value="0"/>	<input type="text" value="0.90"/> Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

Septic tank for Phase 2 and connection to foul sewer for Phase 3

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See drawing Ref. 6023-AR-PL 1003 SAB drainage plan (concept).

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Part of the incoming raw material in Phase 3 is a waste and the two elements will be stored as shown on the layout Plan, either on the dock or in the constructed clinker storage hall. Office/welfare waste will be separated in appropriate receptacles inside the building and be collected by contractors.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Reference:



Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

No

If you have answered Yes to the question above please add details in the following table:

<b>Use Class:</b> B2 - General industrial
<b>Existing gross internal floorspace (square metres) (a):</b> 0
<b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 0
<b>Total gross internal floorspace proposed (including change of use) (square metres) (c):</b> 13619
<b>Net additional gross internal floorspace following development (square metres) (d = c - b):</b> 13619

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	0	0	13619	13619

Loss or gain of rooms

## Employment

Will the proposed development require the employment of any staff?

Yes

No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Reference:

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

B2 - General industrial

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

00:00

**End Time:**

23:59

**Saturday:**

**Start Time:**

00:00

**End Time:**

23:59

**Sunday / Bank Holiday:**

**Start Time:**

00:00

**End Time:**

23:59

**Use Class:**

B8 - Storage or distribution

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

06:00

**End Time:**

23:59

**Saturday:**

**Start Time:**

06:00

**End Time:**

23:59

**Sunday / Bank Holiday:**

**Start Time:**

06:00

**End Time:**

23:59

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Reference:

Covered conveyors for movement of raw materials. Drying, cooling and grinding equipment in mill with heat exchanger. Storage in silos.

Is the proposal for a waste management development?

Yes

No

Please provide the total capacity and maximum annual operational through-put of each waste management type:

**Waste management type:**

Other waste management

**The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste):**

0

**Unit:**

Cubic metres

**Maximum annual operational through-put in tonnes (or litres if liquid waste):**

1000000

**Unit:**

Tonnes

Please provide the maximum annual operational through-put of each waste stream:

**Waste stream type:**

Commercial and Industrial

**Maximum annual operational through-put:**

1000000

**Unit:**

Tonnes

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.**

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Neighbour and Community Consultation

Reference:

Have you consulted your neighbours or the local community about the proposal?

Yes

No

## 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

Mr

First Name

Jacob

Surname

Cooke

Reference

PRELET/PS/24/0031

Date (must be pre-application submission)

10/06/2024

Details of the pre-application advice received

See Appendix 2 to Planning Statement

Reference:

## 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

## Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

### Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Person Role

- The Applicant  
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

## Agricultural Holding Certificate

Reference:

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

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Richard

Surname

Hunt

Declaration Date

dd/mm/yyyy

Declaration made

Reference: