

Delegated Decision Report

Application No:	25/0374	Statutory Period Expires:	10th July 2025
------------------------	----------------	----------------------------------	-----------------------

Site:	7 Decoypool Road St Modwen Park Newport NP19 4RG		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 3 (LANDSCAPE MANAGEMENT PLAN) OF 25/0022 ERECTION OF SECURITY FENCING TO SITE PERIMETER WITH ASSOCIATED ACCESS GATES, INSTALLATION OF SPRINKLER TANKS, PUMP HOUSE, HOUSED GENERATOR AND INSTALLATION OF EXTERNAL AIR HANDLING EQUIPMENT</i>		
Applicant:	M Owusu		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to 7 Decoypool Road, St Modwen, Park.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks the partial discharge of condition 3 (landscape management plan) of 25/0022 which states:

Prior to the first beneficial use of the building, a landscape management and maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be maintained in accordance with the approved scheme thereafter.

Reason: 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.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
25/0022	ERECTION OF SECURITY FENCING TO SITE PERIMETER WITH ASSOCIATED ACCESS GATES, INSTALLATION OF SPRINKLER TANKS, PUMP HOUSE, HOUSED GENERATOR AND INSTALLATION OF EXTERNAL AIR HANDLING EQUIPMENT	GRANTED WITH CONDITIONS

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live,

work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policies SP9 and GP5 are relevant to the determination of this application.

6. CONSULTATION RESPONSES

- 6.1 LANDSCAPE OFFICER: Additional information has been supplied as requested and the approved soft landscape plan submitted. I have no further comments and the condition can be discharged.

7. PUBLIC REPRESENTATIONS

- 7.1 None.

8. ASSESSMENT

- 8.1 The following information has been submitted in respect of the discharge of condition 3:

- GB-CWL90-ADA-ST-00-DR-A-060101- Q01- Site Location Plan
- Landscape Management Plan V2 (received 12/06/2025)
- GB-CWL90-ADA-ST-00-DR-A-060102 Proposed Site Plan P07

The Landscape Officer has reviewed this information and advised that it is sufficient to discharge condition 3.

9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

- 9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

- 9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The submitted information is acceptable and condition 3 can be discharged.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan no.s: GB-CWL90-ADA-ST-00-DR-A-060101- Q01- Site Location Plan, Landscape Management Plan V2 (received 12/06/2025) and GB-CWL90-ADA-ST-00-DR-A-060102 Proposed Site Plan P07

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 and CE7 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.