

Notice of Decision



G Jones
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Cardiff
CF23 8RS

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0490**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE). AMENDMENTS INCLUDE RECONFIGURATION OF GROUND FLOOR LAYOUT IN RETAIL BLOCKS**

Site/Location: **Ringland Centre, Ringland Circle, Newport, South Wales,**

Decision Date: **28th August 2025**

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 18th June 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development shall be implemented in accordance with the following plans and documents:

Approved under 19/1207/RM (other than as amended to provide parking spaces MC18-MC21 shown in Drawing 19075(05)100 H):
Drawing 19075(05)100 H - Proposed Site Plan
Drawing 19075(05)101 C - Proposed Site Sections
Drawing 19075(05)102 D - Refuse & Service Strategy
Drawing 19075(05) 201 E - Retail Block 1, Plans 2
Drawing 19075(05) 204 C - Retail Block 2 - Plans 2
Drawing 067081-CUR-XX-XX-DR-C-92001 P03 - Proposed Drainage Layout, Sheet 1.
Drawing 067081-CUR-XX-XX-DR-C-92002 P03 - Proposed Drainage Layout, Sheet 2
Drawing 067081-CUR-XX-XX-DR-C-92003 P03 - Proposed Drainage Layout, Sheet 3
Drawing 067081-CUR-XX-XX-DR-C-95050 P02 - Proposed Plot Levels, Sheet 1
Drawing 067081 CUR XX XX DR C 95051 P02 - Proposed Plot Levels, Sheet 2
Drawing 067081-CUR-XX-XX-C-95052 P02 - Proposed Plot Levels, Sheet 3
Drawing A115176 LA.100 - Retail Area, Landscape Strategy

Drawing LA.101 - Retail Area; Landscape Planting
Drawing LA.102 - Retail Area; Hard Landscape
Approved under 24/0535/NMA
Drawing 2603 (20) 102 Rev.C - Retail Block 01 - Elevations
Drawing 2603 (20) 102 Rev.C - Retail Block 02 - Elevations

Approved under 25/0490/VC - this submission
Drawing 2603 RB01 20 100 C - Retail Block 01 GF & FF Plans
Drawing 2603 RB02 20 100 B - Retail Block 02 GF & FF
Drawing 2603 20 100 H - Retail Block 03 GF, Roof Plan & Elevations
Email from agent: 22.08.2025 08:32. Regarding plans and extent of amendments sought.

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. Bus shelter

The bus shelter shall be provided fully in accordance with the details of approval 22/0730 prior to the first beneficial use of any commercial unit hereby approved and shall be retained as approved thereafter. Alternatively it shall be provided in accordance with any other scheme that may have been submitted to and agreed in writing by the LPA. The alternative scheme shall also be provided before the first beneficial occupation of any commercial unit hereby approved and retained thereafter.

Reason: to ensure the site is accessible via public transport and to secure access for the less ambulant in the interests of equality and sustainability. Policy GP4.

3. Shutter details and control over colour

No security shutter or shutter housing shall be installed until details of its appearance, including design, fixings/guidrails, materials and colour have been submitted to and agreed in writing by the Council. Following the Council's written agreement the shutters and housings shall be installed as agreed and shall be retained as such thereafter.

Reason: in the interests of good design and visual amenity. Policies GP2 and GP6.

4. Details of metal screen

Prior to its installation details of the perforated metal screen to be installed at the rear of Blocks R1 & R2 shall be submitted in writing to the Council. Following the Council's written agreement, the screen shall be installed as agreed prior to the first beneficial use of those blocks and shall be retained thereafter.

Reason: in the interests of good design and visual amenity. Policies GP2 and GP6.

5. Parking & Electrical Charging Points

The electrical charging points for ultra-low emission vehicles shall be provided at the same time as those parking spaces that they serve. Additionally a scheme shall be submitted to the Council showing how the passive provision of electrical charging points for the remaining parking provision on the site can be achieved. Following the Council's written agreement the passive provision shall be provided at the same time as the parking places it serves. All parking spaces shall be provided as approved prior to the first beneficial use of the units hereby approved and shall be retained thereafter.

Reason: to ensure sufficient parking is provided in the interests of highway safety and the free flow of traffic and to support the transition to ultra-low emission vehicles and overall sustainability. Policies SP1, GP1, GP4 & T4.

6. Pre -occupation conditions

Loading Bays & Parking - Provision

The controlled loading bays, access roads and parking arrangements, including bicycle parking shown in Drawing 19075 (05) 100 H and any other approved plan shall be provided as approved before the first beneficial occupation of any units hereby approved or in accordance with any phased delivery programme as may be submitted to and agreed in writing by the LPA. Following their provision the parking and servicing arrangements shall be retained as agreed.

Reason: to ensure there is sufficient parking and that the commercial units can be appropriately serviced. Policies GP2, GP4 & W3.

7. Parking and Service Bay Management

Prior to their first beneficial use of any part of the development, a scheme to manage the use of the approved vehicle parking and the delivery bays shall be provided in writing to the Council. Following the Council's written agreement the Parking and Service Bays shall be managed as agreed.

Reason: to ensure that the service bays are available for their intended purpose and to ensure parking is available to residents. Policies GP2 and GP4.

8. Other Conditions requiring the submission of Information

Tree pit details

Tree pits shall be provided in accordance with approval 22/0844 or in accordance with any other tree pit details that may have been submitted to and agreed in writing by the LPA prior to the planting of any trees.

Reason: to ensure that structural landscaping is established and thrives long term in the interests of visual amenity, ecological enhancement, public health and wider Placemaking. Policies GP2, GP5, GP6 and GP7.

9. General conditions

Planting

Planting shall be provided for any phase of the scheme identified in Outline Condition 02 (Phasing) in the first full planting season

(October to March inclusive) following the completion of that phase. Any plants that die or are diseased shall be replaced by a plant of the same species and of a similar size for a period of 5 years following the installation of that planting.

Reason: to ensure the site is adequately planted in the interests of residential amenity, ecological enhancement and wider Placemaking. Policies GP2 and GP5.

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.

1. This decision relates to the following unconditioned plans & documents:
Covering Letter dated 17.06.2025
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policy R9 was relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
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Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0490

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

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally 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.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).