

Notice of Decision



R Govier
Savills
2 Kingsway
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CF10 3FD

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0177**

Application Type: **Reserved Matters (Major)**

Proposal: **RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR 3 NO. COMMERCIAL UNITS (USE CLASS B1, B2, B8) PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471 FOR A MIXED USE REGENERATION OF THE FORMER LLANWERN STEELWORKS AND PARTIAL DISCHARGE OF CONDITIONS 01 (RESERVED MATTERS), 08 (MATERIALS), 09 (DETAILS OF HARD LANDSCAPED ACCESS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING AND CYCLE PARKING), 15 (EMERGENCY ACCESS), 16 (DETAILS OF ROADS/CYCLEWAYS/FOOTWAYS), 18 (ESTATE ROADS), 22 (STREET LIGHTING AND CAR PARKING AREAS), 24 (SITE LEVELS), 33 (SURFACE WATER DISPOSAL), 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (SUSTAINABILITY STATEMENT) AND 43 (FIRE FIGHTING ACCESS)**

Site/Location: **Llanwern Works, Queensway, Llanwern, Newport, South Wales, NP19 4QZ**

Decision Date: **5th February 2026**

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 12th March 2025. The application has been:-

Approved & Conditions

Subject to the following standard condition:-

- (a) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of **FIVE YEARS** from the date of the OUTLINE permission to which these reserved matters apply; or
 - (ii) the expiration of **TWO YEARS** from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- (b) [In the case of any Reserved Matter, application for approval must be made not later than the expiration of **THREE YEARS** beginning with the date of the grant of OUTLINE planning permission.]
Reason: To conform to the requirements of Sections 91 and 92 of the Act 1990.

ADDITIONAL CONDITIONS

1. Plans: The development shall be implemented in accordance with the following plans and documents:
 - o Drawing 25105-RLL-25-XX-DR-C-2003 P03 - PROPOSED EXTERNAL LEVELS PLAN
 - o Drawing 25105-RLL-25-XX-DR-C-2004 P03 - PROPOSED DRAINAGE STRATEGY PLAN
 - o Drawing 25105-RLL-25-XX-DR-C-2005 P03 - PROPOSED SITE CROSS-SECTIONS
 - o Drawing 25105-RLL-25-XX-DR-C-2007 P02 - Drainage Construction Details (1/2)
 - o Drawing 25105-RLL-25-XX-DR-C-2008 P02 - Drainage Construction Details (2/2)
 - o Drawing 25105-RLL-25-XX-DR-C-2009 P02 - HIGHWAY CONSTRUCTION DETAILS

o Drawing 25105-RLL-25-00-DR-C-3001 P04 - PHASING PLAN

- o Drawing 5124-RPS-XX-XX-DR-L-9007 P07 - Detailed Soft Landscape Proposals & Specification (1/3)
- o Drawing 5124-RPS-XX-XX-DR-L-9008 P07 - Detailed Soft Landscape Proposals (2/3)
- o Drawing 5124-RPS-XX-XX-DR-L-9009 P07 - Detailed Soft Landscape Proposals & Plant Schedules (3/3)
- o Drawing 5124-RPS-XX-XX-DR-L-9017 P06 - Detailed Soft Landscape Plan GA
- o Drawing 5124-RPS-XX-XX-DR-L-9018 P06 - Detailed Soft Landscape Plan, Sections
- o Drawing 5124 RPS XX XX DR L 9020 P01 - Detailed Soft Landscape, Tree Pit Detail
- o Drawing 5124 RPS XX XX DR L 9021 P01 - Detailed Soft Landscape Plan, Tree Pit Detail

o Landscape Management Plan (30.10.2025)

- o Drawing 701103 RLA 25 XX DR A 0001 - Location Plan
- o Drawing 701103 RLA 25 XX PL A 0003 D - PROPOSED SITE LAYOUT
- o Drawing 701103 RLA 25 XX PL A 0004 B - Proposed Roof Plan
- o Drawing 701103 RLA 25 XX DR A 0005 C - PROPOSED FLOOR PLANS, UNIT 19
- o Drawing 701103 RLA 25 XX EL A 0006 B - PROPOSED ELEVATIONS UNIT 19
- o Drawing 701103 RLA 25 XX DR A 0007 A - PROPOSED FLOOR PLANS UNIT 20
- o Drawing 701103 RLA 25 XX EL A 0008 A - PROPOSED ELEVATIONS UNIT 20
- o Drawing 701103 RLA 25 XX DR A 0009 - PROPOSED FLOOR PLANS UNIT 21
- o Drawing 701103 RLA 25 XX EL A 0010 A - PROPOSED ELEVATIONS UNIT 21
- o Drawing 701103 RLA 25 XX PL A 0019 B - BOUNDARY TREATMENTS
- o Drawing 701103 RLA 25 XX DR A 0020 - Bin Store
- o Drawing 701103 RLA 25 XX DR A 0021 - PROPOSED CYCLE SHELTERS
- o Drawing 701103 RLA 24 XX DR A 0022 - AC COMPOUND

o Drawing 240234-CPW-XX-EXT-DR-E-221003 P01 - External Lighting Layout Units 19 20 21

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. Pre -occupation / use conditions

ULEV charging: Prior to the first beneficial use of the parking areas hereby approved the ULEV charging spaces shall be provided with equipment to allow ULEV charging including passive provision for the passive spaces identified.

Reason: to allow the uptake of ULEVs in the interest of sustainability and environmental protection. Policies SP1 & GP7 and to comply with Future Wales.

3. Acoustic fencing: The acoustic fencing shown in Drawing 701103 RLA 25 XX PL A 0019 B shall be provided before the first operation of the area of the site it serves minimally to 2.4m high and to minimally standard DL 29db, Class A3, B3 and shall be retained thereafter.

Reason: to protect future neighbouring occupiers from noise and disturbance. Policies GP2 and GP7

4. Bicycle parking and approved bin stores: Bicycle parking and approved bin stores shall be provided as agreed prior to the first beneficial use of the part of the development they serve and shall be retained thereafter.

Reason: to encourage active travel and to ensure the site can be appropriately serviced and to maintain high levels of visual amenity & design standards. Policies SP1, GP2 & GP4.

5. Motorcycle Parking: All motorcycle parking shall be provided with a fixed anchor point with Secured by Design accreditation prior to the first beneficial use of the building it serves.

Reason: to deter theft and encourage the use of small-engined vehicles in the interests of sustainability. Policies SP1, GP2, GP4 and T4.

6. Lighting: The agreed lighting shall be provided before the first beneficial use of the area it serves and shall be retained as agreed thereafter. No other lighting shall be installed.

Reason: to ensure the site is suitably lit in the interests of safety, reducing light pollution and to protect the bio-diversity interests of the Monks Ditch. Policies SP1, GP2, GP5 & GP7.

7. Drainage: Foul and Surface water drainage (including oil interception) shall be provided as approved before the first beneficial use of the area it serves and shall be retained thereafter.

Reason: to ensure the site is appropriately drained, to reduce flood risk and to protect surface waters from hydrocarbon pollution. Policies SP3, GP1, GP2 & GP7.

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals granted in the outline consent shown in the plans and particulars accompanying that 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

1. This decision relates to the following non-conditioned plans & documents:
 - o Drawing 25105-RLL-25-XX-DR-C-2001 P03 - PROPOSED HIGHWAYS LAYOUT
 - o Drawing 25105 RLL 25 XX DR C 2002 P02 - Exceedance Flow Path Plan
 - o Drawing 25105-RLL-25-XX-DR-C-2005 P03 - EXCEEDANCE FLOW PATH PLAN
 - o Drawing 25105-RLL-25-XX-DR-C-2006 P03 - VEHICLE SWEPT PATH ANALYSIS
 - o Drawing 701103 RLA 25 XX PL A 0002 B - EXISTING SITE LAYOUT
 - o Drawing 701103 RLA 25 XX DR A 0030 - INDICATIVE AERIAL CGI
 - o Drawing 701103 RLA 25 XX DR A 0031 - UNIT 19 FRONT CGI
 - o Drawing 701103 RLA 25 XX DR A 0032 - UNIT 21 FRONT CGI
 - o Green Infrastructure Statement (October 2025)
 - o 25.0177 - letter from Jones Lange LaSalle - 10.11.2025
 - o Unit 19, 20 21 External Lighting Report (26.02.2025)
 - o SPEL ESR Bypass Separator Datasheet
 - o Drainage Calculations (25105-RLL-25-XX-TN-C-0001 P01)
 - o Document Issue Schedule. Received 02.01.2026
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). The following policies were relevant to the determination of this application:
 - SP1 - Sustainability
 - SP3 - Flood Risk
 - SP11 - Eastern Expansion Area
 - SP17 - Employment Land
 - SP18 - Urban Regeneration
 - GP1 - Climate Change
 - GP2 - General Amenity
 - GP4 - Highways & Accessibility
 - GP5 - Natural Environment
 - GP6 - Quality of Design
 - GP7 - Environmental Protection & Public Health
 - CE6 - Archaeology
 - EM1vii - Employment Land Allocations; Celtic Business Park
 - T2 - Heavy Commercial Vehicle Movements
 - T4 - Parking
 - T5 - Walking & Cycling
 - W3 - Provision for Waste Management Facilities in Development
3. 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.

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.

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Signed on behalf of the Council



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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).