

Delegated Decision Report

Application No:	25/0664	Statutory Period Expires:	3rd December 2025
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Site:	<i>Phase 4C Glan Llyn Development Site Queensway Llanwern Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 3 (ULEV CHARGING) OF 23/0622 RESERVED MATTERS APPLICATION (ALL MATTERS) FOR A RESIDENTIAL DEVELOPMENT (PHASE 4C) CONSISTING OF 59NO DWELLINGS INCLUDING DETAILS FOR THE PARTIAL DISCHARGE OF CONDITIONS 06 (RECREATION AREAS), CONDITION 08 (MATERIALS), 09 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT OF OPEN SPACE), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 18 (ROAD WORKS), 22 (STREET LIGHTING), 24 (SITE LEVELS), 33 (SURFACE WATER DRAINAGE), 34 (FOUL AND SURFACE WATER DRAINAGE) 35 (OIL INTERCEPTORS), 39 (CARBON REDUCTION AND SUSTAINABILITY) AND 43 (FIREFIGHTING ACCESS) OF PLANNING PERMISSION 06/0471 FOR THE REGENERATION OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN)</i>		
Applicant:	<i>M Marsh</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is the Former Llanwern Steelworks site, known as Gllan Llyn. The proposal relates to Phase 4C of the overall development.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking Partial Discharge of Condition 03 (ULEV Charging) of Reserved Matters approval 23/0622 for 59no. dwellings.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
06/0471	THE REGENERATION OF FORMER LLANWERN STEELWORKS (GLAN LLYN)	GRANTED WITH CONDITIONS (S106)	01.04.2010
23/0622	RESERVED MATTERS APPLICATION (ALL MATTERS) FOR A RESIDENTIAL DEVELOPMENT (PHASE 4C) CONSISTING OF 59NO DWELLINGS INCLUDING DETAILS FOR THE PARTIAL DISCHARGE OF CONDITIONS 06 (RECREATION AREAS), CONDITION 08 (MATERIALS), 09 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT OF OPEN SPACE), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 18 (ROAD WORKS), 22 (STREET LIGHTING), 24 (SITE LEVELS), 33 (SURFACE WATER DRAINAGE), 34 (FOUL AND SURFACE	PART APPROVED WITH CONDITIONS AND PART REFUSED	13.06.2024

	WATER DRAINAGE) 35 (OIL INTERCEPTORS), 39 (CARBON REDUCTION AND SUSTAINABILITY) AND 43 (FIREFIGHTING ACCESS) OF PLANNING PERMISSION 06/0471 FOR THE REGENERATION OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN)		
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5. PLANNING POLICY

5.1 NONE.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

Original Response

Most of the site is appropriately served by the proposals however units 22-24 & 27 -30 have paths between the charge points and the parking. Use of these would result in trip hazards, so cannot be supported.

Final Response

The plans show “passive provision point” for units 22-24 & 27 -30. It is not clear what is proposed or if this will be practical, so this does not appear to address the issue of narrow paths and shared access.

Details of ducting and access to it as well as consideration of what can be provided is requested.

7. PUBLIC REPRESENTATIONS

7.1 NONE.

8. ASSESSMENT

8.1 Condition 03 states;

Prior to the construction of any formal parking provision identified in Drawing R9128 RLA 23 XX DR A 2209 E (garages, on-plot spaces, frontage parking or parking courts), a scheme for the passive provision of ULEV charging for the Phase shall be submitted to the Council in writing. Following the Council's written agreement the passive provision shall be provided prior to the first beneficial use of the parking which it serves.

Reason: to ensure the uptake of ULEV vehicles in the interests of wider sustainability. Policies SP1 and GP1.

8.2 The Council's Highways Officer initially raised concerns regarding the proposed location of electric vehicle (EV) charging points for Plots 22–24 and 27–30, as the original plans showed charging points on the front elevations of dwellings while the associated parking spaces are detached and separated by a footway. This arrangement would result in charging cables crossing the footway, creating a potential hazard. In response, the applicant has amended the scheme to provide passive provision through ducting between each dwelling and its allocated parking space. This satisfies the condition requiring passive ULEV provision. While in their follow up response the Highways Officer maintains that the narrow path and shared access issue has not been addressed, it is considered that the applicant has complied with the relevant condition and no further reasonable measures can be required at this stage. Any future installation of charging infrastructure would require planning permission as the parking spaces are ‘on street’, at which point detailed design and safety considerations can be assessed.

8.3 Despite the concern raised by the Highways Officer, it is considered that the requirements of the condition have been met and the partial discharge of the condition can be approved.

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 details submitted for the partial discharge of Condition 03 of Reserved Matters approval 23/0622 are considered to be acceptable.

10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; R9128-RLA-24-00-DR-A-3903_Services Plan_ Rev C04.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.