

Delegated Decision Report

Application No:	25/0767	Statutory Period Expires:	12th November 2025
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Site:	<i>Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 8 (GROUND CONTAMINATION) (PART C ONLY) OF 18/1181 OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE</i>		
Applicant:	<i>N Thomas</i>		
Type:	Discharge Conditions	Ward:	Ringland
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is the Ringland Centre regeneration development site, Ringland Way.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application is seeking partial discharge of Condition 08 (Ground Contamination) in relation to Part C only, of Outline permission 18/1181 for the redevelopment of Ringland Centre, Ringland Circle in the Ringland ward.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/1181	PARTIAL DISCHARGE OF CONDITION 8 (GROUND CONTAMINATION) (PART C ONLY) OF 18/1181 OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE	GRANTED WITH CONDITIONS (S106)	06.03.2019
19/1207	RESERVED MATTERS RELATING TO CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181	APPROVED & CONDITIONS	20.01.2022
22/0683	PARTIAL DISCHARGE OF CONDITION 08 (SITE INVESTIGATION PARTS A AND B) OF PLANNING PERMISSION 18/1181 FOR OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY	APPROVED	15.12.2022

	170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE		
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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)

NONE

5.4 SUPPLEMENTARY PLANNING GUIDANCE

NONE

6. CONSULTATION RESPONSES

6.1 NATURAL RESOURCES WALES: Did not request the condition, so no comments to make.

6.2 SENIOR SCIENTIFIC OFFICER: Final Response – No objection.

7. PUBLIC REPRESENTATIONS

7.1 N/A

8. ASSESSMENT

8.1 Condition 08 (Site Investigation) states;

No development, (other than demolition) shall commence until:

a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.

b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.

c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method

statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

d) Following remediation a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Reason: *To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed. Policy GP7.*

- 8.2 Partial discharge of Parts A and B have previously been approved under 22/0683. This application is seeking partial discharge of Part C.
- 8.3 On review of the initially submitted information the Council's Senior Scientific Officer noted that the details of ground gas protection measures to be implemented had not been provided. Following request, these details have now been submitted and the Senior Scientific Officer has advised that providing these are implemented in the final build they should satisfy CS2 level of protection, subject to verification. Verification is secured under Part D of this condition and will need to be discharged separately.
- 8.4 The details submitted to partially discharge Condition 08 (Part C Only) are acceptable.

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 to partially discharge Condition 08 (Part C Only) of Outline permission 18/1181 are acceptable.

10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos:

17095(05)100 - Site Location Plan;
Phase 1 Preliminary Site Assessment;
4 - 066799-CUR-00-XX-RP-GE-002-V01_Ringland Masterplan Ground Investigation (1);
GEO104735_PV Plan_WDL Contracting_Ringland Generation Flat;
TD-JUTA.GP1_.059-Block-_-Beam-Penetration-Details;
TD-JUTA.GP1_.037-Penetration-Detail-Membrane-Above-Slab;
TD-JUTA.GP1_.028-Block-and-Beam-Perimeter-Detail-Threshold-Option;
TD-JUTA.GP1_.028-Block-and-Beam-Perimeter-Detail;
TD-JUTA.GP5.029 - B&B_Internal Wall Detail;
TD-JUTA.GP5.028 - B&B_Perimeter Detail;
GP5 BBA Certificate_2022;
109822_GP-5-Technical-Data-Sheet_v2(1);
Outline Remediation Strategy Report Rev B.

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.

04 Condition 08 Part C only is partially discharged and Parts D and E of the condition remain outstanding and will require future approval as necessary.