

Delegated Decision Report

Application No:	25/0677	Statutory Period Expires:	17th December 2025
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Site:	<i>Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 6 (LOADING BAYS & PARKING PROVISION) OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE 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</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 The application is seeking partial discharge of Condition 06 (Loading Bays and Parking Provision) of Reserved Matters approval 19/1207 linked to Outline planning permission 18/1181.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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 FLOORSPEACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE	GRANTED WITH CONDITIONS (S106)	03.10.2019
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

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 Highways:

Original Response

It appears to be intended to ensure parking and servicing are available prior to occupation. If a phased approach is taken it must relate to completion/occupation of the relevant part of the development. The plan does not make it clear what is built or when it will be occupied. We would therefore request further information prior to discharge.

The plan shows a yellow area to be handed over 09/11/26 which appears to serve much of the development and should be available prior to occupation, along with connecting roads.

Follow Up Response

As we understand it the highway works are practically complete and the orange area is near completion. That then enables existing retail to be decanted. So overall I am content that there are no real issues.

However I would make the following observations.

Blue area is to be available 01/10/25 – this hasn't happened so needs updating.

Orange area is shown as available 28/11/25: Maybe optimistic but key point is it will be completed before occupation.

Green area is due 09/11/26. It seems unlikely that the decanting, demolition and construction would be completed by then. There's no reason for me to not accept it as it would be pre-occupation.

In conclusion, I would be content to partially discharge the condition, insofar as the programme is acceptable, but they still need to deliver prior to occupation. However, I think they should adjust a few dates to be more realistic.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 06 (Loading Bays and Parking Provision) states;

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 Council. 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.

8.2 The Highways Officer's follow up comments were discussed with the applicant and a revised plan and supporting commentary has since been received. They have advised the following;

- Blue Area (to include footway and bus stop at Ringland Circle) to be handed over 01/11/2025;
- Purple Area will comprise of temporary car parking area for residents and will be handed over 28/11/2025;
- Orange Area comprises of parking and loading for retail units and cycle parking to be handed over 28/11/2025 and will also be available for residents to use in the interim until permanent parking is provided in late 2026;
- Green Area comprises of vehicular access and parking area for residential units, to be handed over 09/11/2026.

8.3 The purpose of Condition 06 is to ensure that loading bays, access roads and parking arrangements (to include cycle parking) is to be provided in accordance with a phased delivery programme. It is considered that the revised information is satisfactory in ensuring these provisions are to be in place.

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 information submitted is sufficient for the partial discharge of Condition 06 of planning permission 19/1207.

10.2 The application can be approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 19075(05) 000 - Site Location Plan; Email from Geraint Jones (Asbri Planning) 23 October 2025 13:54; Drawing No. 2603-01(90) Rev A – Proposed Site Plan – Phasing Areas.

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.