

Delegated Decision Report

Application No:	25/0688	Statutory Period Expires:	21st October 2025
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Site:	<i>Land West Of 1 Kings Wall Drive Newport South Wales</i>		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (BOUNDARY WALL) OF 24/0782 RESERVED MATTERS (CONDITION 01) FOR PROPOSED RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL UNITS AND ASSOCIATED WORKS AND PARTIAL DISCHARGE OF VARIOUS CONDITIONS PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION		
Applicant:	<i>Lidl Great Britain Limited</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	Approved		

1. BACKGROUND

- 1.1 The applicant is seeking to partially discharge Condition 02 of Reserved Matters approval 24/0782 which reads as follows:

The wall along the northeast boundary of the site adjacent to Main Street shall not be built until such a time as details of materials and finishes of the wall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the wall shall be completed fully as agreed prior to the first use of the commercial units or nursery.

Reason: *the wall is prominently located along a major thoroughfare on the site in close proximity to dwellings and must be completed to a high visual and design standard in the interests of wider amenity and placemaking. Its provision is necessary to suitably screen a commercial site from dwellings. Policies GP2 and GP6.*

2. SITE LOCATION AND CONTEXT

- 2.1 The site is within the allocated Local Centre on Glan Llyn. It is currently undeveloped having been subject to works of remediation and having been partly in use as a construction compound by St Modwen's Homes.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 See Paragraph 1.1.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
06/0471/O	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY -	01 April 2010

	USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	
24/0782/RM	RESERVED MATTERS (CONDITION 01) FOR PROPOSED RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL UNITS AND ASSOCIATED WORKS IN LOCAL CENTRE AND PARTIAL DISCHARGE OF CONDITIONS 07 (LANDSCAPING), 08 (MATERIALS/FINISHES TO EXTERNAL SURFACES), 9 (MATERIALS/FINISHES FOR HARD LANDSCAPED AREAS), 10 (BOUNDARY TREATMENTS), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 17 (GREEN TRAVEL STRATEGY), 19 (NOISE ASSESSMENT), 22 (LIGHTING), 23 (ECOLOGICAL MANAGEMENT PLAN), 24 (SITE LEVELS), 27 (GROUND CONDITIONS), 28 PART 1 ONLY (VERIFICATION REPORT), 32 (PILING WORKS), 33 (SURFACE WATER), 34 (FOUL AND SURFACE WATER DRAINAGE AND STORAGE) AND 39 (CARBON REDUCTION STRATEGY) RELATING TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION	01 July 2025

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 – Visual Amenity
GP6 – Quality of Design

6. CONSULTATION RESPONSES

6.1 None.

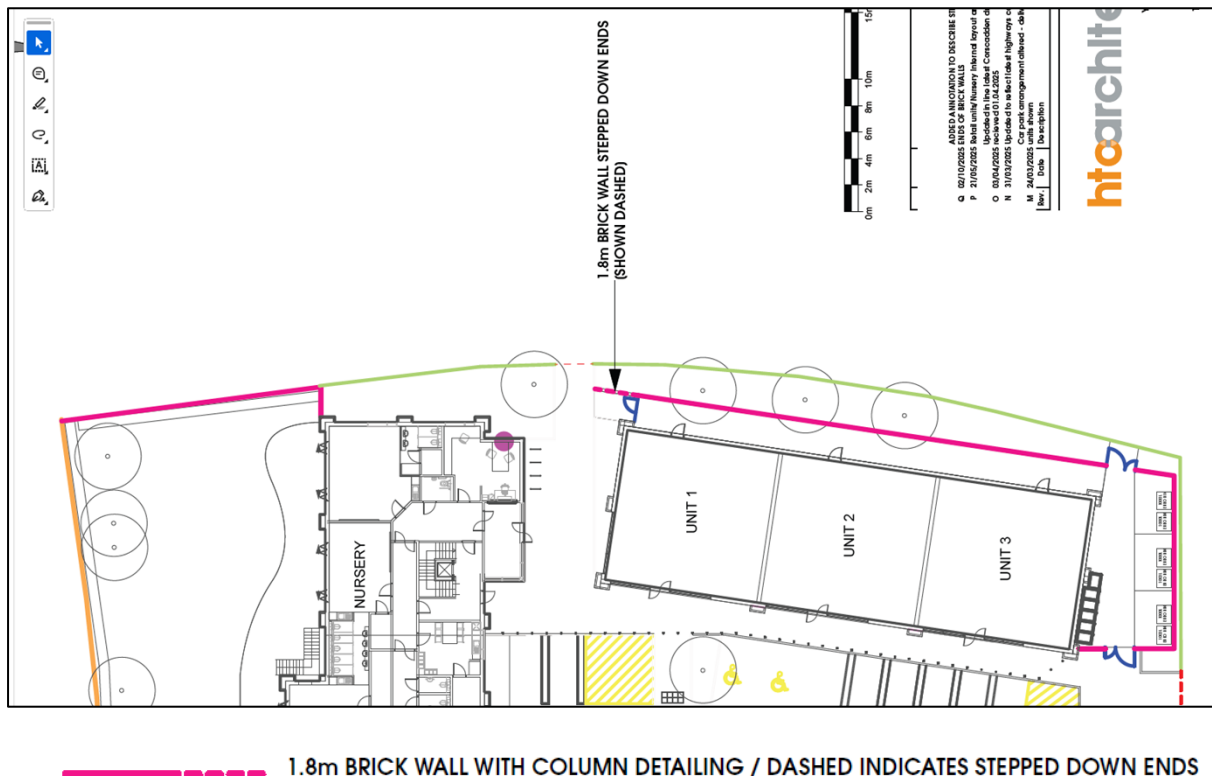
7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 The condition was applied to secure good design quality on the proposed wall along Main Street which will be readily visible from the public realm and the approved houses opposite. The initial wall showed the wall as being 1.8m high constructed in brick with column detailing.

Extract from Drawing 3211 P405 Q – Master Boundary Treatment Plan



- 8.2 The applicant has provided Drawing 3211 P500 A – Master Boundary Details. The Drawing shows a brick wall with supporting columns built in 'Sussex Bond' with a grey colour brick detail. The primary brick colour is red. Proposed finishing details are a red brick soldier course and buff coloured ashlar cap stones on the proposed supporting columns. The mortar colour would be grey. The wall is broadly consistent with other walls already constructed along 'Main Street' in Housing Phase 3A.
- 8.3 The wall would mostly be at 1.8m high along the 'back' of the development and would acceptably screen off the rear of the proposed retail units. The proposed columns would be higher at just over 2m. Detailing would come from using the 'Sussex Bond' pattern with the end on bricks being grey in colour and picking up detailing on adjacent houses. The primary brick colour would be red which is again representative of neighbouring houses. The wall would step down at the end adjacent to the pedestrian walk through which is acceptable since it increases visibility into that space without prejudicing the necessary screening function.

- 8.4 The design, height and detailing of the wall are acceptable in context and will preserve local visual amenity and constitute good design in context. NLDP Policies GP2 and GP6 are complied with and the details 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 design, height and detailing of the wall are acceptable in context and will preserve local visual amenity and constitute good design in context. NLDP Policies GP2 and GP6 are complied with and the details can be approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to the following plans and documents:

- Drawing 3211 P405 Q – Master Boundary Treatment Plan
- Drawing 3211 P500 A – Master Boundary Details (so far as it relates to the 1.8m Brick Wall with Column Detailing)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 were relevant to the determination of this application.

03 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.