

Delegated Decision Report

Application No:	25/0287	Statutory Period Expires:	14th July 2025
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Site:	<i>Llanwern Works Queensway Llanwern Newport NP19 4QZ</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 35 (OIL INTERCEPTORS) (PHASE 7 UNITS 15-18 ONLY) OF 06/0471 REDEVELOPMENT OF THE SITE TO CREATE A MIXED USE URBAN EXTENSION</i>		
Applicant:	<i>Indurent Logistics Propco A8 Ltd.</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to Phase 7 units 15-18 only at the Llanwern works development site, Queensway, Llanwern.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks partial discharge of condition 35 (oil interceptors) of 06/0471 which states:

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor, the capacity and design of which must be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved interceptors shall be retained as such thereafter.

Reason: To prevent pollution of the water environment.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
06/0471	REDEVELOPMENT OF THE SITE TO CREATE A MIXED USE URBAN EXTENSION	GRANTED WITH CONDITIONS

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)

Policies SP9 and GP2 are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 NATURAL RESOURCES WALES: We have no objection to the proposed development as submitted and provide the following advice. We note the application is for the installation of oil interceptors or a suitable mechanism to remove hydro-carbons. We note the submitted information including proposed drainage strategy plan and confirmation of proposed separators. We note that surface water is to be discharged to a number of reens, greenways and attenuation ponds/lakes on site. We also understand that a site wide surface water drainage scheme is proposed where surface water from the development is pumped into the Monks Ditch, a designated main river, including a scheme for the business park. Future discharge to the receiving watercourse, Monks ditch, is secured under a site wide surface water drainage scheme permitted under reference 16/1295. It is our view the risk to controlled waters is sufficiently controlled through this consent (specifically planning conditions 4 and 5). We have therefore not assessed the potential risk to controlled waters for this application. Therefore, as the current surface water proposals are continuing to be discharged via the Tata Steel system, we do not object to the discharge of condition 35 (oil interceptors) at present.

6.2 SCIENTIFIC OFFICER: I have no comments to make on this drainage aspect.

6.3 DWR CYMRU WELSH WATER: Dwr Cymru Welsh Water has no objection to the proposed partial discharge of condition 35 of planning approval 06/0471.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 The following information has been submitted to discharge condition 35:

- 701106-RLA-25-XX-DR-A-0001 - Site Location Plan
- SPEL ESR Bypass Separator Datasheet (received 14/04/2025)
- 24054-RLL-25-XX-DR-C-0051 P01 - Proposed Drainage Strategy Plan

NRW, DCWW and the Scientific Officer have reviewed the submitted information and advised that it is acceptable. On this basis condition 35 can be partially discharged.

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 and the application is approved.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to:

- 701106-RLA-25-XX-DR-A-0001 - Site Location Plan
- SPEL ESR Bypass Separator Datasheet (received 14/04/2025)
- 24054-RLL-25-XX-DR-C-0051 P01 - Proposed Drainage Strategy Plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9 and GP2 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 This decision relates to Phase 7 units 15-18 only.