

Delegated Decision Report

Application No:	25/0951	Statutory Period Expires:	09th January 2026
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Site:	<i>Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	<i>INSTALLATION OF PLANT EQUIPMENT INCLUDING NEW EXTRACTS AND AC CONDENSERS</i>		
Applicant:	<i>Greggs Plc</i>		
Type:	Full	Ward:	Ringland
Decision:	Granted & Conditions		

1. BACKGROUND

- 1.1 The site has permission for the provision of various units in the 'A' use class approved in three blocks. In this application permission is being sought for the installation of extraction equipment at the rear of Block 03 to serve Unit 3.4. The key permission is 25/0490/VC which varied the approved plans of the parent permission to change the siting and distribution of A1 and A3 floor space. Under that permission Block A3 was approved as containing only A3 floorspace.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is the redeveloped local centre in Ringland located at the junction of Ringland Circle and Hendre Farm Drive.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The development seeking permission is for the installation of Ground mounted plant and venting at the rear of Unit 3.4 which is to be delivered as a 'Greggs'.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision Decision Date
18/1181/O	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	GC 03 October 2019
19/1207/RM	RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) 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	AC 20 January 2022

	PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE)	
25/0490/VC	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) 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 AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE). AMENDMENTS INCLUDE RECONFIGURATION OF GROUND FLOOR LAYOUT IN RETAIL BLOCKS	GC 28 August 2025

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP6 – Quality of Design

GP7 – Environmental Protection & Public Health

5.4 SUPPLEMENTARY PLANNING GUIDANCE

None relevant.

6. CONSULTATION RESPONSES

6.1 NCC Environmental Health: No objection subject to the application of the following condition:

Plant and Equipment Noise: Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014+A1:2019, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant, measured at the nearest noise sensitive property.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

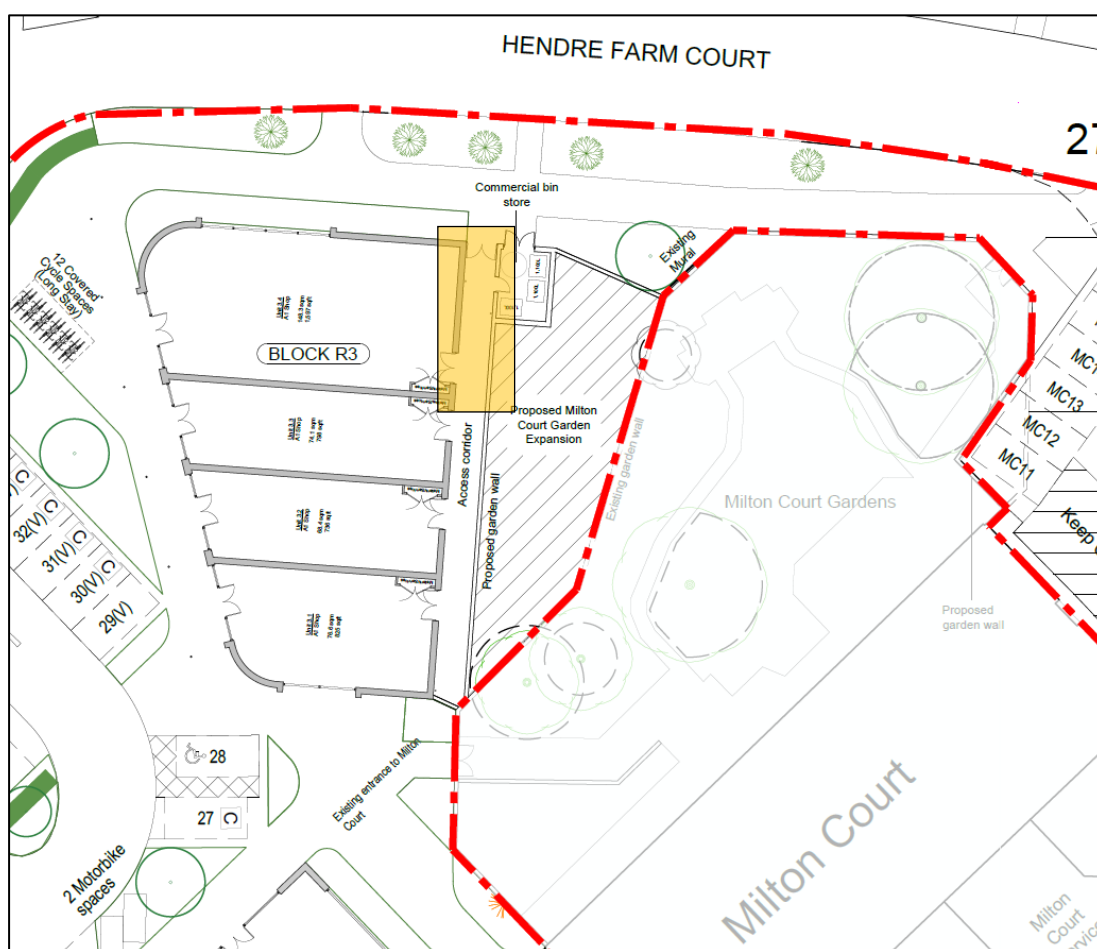
7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 The applicant has submitted a full application for the provision of ground mounted plant (3 no. air conditioning condensers and their protective cages) and provision of 2no. vents:
- One 41.5cm by 41.5cm serving an internal extraction system and accompanying filter.
 - One 20cm by 20cm serving as an extraction vent for a toilet area.
- 8.2 The vents and AC equipment will be installed on the rear elevation of the building within an 'access' corridor which will be gated. In visual terms the proposal is innocuous and acceptable. Policy GP6 (Design) is complied with.

Extract from approved Drawing 19075(05)100 H – Proposed Site Plan (19/1207)



Orange – area of installation

- 8.3 The access corridor backs onto the communal garden at Milton Court (Tower Block) and therefore noise and odour issues are relevant here. The EH section advise a condition limiting plant noise and the applicant has explained extraction / filtration equipment will be internal and provided to the normal Greggs Specification. That cooking / reheating fumes must be mechanically extracted and filtered can also be secured under condition. Subject to the application of such a condition Policy GP7 (Environmental Protection) is complied with and permission can be granted.

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 proposal is acceptable and permission can be granted subject to conditions.

11. DECISION

GRANTED & CONDITIONS

01 Plans: The development shall be implemented in accordance with the following plans and documents:

- Drawing RCEN/S6984/17 – PLANNING, EXTERNAL ELEVATIONS
- Drawing RCEN/S6984/14 – PLANNING, EXISTING AND PROPOSED General Arrangement.
- Drawing TQEQY25231173953102 – Location Plan (1:1250)
- Greggs Extract Odour Mitigation Specification (Issue 2)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

General conditions

02 Plant and Equipment Noise: Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014+A1:2019, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant, measured at the nearest noise sensitive property.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected. Policies GP2 & GP7.

03 Odour Mitigation: No fumes shall be mechanically extracted from the site other than fully in accordance with the details of the document Greggs Extract Odour Mitigation Specification (Issue 2). All cooking / reheating fumes shall be passed through the agreed extraction system.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected. Policies GP2 & GP7.

NOTE TO APPLICANT

01 This decision relates to the following unconditioned plans & documents:

- Drawing RCEN/S6984/16 – PLANNING, EXTERNAL ELEVATIONS
- Drawing RCEN/S6984/13 – ADVERTS
- Drawing RCEN/S6984/12 - ADVERTS

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 and GP7 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.