

Delegated Decision Report

Application No:	25/0490	Statutory Period Expires:	29th August 2025
Site:	<i>Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	<i>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</i>		
Applicant:	<i>L. Stokes</i>		
Type:	Renewals and Variation of Conditions	Ward:	Ringland
Decision:	Approved & Conditions		

1.0 BACKGROUND

- 1.1 The applicant is seeking to vary plans attached to RM approval 19/1207 pursuant to Outline permission 18/1181. The changes proposed are to vary approved floor plans consolidating proposed A3 units into Retail Block 03 rather than having them distributed between Blocks 1 & 3 and to increase the floor area of A3 approved at the expense of A1 space. The applicant notes that the demand for retail space has fallen since the parent approval whilst that for A3 has remained stronger.
- 1.2 In terms of the Outline permission, condition 02 required that minimally 1700 square metres of commercial floorspace should be provided in order to effectively replace that which was to be lost by the demolition of the existing centre. The outline permission also required that RM submissions should clearly identify what commercial space was to be used for and how cooking fumes were to be extracted and filtered and associated plant noise limited (Condition 07); as well as controlling the appearance of any such plant. In addition the outline application description did require the overall area of A1, A2 & A3 floorspace to be provided to be no less than 1700m².
- 1.3 In terms of the Reserved Matters approval control over floorspace areas and usage came via the approved floor plans that annotated uses and floor areas and which were conditioned to be implemented thereafter.

The proposed changes are:

	19/1207/RM			This submission		
	A1 approved (m ²)	A3 approved (m ²)	Total	A1 sought (m ²)	A3 sought (m ²)	Total
Block 1						
1.1	139			142		
1.2	83			85		
1.3		70		73		
1.4	92			93		
1.5	147			148		
Total	461	70	531	541	0	541

Block 2			Total			Total
2.1	132			135		
2.2	330			332		
2.3	113			114		
Total	575	0	575	581	0	581

Block 3			Total			Total
3.1	77				77	
3.2	68				71	
3.3	74				77	
3.4	148				151	
Total	367	0		0	376	376
Grand Totals	1403	70	1473	1122	376	1498

The principle changes are:

- That Block 3 will switch from being entirely A1 to being entirely A3
- Block 1 will lose an A3 unit and gain an A1 unit.
- The area of A3 will increase from 70m² to 376m² (+537%)
- The area of A1 will decrease from 1403m² to 1122m² (-20%)
- The totality of commercial floorspace will increase from 1473m² to 1498m² (+1.7%) net.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located at Ringland Centre which consists of commercial units arranged in a courtyard configuration with maisonettes above. The complex also consists of a tower block, parking and a small number of bungalows. Demolition of the centre (excluding the Tower block) has been agreed and the approved redevelopment has commenced with partial site clearance having been undertaken.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 See Paragraph 1.0.

4. RELEVANT SITE HISTORY

App Number	Description	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 PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE)	Part Approved & Conditions Part Refused (in relation to Condition 07 – Fume Extraction) 20 January 2022
23/0917/NM A	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT 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 CHANGES TO MATERIALS AND DESIGN AND A NEW SUBSTATION ENCLOSURE	PA / PR 11 December 2023 Refused in relation to disposition of commercial floorspace
24/0535/NM A	NMA 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	AC 25 July 2024

	SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE). AMENDMENTS TO APPROVED MATERIALS	
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5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy R9 - Change of Use to Non-Retail Uses Inside Local Centres

6. CONSULTATION RESPONSES

6.1 Dwr Cymru / Welsh Water (DCWW): No objection.

6.2 Gwasanaeth Tan & Achub De Cymru / South Wales Fire & Rescue Service: Generalised comments and advise that adequate water supply and access for firefighting appliances are secured.

6.3 Wales & West Utilities: Advise of equipment in the area and safe working practices.

6.4 National Grid Electricity Distribution: Advise of equipment in the area and safe working practices.

6.5 Health & Safety Executive (HSE): No interest.

6.6 NCC Landscaping: No comment.

6.7 NCC Highways: No objection, the changes appear to be limited to unit sizes and allocation as A3 or A1. There are no changes to the site layout, parking servicing or cycle provision. Any difference in parking or servicing are not likely to be significant.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24 June 2025, and a Site Notice was put up on the 25 June 2025. No responses were received.

8. ASSESSMENT

8.1 Ringland Centre is a Local Centre for planning purposes. As such the provision of commercial floor space in use class A (businesses that serve people) is acceptable in principle.

8.2 Permission has already been granted for just over 1700 square metres (gross) of commercial floor space under permission 18/1181/O. The distribution and quantum of that space was fixed under 19/1207/RM via the submitted plans. The plans submitted with this application show the following areas of commercial floor space in each block (including all commercial space but excluding any residential space such as stairwells or bin stores):

- Block 1 - 643 square metres
- Block 2 - 667 square metres
- Block 3 - 412 square metres

- Total – 1722 square metres

As such the requirements of Outline Condition 02 are met.

- 8.3 This application seeks to vary the approved floor plans under 19/1207/RM and in essence add a small additional amount of commercial floor space that would still fall within the parameters set in the Outline permission. Additionally the amount of A3 space (food and drink) would be significantly increased at the expense of A1 space (retail) and all of the A3 space would be located in approved Block 3 which previously had been exclusively retail.
- 8.4 Policy R9 of the adopted Newport Local Development Plan 2011-2026 (NLDP) deals with the change of use of A1 space to A2 or A3 within local centres and is permissive subject to compliance with the following criteria:
- No adverse impact in overall viability of the centre,
 - No unacceptably adverse impact in the local highway network,
 - No unacceptably adverse impact on amenity and general character of the area.
- 8.5 In terms of viability the centre is being redeveloped and the proposed floor areas are being driven by commercial considerations under an integrated scheme under one ownership (Hedyn) rather than a piecemeal process typically seen in more traditional local centres with a multiplicity of owners and competing commercial pressures. If agreed the centre would still deliver 1122m² of A1 space with this being 281m² less than initially approved. For reference a typical convenience store run by the larger retail chains (Tesco Express) is approximately 200m². Which is to say the A1 provision would be reduced by the typical floor area of a modern convenience store but that would still leave sufficient space to deliver a range of A1 provision across (potentially) 8 units of varying size. As such there is no reason to think the overall viability and vitality of the local centre would be adversely impacted by this change.
- 8.6 Highways have not objected to the proposal and conclude it would have no adverse impact on highway matters.
- 8.7 In terms of general character and amenity the effective relocation of the approved A3 unit from Block 1 into a Block 3 that would exclusively consist of A3 units would be preferable since Block 3 is single storey and has no flats above it. As such a potential source of late-night activity is moved away from a sensitive residential use and the provision of fume extraction equipment is likely to be more straightforward in Block 3 than Block 1 due to the absence of residential development above. As such no harm to residential amenity would be anticipated and there are clear potential benefits to the relocation of the approved A3 units regardless of the conditional control over fume extraction that will remain in place.
- 8.8 Policy R9 is complied with and the revised quantum and disposition of commercial floorspace is 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 Policy R9 is complied with and the revised quantum and disposition of commercial floorspace is acceptable.

11. **DECISION**

GRANTED & CONDITIONS

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

01 This decision relates to the following plans & documents:

Approved under 19/1207/RM (other than as amended to provide parking spaces MC18-MC21 shown in Drawing 19075(05)100 H):

- Drawing 19075(05)100 H - Proposed Site Plan
- Drawing 19075(05)101 C - Proposed Site Sections
- Drawing 19075(05)102 D - Refuse & Service Strategy
- Drawing 19075(05) 201 E - Retail Block 1, Plans 2
- Drawing 19075(05) 204 C - Retail Block 2 - Plans 2
- Drawing 067081-CUR-XX-XX-DR-C-92001 P03 - Proposed Drainage Layout, Sheet 1.
- Drawing 067081-CUR-XX-XX-DR-C-92002 P03 - Proposed Drainage Layout, Sheet 2
- Drawing 067081-CUR-XX-XX-DR-C-92003 P03 - Proposed Drainage Layout, Sheet 3
- Drawing 067081-CUR-XX-XX-DR-C-95050 P02 - Proposed Plot Levels, Sheet 1
- Drawing 067081 CUR XX XX DR C 95051 P02 - Proposed Plot Levels, Sheet 2
- Drawing 067081-CUR-XX-XX-C-95052 P02 - Proposed Plot Levels, Sheet 3
- Drawing A115176 LA.100 - Retail Area, Landscape Strategy
- Drawing LA.101 - Retail Area; Landscape Planting
- Drawing LA.102 - Retail Area; Hard Landscape

Approved under 24/0535/NMA

- Drawing 2603 (20) 102 Rev.C - Retail Block 01 – Elevations
- Drawing 2603 (20) 102 Rev.C - Retail Block 02 – Elevations

Approved under 25/0490/VC – this submission

- Drawing 2603 RB01 20 100 C - Retail Block 01 GF & FF Plans
- Drawing 2603 RB02 20 100 B - Retail Block 02 GF & FF
- Drawing 2603 20 100 H - Retail Block 03 GF, Roof Plan & Elevations

Email from agent: 22.08.2025 08:32. Regarding plans and extent of amendments sought.

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

Bus shelter

02 The bus shelter shall be provided fully in accordance with the details of approval 22/0730 prior to the first beneficial use of any commercial unit hereby approved and shall be retained as approved thereafter. Alternatively it shall be provided in accordance with any other scheme that may have been submitted to and agreed in writing by the LPA. The alternative scheme shall also be provided before the first beneficial occupation of any commercial unit hereby approved and retained thereafter.

Reason: to ensure the site is accessible via public transport and to secure access for the less ambulant in the interests of equality and sustainability. Policy GP4.

Shutter details and control over colour

03 No security shutter or shutter housing shall be installed until details of its appearance, including design, fixings/guides, materials and colour have been submitted to and agreed in writing by the Council. Following the Council's written agreement the shutters and housings shall be installed as agreed and shall be retained as such thereafter.

Reason: in the interests of good design and visual amenity. Policies GP2 and GP6.

Details of metal screen

04 Prior to its installation details of the perforated metal screen to be installed at the rear of Blocks R1 & R2 shall be submitted in writing to the Council. Following the

Council's written agreement, the screen shall be installed as agreed prior to the first beneficial use of those blocks and shall be retained thereafter.

Reason: in the interests of good design and visual amenity. Policies GP2 and GP6.

Parking & Electrical Charging Points

05 The electrical charging points for ultra-low emission vehicles shall be provided at the same time as those parking spaces that they serve. Additionally a scheme shall be submitted to the Council showing how the passive provision of electrical charging points for the remaining parking provision on the site can be achieved. Following the Council's written agreement the passive provision shall be provided at the same time as the parking places it serves. All parking spaces shall be provided as approved prior to the first beneficial use of the units hereby approved and shall be retained thereafter.

Reason: to ensure sufficient parking is provided in the interests of highway safety and the free flow of traffic and to support the transition to ultra-low emission vehicles and overall sustainability. Policies SP1, GP1, GP4 & T4.

Pre -occupation conditions

Loading Bays & Parking - Provision

06 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 LPA. 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.

Parking and Service Bay Management

07 Prior to their first beneficial use of any part of the development, a scheme to manage the use of the approved vehicle parking and the delivery bays shall be provided in writing to the Council. Following the Council's written agreement the Parking and Service Bays shall be managed as agreed.

Reason: to ensure that the service bays are available for their intended purpose and to ensure parking is available to residents. Policies GP2 and GP4.

Other Conditions requiring the submission of Information

Tree pit details

08 Tree pits shall be provided in accordance with approval 22/0844 or in accordance with any other tree pit details that may have been submitted to and agreed in writing by the LPA prior to the planting of any trees.

Reason: to ensure that structural landscaping is established and thrives long term in the interests of visual amenity, ecological enhancement, public health and wider Placemaking. Policies GP2, GP5, GP6 and GP7.

General conditions

Planting

09 Planting shall be provided for any phase of the scheme identified in Outline Condition 02 (Phasing) in the first full planting season (October to March inclusive) following the completion of that phase. Any plants that die or are diseased shall be

replaced by a plant of the same species and of a similar size for a period of 5 years following the installation of that planting.

Reason: to ensure the site is adequately planted in the interests of residential amenity, ecological enhancement and wider Placemaking. Policies GP2 and GP5.

NOTE TO APPLICANT

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

- Covering Letter dated 17.06.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy R9 was 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.