

APPLICATION DETAILS

No: 14/0332 **Ward:** ST JULIANS

Type: DISCHARGE CONDITIONS

Expiry Date: 28-MAY-2014

Applicant: L. HUGHSON-SMITH, ASBRI PLANNING

Site: LAND TO SOUTH OF AND INCLUDING GLEBELANDS STADIUM, BANK STREET, NEWPORT

Proposal: PARTIAL DISCHARGE OF CONDITION 09 (WHEEL WASH AND DUST SUPPRESSION MEASURES) OF PLANNING PERMISSION 00/0768 FOR REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT AND HARD PLAY AREAS AND RESIDENTIAL DEVELOPMENT

DECISION: APPROVED

1. CONSULTATIONS

1.1 CYFOETH NATURIOL CYMRU / NATURAL RESOURCES WALES (CNC/NRW): No comment.

2. INTERNAL COUNCIL ADVICE

2.1 PUBLIC PROTECTION MANAGER (NOISE): No objections.

2.2 HEAD OF STREETSCENE (HIGHWAYS): No objections.

3. REPRESENTATIONS

None.

4. RELEVANT SITE HISTORY

Ref. No.	Description	Decision & Date
00/0768/O	REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT & HARD PLAY AREAS & RESIDENTIAL DEVELOPMENT	GC 31/10/2000
03/1531	ERECTION OF A REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT AND HARD PLAY AREAS AND RESIDENTIAL DEVELOPMENT (PURSUANT TO 00/0768)	AC 19/05/2004
06/0169	PARTIAL DISCHARGE OF CONDITION 9 (WHEELWASH AND DUST SUPPRESSION) AND 10 (ROUTE OF CONSTRUCTION) OF PLANNING PERMISSION 00/0768 FOR REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT	A 28/04/2006

5. ASSESSMENT

5.1 The applicant is seeking the partial discharge of condition 09 of permission 00/0768 which reads as follows:

09 Prior to the commencement of development dust suppression measures and wheel wash facilities shall be installed/implemented in accordance with details which shall first be submitted to and approved in writing by the local planning authority These details shall include full details of the wheel wash installation and dust suppression equipment and a method statement of its operation during the course of construction activity The wheel wash and dust suppression measures shall thereafter operate in accordance with the approved details until the cessation of construction works at the site or such other time as may be agreed in writing by the local planning authority.

Reason: To prevent the deposit of material on the public highway and transmission of dust from the site and construction vehicles in the interest of highway safety and residential amenities

- 5.2 The applicant has submitted the following documents:
- Traffic Management Plan;
 - Project Environmental Impact Assessment;
 - Project Risk Assessment;
 - Construction Method Statement;
 - A wheelwash plan.
- 5.3 The wheelwash will see a jetwash used to cleanse wheels when the vehicle is parked over a stone area that will act as a soakaway for the water. A terram membrane will isolate the soakaway from the surrounding soil. The soakaway will be adjacent to the site entrance off Herbert Road.
- 5.4 Dust suppression will be achieved by water spraying from a bowser.
- 5.5 The Public Protection Manager and the Head of Streetscene have not raised any objections to the partial discharge of the condition.

6. OTHER CONSIDERATIONS

6.1 *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.

6.2 *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.

6.3 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.

6.4 The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

7. CONCLUSION

7.1 The details to partially discharge the condition are acceptable.

8. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Traffic Management Plan, Project Environmental Impact Assessment, Project Risk Assessment, Construction Method Statement & A wheelwash plan.

02 The development plan for Newport is the Newport Unitary Development Plan 1996 – 2011 (Adopted May 2006). No policies were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
