

Delegated Decision Report

Application No:	25/0807	Statutory Period Expires:	18th November 2025
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Site:	Land East Of And Adjacent To 14A Glen Coed Bungalow Bank Street Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 5 (FOUL AND SURFACE WATER) OF APP/G6935/A/20/3264353 CONSTRUCTION OF 2NO THREE BEDROOM SEMI DETACHED HOUSES WITH ASSOCIATED PARKING AND EXTERNAL AMENITY AREAS		
Applicant:	L Edwards		
Type:	Discharge Conditions	Ward:	St Julians
Decision:	APPROVED		

1. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/0309	CONSTRUCTION OF 2NO THREE BEDROOM SEMI DETACHED HOUSES WITH ASSOCIATED PARKING AND EXTERNAL AMENITY AREAS	APPEAL ALLOWED	22.03.2021

2. CONSULTATION RESPONSES

- 2.1 Natural Resources Wales: Offer no adverse comment.
- 2.2 Dwr Cymru – Welsh Water: Dwr Cymru Welsh Water has no objection to the proposed discharge of condition 5 of planning permission APP/G6935/A/20/3264353.
- 2.3 SAB Manager: We have received a SAB application for the scheme which has been approved.

3. PUBLIC REPRESENTATIONS

N/A.

4. ASSESSMENT

- 4.1 This application seeks to partially discharge condition 5 relating to a scheme for the disposal of foul and surface water drainage from the above planning permission.
- 4.2 *The condition states:*
- No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the residential use of the development and retained for the lifetime of the development. Reason: In the interests of water quality, in accordance with Policy SP1 of the Newport LDP.*
- 4.3 The applicant has provided details for foul drainage which is to be disposed to DC – WW mains equipment and surface water which will be dealt with by SuDS.
- 4.4 Dwr Cymru – Welsh Water and SAB have been consulted and confirm no objections are offered.

5. OTHER CONSIDERATIONS

5.1 *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.

5.2 *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.

5.3 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.

5.4 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.

5.5 *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.

5.6 *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.

6. CONCLUSION

6.1 The requirements of the condition have been met insofar as the application can be partially discharged.

7. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: DR-704 E, DR-701 H, DR-708 M, DR-710 A,

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies 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.