

Delegated Decision Report

Application No:	25/0681	Statutory Period Expires:	24 July 2026
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Site:	<i>Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 3 (ELECTRICAL CHARGING POINTS) OF 19/1272 RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE</i>		
Applicant:	<i>N. Thomas</i>		
Type:	Discharge Conditions	Ward:	Ringland
Decision:	Approved		

1. BACKGROUND

- 1.1 The applicant is seeking to discharge Condition 03 of Reserved Matters approval 19/1272 which reads as follows:

03 Electrical Charging Points: 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.

Reason: to support the transition to ultra-low emission vehicles and overall sustainability. Policies SP1 and GP1.

RM approval 19/1272 relates to flats and houses being built on the relocated Ringland District Centre.

The approved layout drawing identified parking spaces to be equipped with charging points and the condition in part required the provision of this charging infrastructure.

However the condition also required details of additional passive provision for the charging of ULEVs.

2. SITE LOCATION AND CONTEXT

- 2.1 See above.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The applicant has provided a scheme of passive charging for the phase having initially provided details that were inadequate to discharge the condition. The drawing also shows Plots that will be provided with a charger that accord with the RM approval and the conditional requirement.

4. RELEVANT SITE HISTORY

Ref. No.	Proposal	Decision & Date
18/1181	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 FLOORSPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE	GC 03 October 2019
19/1272	RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITON C) PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF OUTLINE CONDITIONS 07 (FUME EXTRACTION), 10 (WASTE STORAGE) AND 12 (ECOLOGICAL ENHANCEMENT)	AC 19 January 2022 (Fume extraction condition refused)

5. PLANNING POLICY

5.1 FUTURE WALES: THE NATIONAL PLAN 2040

Policy 12: Regional Connectivity - planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.

5.2 PLANNING POLICY WALES EDITION 12 (PPW12)

4.1.40 The Electric Vehicle charging strategy and action plan¹ set out the Welsh Government's approach to delivering the electric vehicle charging infrastructure needed by 2050, including renewable energy generation and storage. The need for a coordinated approach across sectors and the role the planning system can play in achieving this is recognised.

4.1.41 To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development. Future Wales sets out the Welsh Government's requirements for the provision of electric vehicle charging points for non-residential development.

4.1.42 The provision of electric vehicle charging points should be planned as part of the overall design of a development and should maximise their social, economic and environmental benefits. Charging points must not cause an obstruction to walking or cycling, should be resistant to vandalism, and located where there is good lighting and natural surveillance.

¹ Encourages on-street residential charging where appropriate and considers changes to the Building Regulations

6.7.10 It will be important to identify wider mitigation solutions to reduce air and noise pollution and to avoid exacerbating problems in existing air quality management areas or noise hotspots through the provision of green infrastructure identified as part of Green Infrastructure Assessments, by the provision of electric vehicle charging infrastructure or through promoting the need to consider effective design solutions.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The following Policies of the adopted Newport Local Development Plan (2011-2026) are relevant:

SP1 – Sustainability
GP2 – General Amenity
GP6 – Quality of Design
GP7 – Environmental Protection
T4 - Parking

6. CONSULTATION RESPONSES

- 6.1 NCC Highways: The submission appears to be a brochure (with lots of options) and a plan showing around 6 charger locations. Most of these are in public areas (likely to be for adoption) and would obstruct the footways.

We would expect all allocated / in curtilage parking to have a charge point or at least passive provision. Where charge points are not within curtilage detail of ducting is needed. This cannot pass under any areas to be adopted.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 Reserved Matters approval 19/1272 approved details for 144 dwellings consisting of 102 units in flatted blocks and 42 houses. Parking was a mix of on-street and on-plot. With the approved RM layout showing the provision of EV chargers on a limited number of plots; 13 spaces out of 144 spaces in total. Chargers for those plots are shown on this submission.
- 8.2 The condition in question required the provision of these chargers and is purely compliance in nature, for example no details of the chargers was sought. However the condition then went on to require a wider scheme of passive provision to be submitted and agreed so that ULEV charging could be easily installed going forward.
- 8.3 The applicant has provided Drawing E8000 P03 – Electrical Services Layout / External Services Layout which shows the provision of ducting (passive provision) for EV charging for the on-street parking areas. The ducts are located outside of the adoptable highway so should not be an issue in relation to the highway adoption process in the event the roads are offered for adoption subsequently. But in any event that is not a planning matter. The scheme of passive provision shows that the 'on-road' parking spaces could be provided with chargers in the future if required. As such the purpose of the condition is met.

- 8.4 Charging infrastructure is not shown for on-plot parking but that presents lower difficulties in provision in the event it is required in the future and so is not seen as a sufficiently substantial reason to withhold the approval of this application.
- 8.5 The revised submitted details overcome the objections of the Highways Officer and are acceptable and can be approved.

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 submitted details are acceptable and can be approved.

11. DECISION

Approved

NOTE TO APPLICANT

01 This decision relates to the following plans & documents:

- Drawing E8000 P03 – Electrical Services Layout / External Services Layout
- Drawing 19076 (05) 100 G – Proposed Site Plan
- Drawing 19076 (05) 000 – Site Location Plan
- Rolec EV Information Brochure

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The following Policies were relevant to the determination of this application:

SP1 – Sustainability

GP2 – General Amenity

GP6 – Quality of Design

GP7 – Environmental Protection

T4 - Parking

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.

04 Nothing in this approval removes the requirement to provide the ULEV chargers shown in Drawing 19076(05)100 G – Proposed Site Plan held on file 19/1272.