

Delegated Decision Report

Application No:	26/0283	Statutory Period Expires:	31st July 2026
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Site:	<i>Glan Llyn Phase 4B And 5D Queensway Llanwern Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 18 (ESTATE ROADS), 22 (STREET LIGHTING), 24 (LEVELS), 33 (SURFACE WATERS) AND 34 (FOUL AND SURFACE WATER DRAINAGE) OF PERMISSION 06/0471 FOR REDEVELOPMENT OF THE SITE TO CREATE A MIXED-USE URBAN EXTENSION IN RELATION TO PHASES 4B AND 5D (RESERVED MATTERS 22/0801)</i>		
Applicant:	<i>M Marsh</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to phases 4B and 5D of the Glan Llyn Development site (Former Llanwern Steelworks).

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge conditions 18 (Estate Roads), 22 (Street Lighting), 24 (Levels), 33 (Surface Waters) and 34 (Foul and Surface Water Drainage) of planning permission 06/0471 in relation to phases 4B and 5D only.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
06/0471	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY - USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE	GRANTED WITH CONDITIONS	01/04/2010

	CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES		
22/0801	RESERVED MATTERS APPLICATION (PURSUANT TO OUTLINE PERMISSION 06/0471) FOR RESIDENTIAL DEVELOPMENT ON PHASES 4B & 5D AT THE GLAN LLYN REGENERATION SITE TO PROVIDE 165 DWELLINGS INCLUDING DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE TOGETHER WITH DETAILS TO PARTIALLY DISCHARGE OUTLINE PLANNING CONDITIONS 6 (RECREATION AREAS), 8 (MATERIALS), 9 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT OF OPEN SPACE), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 39 (CARBON REDUCTION AND SUSTAINABILITY) AND 43 (FIREFIGHTING ACCESS)	APPROVED WITH CONDITIONS	05/03/2026

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: We have no objection to the proposed development as submitted.

6.2 Local Highways Authority: No objection to discharges. The applicant should seek technical approval separately through the s278 /38 processes. This is independent of planning approvals.

6.3 Dwr Cymru/Welsh Water: No objection to the partial discharge of condition 33 and 34 of planning permission 06/0471.

6.4 Drainage: No comments received.

6.5 Environmental Health: No objections to the partial discharge of conditions.

6.6 Senior Scientific Officer: I have no comments in relation to the below discharge of

conditions application as air quality and contaminated land are not relevant to the planning conditions being discharged.

- 6.7 Landscape Officer: No objection. Details have been submitted - I have no comments or objection.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 Condition 18 (Estate Roads) states;

The development shall be served by estate roads laid out and constructed in accordance with details, including means of surface water disposal, previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the road works are completed to an adoptable standard.

- 8.2 Construction details for the footpaths and roads have been received and Highways have offered no objection. It is therefore recommended that condition 18 is partially discharged.

- 8.3 Condition 22 (Street Lighting) states;

The reserved matters referred to in condition 01 shall include details of all street lighting and lighting of any parking areas, including the trigger times for implementation, which shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved details.

Reason: In the interests of residential amenity, highway and pedestrian safety and the security of the site.

- 8.4 A plan showing the siting of lighting columns has been provided that includes street lighting for main highways, cycle paths and shared surfaces including parking areas. In terms of trigger times for implementation, the applicant has advised that 'the street lighting is to be installed and brought into operational use prior to the occupation of properties served by the illuminated highway. Properties are not to be occupied without the designated street lighting installed and functioning unless alternative arrangements for adequate lighting have been agreed with the LPA.' These details are considered to be acceptable and it is therefore recommended that condition 22 is partially discharged.

- 8.5 Condition 24 (Levels) states;

Each development parcel defined under Condition 04 shall be developed in accordance with the approved Flood Consequences Assessment, the infrastructure phasing plan covered by Condition 05, the Phasing Plan (drawing No A003 Rev.C) and the phasing programme set out in email from Tim Gent of GVA Grimley dated 15 May, 2007, and in accordance with a comprehensive set of levels and cross sectional drawings that shall first be submitted to and approved in writing by the Local Planning Authority in relation to the reserved matters referred to in Condition 01. These drawings shall clearly show finished ground levels, finished floor levels of buildings and the manner in which raised ground will be graded down to existing ground levels along the perimeter of the site.

Reason: To safeguard against flooding and protect the amenities of future users of the site and neighbouring residents.

- 8.6 With regard to condition 24, Natural Resources Wales (NRW) have advised the following

We have no objection on the basis that the submitted information adheres to the originally approved FCA (included within outline planning permission 06/0471) prepared by Halcrow dated December 2005 in conjunction with a later addendum dated June 2010 (included within partial discharge of Condition 4, Planning Ref- 10/0750). The latter report above was submitted to include more up to date topographical digital terrain survey data of the site and surrounding area, including a further assessment of the flood defence improvements along the East Bank of the River Usk. This was hydraulically assessed using Halcrow's 3D flood

(FLOOD3D) modelling software and resulted in an average flood level of 6.5mAOD within the site as a whole. The Finished Floor Levels (FFLs) for Phases 4B and 5D, as shown on Drawing Numbers 24215-C-041-0 (1 of 4), 24215-C-042-0 (2 of 4), 24215-C-043-0 (3 of 4), 24215-C-044-0 (4 of 4) indicates that proposed FFLs are typically set at or above the 6.5mAOD averaged flood level above.

On the basis of NRW's comments, offering no objection, it is recommended that condition 24 is partially discharged.

8.7 Condition 33 (Surface Water) states;

No development relating to each phase defined by condition 03 shall be commenced until a scheme for the disposal of surface waters for that phase has been submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall then be implemented in accordance with the approved details and the Infrastructure Phasing Plan required by condition 5.

Reason: To prevent pollution of the water environment.

8.8 Condition 34 (Foul and Surface Water Drainage) states;

No development relating to each phase defined by condition 03 shall commence until details of the foul and surface water drainage and storage system for that phase including means of discharge into the drainage network, have been submitted to and approved in writing by the Local Planning Authority. The drainage works for each phase of development shall be completed in accordance with the approved details and the Infrastructure Phasing Plan required by condition 5.

Reason: In the interests of, and to prevent pollution of, the water environment.

8.9 In relation to conditions 33 and 34, NRW provide the following advice

We note that future discharge to the receiving watercourse, Monks ditch, is secured under a site-wide surface water drainage scheme permitted under reference 16/1295. It is our view that the risk to controlled waters is sufficiently controlled through this consent (specifically planning conditions 4 and 5). We have not, therefore, assessed the potential risk to controlled waters for this application, as the current surface water proposals are continuing to be discharged via the Tata Steel system.

Both NRW and Dwr Cymru Welsh Water offer no objection to the partial discharge of conditions 33 and 34 and it is therefore recommend that they are partially discharged.

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 considered sufficient to partially discharge conditions 18 (Estate Roads), 22 (Street Lighting), 24 (Levels), 33 (Surface Waters) and 34 (Foul and Surface Water Drainage) of planning permission 06/0471 in relation to phases 4B and 5D.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan 8111-008P001, Engineering Appraisal 24215-C-003I, Engineering Appraisal 24215-C-004I, Engineering Appraisal 24215-C-005H, Engineering Appraisal 24215-C-006I, External Levels 24215-C-010C, External Levels 24215-C-011C, External Levels 24215-C-012C, External Levels 24215-C-013C, Street Lighting Layout 24215-C-033C, Finish Floor Levels 24215-C-041-0, Finish Floor Levels 24215-C-042-0, Finish Floor Levels 24215-C-043-0, Finish Floor Levels 24215-C-044-0, Section 38 Layout 24215-C-400E, Implementation Timetable Email Received 10/06/2026, Visibility Splays 24215-C-027-B, Construction Details 24215-C-037-0, Construction Details 24215-C-038, Highway Long Section 24215-C-207-B, Highway Long Section 24215-C-208-B, Surfacing Layout 24215-C-209-B, Surfacing Layout 24215-C-210-B, Kerbing Layout 24215-C-211-A, Kerbing Layout 24215-C-212-A, Section 38 Layout 24215-C-400-G, Signing and Lining Layout 24215-C-401-A, Signing and Lining Layout 24215-C-402-A and Highway Contour Plan 24215-C-404-A.

02 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.