

Notice of Decision



S Thomas
Redrow
Redrow House
Copse Walk
Cardiff Gate Business Park
Pontprennau
Cardiff
CF23 8RH

SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0246**

Application Type: **Non-Material Amendment**

Proposal: **NMA APPLICATION TO VARY CONDITION 2 (FOUL PUMPING STATION) OF 21/0184 RESERVED MATTERS APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 01 (RESERVED MATTERS) IN RELATION TO DETAILS OF PROPOSED SURFACE WATER ATTENUATION PONDS AFFECTING PUBLIC RIGHT OF WAY 397/10/1 AND A SEWAGE PUMPING STATION & RISING MAIN BOTH PURSUANT TO OUTLINE PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT OF UP TO 1100 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND SUBMISSION OF DETAILS TO PARTIALLY DISCHARGE CONDITION 12 (DRAINAGE) OF THE SAME OUTLINE PERMISSION**

Site/Location: **Llanwern Village Development Site Phase 1 , Cot Hill, Llanwern, Newport, NP18 2DP**

Decision Date: **10th June 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 13th May 2025. The application has been:-

Approved & Conditions

1. The pumping station shall be demolished and completely removed from the site within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - i) within 3 months of the date of this decision a scheme of planting and surfacing, including materials, species, spacings and height when planted of all new planting, shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.
 - ii) if within 11 months of the date of this decision the local planning authority refuse to approve the planting and surfacing scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers.
 - iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Welsh Ministers.
 - iv) the approved planting and surfacing scheme shall have been carried out and completed in accordance with the approved timetable.Reason: In the interests of safeguarding visual amenity and design quality. Policies GP2 & GP5.

NOTE TO APPLICANT

This decision must be read in conjunction with planning permission **21/0184** and the development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to the following plans & documents:
 - o Covering Letter dated 13.05.2025
 - o Drawing 3558 15 9011 - Ponds & Pump Station Red Line
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2 & GP6 were relevant to the determination of this application.
3. 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.
4. Any approved Planting must be maintained in accordance with a Management Plan agreed under discharge of Condition 24 of Planning Permission 16/0864/VC.
5. This decision should be read in conjunction with those for 16/0864/O, 17/0887/RM and 21/0184/RM since conditions and legal agreements attached to those decisions remain relevant and enforceable to the development as proposed.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).