

Delegated Decision Report

Application No:	26/0062	Statutory Period Expires:	25th March 2026
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Site:	<i>Glan Llyn Development Site Queensway Llanwern Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 2 (CEMP) OF PLANNING PERMISSION 25/0453 INSTALLATION OF A TEMPORARY WEIR AT DRAIN 2</i>		
Applicant:	<i>Revantage Real Estate</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	Approved		

1. BACKGROUND

- 1.1 The applicant is seeking to discharge condition 02 (CEMP) of Permission 25/0453 for a temporary weir on Drain 2 on the Glan Llyn Regeneration Site. That condition reads as follows:

02 No work shall commence on the development hereby approved until such time as a Construction Environment Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out fully in accordance with the agreed CEMP.

Reason: *to protect water quality, bio-diversity interests and residential amenity. Policies SP3, GP2, GP5 and GP7.*

2. SITE LOCATION AND CONTEXT

- 2.1 Drain 2 is located at the western end of the Glan Llyn Regeneration Site. The drain was previously culverted under the steelworks site but has now been broken out to form a reen (Julians Reen) through the site. The weir is to be constructed at the southern end of the reen before it exits the regeneration site and is culverted beneath the Eastern Distributor Road / Queensway.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The condition relates to the construction of a weir on an existing drainage ditch (reen). The condition requires the submission of a CEMP to protect water quality and ecological interests.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
25/0453	INSTALLATION OF A TEMPORARY WEIR AT DRAIN 2	GC 11 September 2025

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

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

SP1 – Sustainability
SP9 – Conservation of the Natural, Historic & Built Environment
GP5 – Natural Environment
GP7 – Environmental Protection & Public Health

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The following Supplementary Planning Guidance (SPG) is relevant:

- Wildlife & Development SPG (December 2025)

6. CONSULTATION RESPONSES

- 6.1 Cyfoeth Naturiol Cymru / Natural Resources Wales (CNC/NRW): No objection.

7. PUBLIC REPRESENTATIONS

No publicity was undertaken for this application.

8. ASSESSMENT

- 8.1 A CEMP was requested by CNC/NRW who advised that the CEMP should include:

- Management of materials and waste.
- General Site Management
- Management of risks to bio-diversity
- Management of general nuisance, hours of working and light spill etc.
- Avoidance and management of pollution.
- Details of responsible persons and their contact details.

- 8.2 CNC/NRW have no objection to the submitted CEMP and are satisfied with its content. The Scientific Officer deferred to CNC/NRW in relation to the parent application and has not commented on this application. However given his comment on the parent application and his deferral to CNC in that consideration, there is no reason to think he would object to this discharge application.

- 8.3 The submitted details are acceptable and the condition can be discharged in part.

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 information is acceptable and the condition can be partially discharged.

11. DECISION

Approved

NOTE TO APPLICANT

01 This decision relates to the following plans and documents:

- Covering Letter dated 27.01.2026
- Drain 2, Llanwern – Temporary Weir Construction; Construction Environmental Management Plan (January 2026, REV: P02; 18669-RLL-25-XX-RP-O-0809)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1 – Sustainability, SP9 – Conservation of the Natural, Historic & Built Environment, GP5 – Natural Environment and GP7 – Environmental Protection & Public Health 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.