

Delegated Decision Report

Application No:	25/1018	Statutory Period Expires:	20th March 2026
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Site:	Llanwern Works Queensway Llanwern Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 34 (FOUL AND SURFACE WATER DRAINAGE) RELATING TO OFF SITE RISING MAIN SECTION ONLY, OF OUTLINE PLANNING PERMISSION REFERENCE 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION		
Applicant:	Revantage Real Estate.		
Type:	Discharge Conditions	Ward:	Bishton & Langstone
Decision:	Approved		

1. BACKGROUND

- 1.1 The proposed works are to install a rising main for foul water which will connect into the foul infrastructure so far provided on the site. The proposed rising main will start from the southern end of Julian's Reen adjacent to housing Phase 1 and proceed westwards along the southern edge of the development site and then will connect into existing foul drainage infrastructure (gravity sewer) outside the site adjacent to the roundabout at the southeastern end of Queensway Meadows.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is at the eastern end of the Glan Llyn Regeneration site with this part of the site effectively completed for some time.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is seeking to partially discharge Condition 34 (Foul and Surface Water Drainage) of Planning Permission 06/0471 in relation to the above development. That condition reads as follows:

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. (sic)*

4. RELEVANT SITE HISTORY

App Number	Proposal	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,	GC 01 April 2010

	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 CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	
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5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The following policies are applicable to the proposed development:

SP1 – Sustainability

GP3 – Service Infrastructure

GP7 – Environmental Protection & Public Health

6. CONSULTATION RESPONSES

6.1 Dwr Cymru / Welsh Water (DCWW): No objection.

6.2 Cyfoeth Naturiol Cymru / Natural Resources Wales: No objection.

6.3 Wales & West Utilities: Advise of High and Intermediate pressure pipelines within the working area and require that they are contacted to arrange a site visit before any works are commenced.

6.4 National Grid Electricity Distribution: Advise of equipment in the area and safe working practices.

6.5 Indigo Pipelines: Advise of equipment in the area and safe working practices.

6.6 Ogi: No interest.

6.7 Air Products: Advise of equipment / pipelines within the vicinity of the site and require that Air Products are contacted prior to works commence.

6.8 Scottish & Southern Electricity Networks: Advise of equipment in the area and safe working practices.

6.9 Health & Safety Executive: Do not advise against.

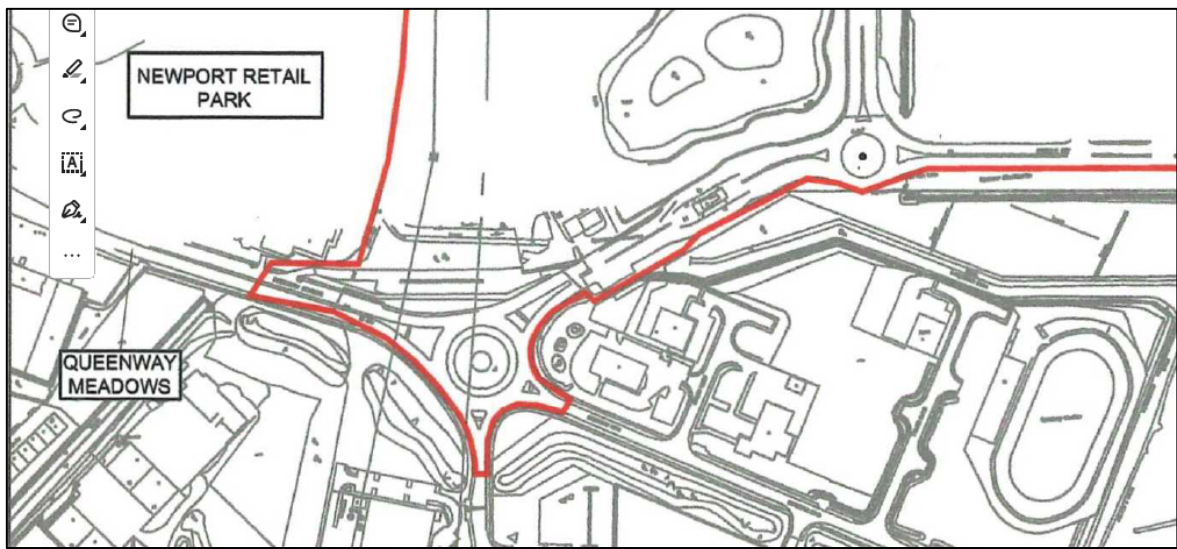
6.10 NCC SAB: comments on the likely need for a SAB application.

7. PUBLIC REPRESENTATIONS

No comments have been received.

8. ASSESSMENT

8.1 The dig site is within the redline of 06/04714/O, so although described as off-site in terms of the relevant planning permission the works are within the site.



- 8.2 The proposed works are not Appearance, Layout, Scale, Means of Access or Landscaping and so do not constitute Reserved Matters. As such the proposed works are approved under the Outline permission (new services and infrastructure) subject to conditional compliance.
- 8.3 The relevant condition is 34 of 06/0471/O and is cited above at Paragraph 3.1 which requires details of foul drainage to be provided.
- 8.4 The applicant has provided details of the rising foul main and its routing which have not attracted any objection including from DCWW whose infrastructure the new foul main will connect into. Some consultees require confirmation of routing and stand off distances from their own buried infrastructure (Air Products and Wales & West Utilities) but they do not object to the proposal and a note will be added to any approval advising of the need for the developer to liaise with these consultees.
- 8.5 Given the lack of objection there is no reason not to partially discharge the condition in relation to this proposal.

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 condition can be partially discharged in relation to the proposed works.

11. **DECISION**

Approved

NOTE TO APPLICANT

01 This decision relates to the following plans & documents:

- Drawing 5183236-ATK-XX-ZZ-DR-D-0205 P1 - AIR VALVE CHAMBERS, AND COMMON TRENCH BEDDING AND SURROUND DETAILS
- Drawing 02554 A 114 C1 - Pumping Station 4, Rising Main, Long Sections (Off-site)
- Drawing 02554 S 117 C1 – Construction
- Drawing 02554 A 121 P01 - Pumping Station 4 & 5, Rising Main, Offsite Route Plan
- Rising Main Summary Technical Note (2554-A-TN-002-A PS4-PS5)
- Remediation Strategy (July 2022)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP7 was relevant to the determination of this application.

03 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.

04 No work should commence until Air Products and Wales & West Utilities have been contacted and have no objection to the proposed works continuing, contact details are:

- UK Pipeline Supervisor, Air Products PLC, M: +44 07973197352, E: pipeluk@airproducts.com
- Wales & West Utilities: Telephone: 02920 278912, Email: dig@wwutilities.co.uk