

Delegated Decision Report

Application No:	25/0590	Statutory Period Expires:	18th September 2025
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Site:	Llanwern Works Queensway Llanwern Newport NP19 4QZ		
Proposal:	PARTIAL DISCHARGE OF CONDITION 28 (PART 1 ONLY - VERIFICATION REPORT RELATING TO UNITS 11-18/PHASE 6A, 6B & 7) OF PLANNING PERMISSION 06/0471 FOR MIXED USE URBAN EXTENSION		
Applicant:	Indurent Logistics Propco A8 Ltd.		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

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 CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	Granted with Conditions
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3. CONSULTATION RESPONSES

3.1 Natural Resources Wales: **We have no objection to the proposed discharge of condition as submitted and provide the following advice.**

We note the conclusion in the Chemical Validation Report: *"An assessment on the risk to controlled waters will be validated in a separate Controlled Waters Validation Report in accordance with the Hannah Fraser consulting Soils Verification Methodology"*.

The Soil Quality Validation Report prepared by HFCL states that the site has undergone remediation, comprising *"removal of materials unsuitable for re-use in the development platform"*. There is no information included in the documentation about material that was considered unsuitable and therefore removes from site for subsequent disposal or treatment. We recommend this is included within reporting, as previously requested.

We agree with the approach undertaken – including the statistical assessment and comparison against reference values - and am happy with the conclusions drawn from the

report.

We therefore have no objection to the discharge of Condition 28 Part 1.

Please note, we do not currently have capacity to comment on geotechnical results; we advise that specialist advice on this should be sought from your in house resources.

- 3.2 Senior Scientific officer: I have looked at the submissions in respect of the above application and it appears that they relate to the initial phase of remediation for the site after which the construction of units will include a further 600mm of clean cover.

Provided the units have not been built yet the information provided is sufficient to support partial discharge of condition.

I look forward to receiving verification reporting in respect of the completed units in due course.

4. **ASSESSMENT**

This application seeks to discharge Part 1 only of condition 28 relating to ground contamination of the above planning permission for the development of the former Llanwern steelworks. Specifically, the application relates to units 1-18/PHASE 6A, 6B & 7 which are commercial units.

- 4.1 The condition states:

(28) Prior to the commencement of each phase of development as defined by Condition 03 (that is any development excluding that required as part of the remediation strategy), unless an alternative timescale for the component parts of that phase and/or for specific remediation works has firstly been agreed in writing by the Local Planning Authority, a verification report demonstrating completion of the works set out in the approved remediation strategy for that phase (or each part of the phase if an alternative timescale has been agreed by the Local Planning Authority for the component parts) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan for that phase to demonstrate that the site remediation criteria have been met. It shall also include any plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site and in the interests of residential amenities and human health.

- 4.2 The Council's Senior Scientific officer has stated that there is no objection to the partial discharge of condition 28 provided that the units have not yet been built, which is the case.

- 4.3 Natural Resources Wales confirm they offer no objection to the partial discharge of the condition.

5. **OTHER CONSIDERATIONS**

5.1 ***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.

6.1 ***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.

- 6.2 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.

6.3 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.

6.5 ***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.

6.6 ***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.

7. CONCLUSION

7.1 The requirements of part 1 of the condition have been met and no objections have arisen from the Council's Senior Scientific officer or NRW.

8.2 The application is approved.

9. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos:

Site Location Plan (ref. 17480-RLL-23-XX-DR-O-1213 P01); and

▪ Glan Llyn, Llanwern: Soil Quality Validation Report, Units 11-16 (dated 21/07/2025) (ref. 30984 R2); and

▪ Phase 6a, 6b & 7 Chemical Validation Report (July 2025) Rev P01 (ref. 17480-RLL-25-XX-RP-O-1317).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

04 This decision relates to part 1 only - verification report relating to units 11-18/phase 6a, 6b & 7).