

Delegated Decision Report

Application No:	25/0666	Statutory Period Expires:	13th October 2025
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Site:	<i>Land Adjacent To And South Of Matalan Newport Retail Park Spytty Road Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 7 (HARD STANDING) OF PLANNING PERMISSION 24/0969 CHANGE OF USE TO VEHICLE HIRE/RENTAL (SUI GENERIS), ERECTION OF A VEHICULAR MAINTENANCE AND WORKSHOP BUILDING, FORMATION OF CAR PARKING AREAS, EV CHARGING POINTS, LANDSCAPING AND ASSOCIATED DEVELOPMENT</i>		
Applicant:	<i>M McCarry</i>		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is a 0.90ha parcel of broadly rectangular land that is located within the Newport Retail Park District Centre and has been granted planning permission for vehicle hire/rental and associated building and works under planning permission 24/0969.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application is seeking partial discharge of Condition 07 (Hard Standing) of planning permission 24/0969.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0969	CHANGE OF USE TO VEHICLE HIRE/RENTAL (SUI GENERIS), ERECTION OF A VEHICULAR MAINTENANCE AND WORKSHOP BUILDING, FORMATION OF CAR PARKING AREAS, EV CHARGING POINTS, LANDSCAPING AND ASSOCIATED DEVELOPMENT	GRANTED WITH CONDITION S	30/04/2025

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

N/A

5.4 SUPPLEMENTARY PLANNING GUIDANCE

N/A

6. CONSULTATION RESPONSES

6.1 Highways: No objection.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 07 (Hard Standing) states;

Prior to the installation of the approved hard standing areas, details/specification of the materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details and thereafter retained.

Reason: In the interests of visual amenity and highway safety in accordance with Policy GP2 and GP4 of the NLDP 2011-2026 (adopted January 2015).

8.2 Details have been submitted including a proposed site plan, hardstanding plan and specification documents. The carriageway and footpath within the site will be constructed of an asphalt finish. The staff parking and van display for collection spaces will all be finished in a block paving, as well as the area directly to the front of the main building. Specifications for the two variations of block paving proposed have been included, and consist of 'Tobermore Pedesta' in 'Charcoal' and 'Tobermore Hydropave Pedesta' in 'Natural'. The area of vehicle storage to the south is proposed 5-20mm gravel set in 'Bodpave 85' mesh.

8.3 The materials proposed are as per the proposed site plan that was approved under the full planning permission, and the specification and appearance of the finally proposed hardstanding is acceptable from a visual perspective. The Highways Officer has no objection from a technical point of view. As such, the details are acceptable and the application can be approved.

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 information submitted for the partial discharge of Condition 07 of 24/0969 is acceptable.

10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Drawing No. SK-SP-01 - Site Plan as Proposed Rev I; 2404-10-901-D- Proposed Hardstanding; tobermore-specification-sheet-pedesta; tobermore-specification-sheet-hydropave-pedesta; Site Location Plan.

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 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.