

Indurent Park Newport – Infrastructure Phasing Plan (Units 15-18)

Introduction

This document presents the Infrastructure Phasing Plan (IPP) for the next phase of development within Indurent Park Newport (formerly known as St. Modwen Park Newport and the Celtic Business Park) – this part of the wider redevelopment of the site proposes to deliver a mix of B1, B2 and B8 employment uses. The document responds to the requirements of Condition 5 attached to the outline planning permission for the site (ref. 06/0471), which states:

Condition 05

“No development shall commence in relation to each phase (as defined by Condition 03), unless otherwise agreed in writing by the Local Planning Authority in relation to specific advanced works, until a detailed Infrastructure Phasing Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Infrastructure Phasing Plan shall include the sequence and trigger dates for the provision of the following infrastructure (including for the individual development parcels, links between parcels and phases, and links with the wider external network); highways and drainage, pedestrian and cycleways, public transport services including interim measures for temporary services during the course of construction, recreation areas and all formal and informal open spaces (including a landscaping implementation timetable), and flood mitigation measures. The development shall be implemented in accordance with the approved Infrastructure Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.”

This IPP relates to the recent submission of a Reserved Matters (RM) application for Units 15-18 submitted to Newport City Council (ref. 25/0176). The RM application also seeks approval of the discharge of selected outline planning permission conditions for this phase including conditions 1, 8, 9, 10, 11, 12, 15, 16, 18, 22, 24, 33, 34, 39 and 43.

This IPP follows a similar format as previous applications and comprises a basic schedule (setting out the key infrastructure to be delivered as part of this phase, proposed commencement dates and duration, as well as commentary) together with an accompanying Phasing Plan drawing (ref. 24054-RLL-25-00-DR-C-3001 P04) which should be read in conjunction with this schedule.

The schedule below sets out the main sequence of activities for these works and categorises these into three main elements – infrastructure, landscaping and development.

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Sequence and Trigger Point Schedule

Item / Action	Proposed Commencement Event / Indicative Date	Commentary
Infrastructure: Highways, footpaths, cycleways and drainage		
Construction of access road, footpaths, and cycleways	The access road to the development has been completed (LPA ref. 14/1020 and ref. 17/0248). The construction of the proposed new service road will commence Q4 2025	Units 15-18 will be directly accessed from the existing estate spine road which has been constructed. The extent of the existing access road is shown on the approved drawings. The existing service road providing access to units 15 and 17 has already been approved under application ref. 24/0983. The new service road providing access to units 16 and 18 is proposed as part of RM application 25/0176, under consideration at the time of writing.
Foul drainage	Before occupation of all units.	Foul sewers are to be offered for adoption. All foul water is to be directed into the proposed foul pumping station, to be located towards the centre of the business park. This will discharge into a new 'Sewer Requisition' foul sewer at the southwest corner of the overall Glan Llyn development site. This is covered as part of the RM and the information submitted to satisfy outline planning condition 34.
Surface water drainage	Before occupation of the final unit.	All plot storm water is to discharge into the reen network. This is covered as part of the RM and the information submitted to satisfy conditions 33 and 34 of the outline planning permission.
Landscaping provision		

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New planting along access road and areas fronting onto the employment units.	Grass seeding is anticipated to occur in late summer / autumn 2026 Advanced stock trees is anticipated in Q4 2026.	The dates and period stipulated in the second column are aspirational but realistic. Advance stock trees will be planted when root-balled advanced nursery stock will be available.
Development: Service yard		
Units 15-18 service yards	Work to commence from Unit 15 – Q1 2026 Unit 16 – Q1 2026 Unit 17 – Q1 2028 Unit 18 – Q1 2028	Following approval of the RM application, work on the service yards is scheduled to start as soon as possible.
Development: Employment unit		
Units 15-18	Target start date from Unit 15 – Q4 2025 Unit 16 – Q4 2025 Unit 17 – Q4 2027 Unit 18 – Q4 2027	The development of the employment units will be carried out in accordance with the reserved matters approval and the associated discharge of selected outline planning conditions.

Notes

The timescales and trigger points set out in this schedule reflect current commercial objectives. As a result, this Infrastructure Phasing Plan is a living document and is submitted on the basis that changes may occur as the development across the site progresses and subject to market demand. The actual timing of delivery will also depend on the overall pace of development that can be achieved by the appointed contractor(s).