

Delegated Decision Report

Application No:	25/0280	Statutory Period Expires:	11th July 2025
------------------------	----------------	----------------------------------	-----------------------

Site:	Sainsburys Goldcroft Common Caerleon Newport NP18 1BE		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (DETAILS OF LOCKABLE BOLLARDS AND CONDITION 3 (SERVICE YARD MANAGEMENT PLAN) OF VARIATION OF CONDITION APPLICATION 24/0450 TO VARY CONDITION 2 (DELIVERY HOURS) OF PLANNING PERMISSION 11/0776 FOR CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO. TWO BEDROOM FLATS, TOGETHER WITH THE DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)		
Applicant:	Sainsbury's Supermarkets Ltd		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission was granted in 2024 for an extension of delivery hours at the Sainsbury's store in Caerleon. The permission was subject to conditions. This application seeks to partially discharge two of the conditions relating to details of lockable bollards and service yard management plan.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
11/0776	CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO.TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO.RETAIL UNIT (CLASS A1)	GRANTED WITH CONDITIONS	4/7/2012
11/0777	CONSERVATION AREA CONSENT FOR DEMOLITION OF OUTBUILDINGS AND EXTENSIONS TO REAR OF BUILDING	GRANTED WITH CONDITIONS	4/7/2012
12/1222	PARTIAL DISCHARGE OF CONDITIONS 07 (MECHANICAL PLANT OR MACHINERY), 08 (EXTERNAL LIGHTING) AND 19 (SERVICE YARD MANAGEMENT PLAN) OF PLANNING PERMISSION 11/0776 FOR CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO. TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS	APPROVED	13/03/2013
13/0245	PARTIAL DISCHARGE OF CONDITIONS 05 (CONTROL OF DUST) AND 23 (CONSTRUCTION MANAGEMENT PLAN) OF PERMISSION 11/0776 FOR THE CONVERSION	APPROVED	8/8/2013

	OF PUBLIC HOUSE WITH LANDLORD'S ACCOMMODATION ON FIRST FLOOR TO 2NO. 2 BED APARTMENTS TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)		
13/0246	PARTIAL DISCHARGE OF CONDITIONS 10 (EXTERNAL JOINERY) AND 18 (CYCLE STAND DETAILS) OF PERMISSION 11/0776 FOR THE CONVERSION OF PUBLIC HOUSE WITH LANDLORD'S ACCOMMODATION ON FIRST FLOOR TO 2NO. 2 BED APARTMENTS TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)	APPROVED	12/09/2013
13/0247	PARTIAL DISCHARGE OF CONDITION 25 (SURFACE WATER DRAINAGE) OF PERMISSION 11/0776 FOR THE CONVERSION OF PUBLIC HOUSE WITH LANDLORD'S ACCOMMODATION ON FIRST FLOOR TO 2NO. 2 BED APARTMENTS TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)	REFUSED	04/07/2013
13/0248	PARTIAL DISCHARGE OF CONDITIONS 21 (FOUNDATIONS AND GROUND WORKS) AND 22 (PROGRAMME OF ARCHAEOLOGICAL WORK) OF PERMISSION 11/0776 FOR THE CONVERSION OF PUBLIC HOUSE WITH LANDLORD'S ACCOMMODATION ON FIRST FLOOR TO 2NO. 2 BED APARTMENTS TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)	APPROVED	16/05/2013
13/0249	PARTIAL DISCHARGE OF CONDITION 26 (LEVELS) OF 11/0776 FOR THE CONVERSION OF PUBLIC HOUSE WITH LANDLORD'S ACCOMMODATION ON FIRST FLOOR TO 2NO. 2 BED APARTMENTS TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)	APPROVED	20/06/2013
13/0453	DISPLAY OF 2NO. EXTERNALLY ILLUMINATED FASCIA SIGNS, 1NO. EXTERNALLY ILLUMINATED DOUBLE SIDED PROJECTING SIGN ON THE FRONT ELEVATION AND	GRANTED WITH CONDITIONS	7/8/2013

	VARIOUS NON-ILLUMINATED PANEL, POSTER AND PARKING SIGNS		
13/0743	PARTIAL DISCHARGE OF CONDITION 25 (DRAINAGE) OF PLANNING PERMISSION 11/0776 FOR CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO.TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO.RETAIL UNIT (CLASS A1)	APPROVED	22/07/2013
13/1062	PARTIAL DISCHARGE OF CONDITION 04 (SOUND INSULATION) OF PLANNING PERMISSION 11/0776 FOR CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO. TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)	APPROVED	31/10/2013
13/1063	PARTIAL DISCHARGE OF CONDITIONS 13 (BOUNDARY TREATMENT TO MILL STREET) AND 15 (HARD LANDSCAPING) OF PLANNING PERMISSION 11/0776 FOR CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO. TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO.RETAIL UNIT (CLASS A1)	APPROVED	15/11/2013
13/1064	PARTIAL DISCHARGE OF CONDITION 14 (MATERIALS) OF PLANNING PERMISSION 11/0776 FOR CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO. TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO.RETAIL UNIT (CLASS A1)	APPROVED	15/11/2013
13/1109	PARTIAL DISCHARGE OF CONDITION 7 (FIXED PLANT) AND PARTIAL DISCHARGE OF CONDITION 9 (FUME EXTRACTION) OF PLANNING PERMISSION 11/0776 FOR THE CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO.TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF	APPROVED	15/11/2013

	OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO.RETAIL UNIT (CLASS A1)		
13/1118	PARTIAL DISCHARGE OF CONDITIONS 16 (ACCESS DETAILS) AND 17 (REFUSE AND RECYCLING AREAS) OF PLANNING PERMISSION 11/0776 FOR CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO. TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO. RETAIL UNIT (CLASS A1)	APPROVED	15/11/2013
14/0414	VARIATION OF CONDITION 2 (DELIVERY HOURS) OF PERMISSION 11/0776 FOR THE CONVERSION AND EXTENSION TO FORM 1NO.RETAIL UNIT (CLASS A1). PERMISSION IS SOUGHT FOR CONDITION TO BE ALTERED TO READ 'NO DELIVERIES IN CONNECTION WITH THE RETAIL STORE SHALL BE TAKEN AT OR DISPATCHED FROM THE SITE OUTSIDE THE HOURS OF 06:45 TO 18:00 HOURS MONDAY TO FRIDAY; 06:45 TO 18:00 HOURS ON SATURDAY AND 09:00 TO 17:00 HOURS ON SUNDAY'	REFUSED	19/06/2014
14/0423	PARTIAL DISCHARGE OF CONDITION 19 (SERVICE YARD MANAGEMENT PLAN) OF PERMISSION 11/0776 RELATING TO THE CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO.TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO.RETAIL UNIT (CLASS A1) (AMENDMENT TO DETAILS APPROVED UNDER REFERENCE 12/1222)	REFUSED	24/06/2014
24/0450	S73 APPLICATION TO VARY CONDITION 2 (DELIVERY HOURS) OF 11/0776 CONVERSION OF PUBLIC HOUSE WITH LANDLORDS ACCOMMODATION ON FIRST FLOOR TO 2NO.TWO BEDROOM FLATS, TOGETHER WITH DEMOLITION OF OUTBUILDINGS TO FACILITATE REDEVELOPMENT AND EXTENSION OF GROUND FLOOR TO FORM 1NO.RETAIL UNIT (CLASS A1)	GRANTED WITH CONDITIONS	9/10/2024

3. PUBLIC REPRESENTATIONS

N/A.

4. INTERNAL CONSULTEEES:

4.1 Highways: **Highway recommendation:**

Recommend partial discharge insofar as the Plan is approved but remains to be adhered to.

Highway Comments:

The amended plan sets out procedures to deal with direct deliveries and escalate any breaches. It is now considered acceptable.

4.2 Environmental Health: No response.

5. ASSESSMENT

5.1 Condition 02 states:

Prior to the amended delivery hours hereby permitted commencing, 2 parking spaces with lockable bollards, to serve the occupants of the flats above the retail premises, shall be provided in accordance with full details which have first been submitted to and approved in writing by the Local Planning Authority. The parking provision serving the store and flats shall be kept free of obstruction and retained for such use thereafter for the lifetime of the development.

Reason: In the interests of highway safety and in accordance with Policy GP4 of the NLDP.

5.2 The information provided confirms two parking spaces within the carpark will have lockable bollards installed and full details of the bollards have been provided. The details are acceptable.

5.3 Condition 03 states:

Prior to the amended delivery hours hereby permitted commencing, a Service Yard Management Plan, to include details of how the car park will be managed during deliveries to the retail unit and all measures to reduce noise, shall be submitted to and approved in writing by the Local Planning Authority. The Service Yard Management Plan shall thereafter be implemented in accordance with the approved details for the lifetime of the development
Reason: In the interests of highway safety and in the interest of the amenity of neighbouring occupants in accordance with Policies GP2 and GP4 of the NLDP.

The plan includes key information relating to delivery timings, vehicle manoeuvring during deliveries, driver instruction/communication, unloading/loading procedures, vehicle departures and monitoring of the plan and complaints procedure.

5.4 The Council's Highways Officer confirms the details are acceptable.

6. OTHER CONSIDERATIONS

6.1 **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.

6.2 **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.

6.3 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.

6.4 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.

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 information provided to partially discharge the conditions is acceptable and the application is approved.

8. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed site plan DRA-A-0001, Site location plan, Updated Service Yard Management Plan received 25/6/2025.

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.