

Delegated Decision Report

Application No:	26/0187	Statutory Period Expires:	26th June 2026
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Site:	Celtic Kilncare Ltd Langland Way Newport NP19 4PT		
Proposal:	PARTIAL DISCHARGE OF CONDITION 02 (CEMP) OF PLANNING PERMISSION 25/0476 FOR EXTENSION TO EXISTING BUILDING WITH AN OPEN CANOPY AND THE ERECTION OF A SINGLE STOREY PORTAL FRAME BUILDING FOR THE PROVISION OF WAREHOUSE STORAGE (USE CLASS B8)		
Applicant:	A Carter		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0476	EXTENSION TO EXISTING BUILDING WITH AN OPEN CANOPY AND THE ERECTION OF A SINGLE STOREY PORTAL FRAME BUILDING FOR THE PROVISION OF WAREHOUSE STORAGE (USE CLASS B8)	GRANTED WITH CONDITIONS	29.01.2026

3. CONSULTATION RESPONSES

3.1 Local Highways Authority: The CEMP appears to be mainly to address non-highway concerns, however highways are content to accept the CEMP as adequate.

3.3 Environmental Health: No response.

4. ASSESSMENT

This application seeks to partially discharge condition 2 of the above planning permission. The condition states:

No development, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include details of:

- Contractor parking
- Contractor compound
- Wheel wash facilities
- Dust suppression

Reason: *To protect the amenities of occupiers of other premises in the vicinity and in the interests of highways safety in accordance with Policies GP2 and GP4 of the NLDP.*

4.1 The information submitted to partially discharge the condition confirms the following:

- Parking for contractors is to be provided in the site carpark adjacent to the site entrance.
- The building will be used for storage of machinery/tools etc and welfare facilities.

With regard to wheel wash facilities the document states:

Site access and parking areas are clean and the requirement to wash wheels is not required. There will be no removal of any excavated materials from site. All excavated materials are to be re-used. The areas to be accessed by roadgoing vehicles are all paved / compacted stone and will remain clean during the construction phase therefore the requirement to wash wheels is not required.

In terms of dust suppression, it will be kept down by wetting and regular sweeping (whilst wet), Airbourne silica dust from activities such as drilling will be dealt with by control measures within risk assessment for task.

- 4.2 The information provided is sufficient to partially discharge 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.

5.2 *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.

5.3 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.

5.4 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.

5.5 *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.

5.6 *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.

6. CONCLUSION

- 6.1 The information provided is sufficient to partially discharge the condition and the application is approved.

7. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: PL-001 Revision 2, Construction Phase Health & Safety 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.