

Delegated Decision Report

Application No:	26/0225	Statutory Period Expires:	18th May 2026
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Site:	<i>Land Encompassing Long Meadow Court Long Meadow Court Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 9 (ELECTRIC VEHICLE CHARGING POINTS) OF PLANNING PERMISSION 21/1068 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) TO ACCOMMODATE 5.5M DRAINAGE EASEMENT IN NORTH WEST BOUNDARY IN RESPECT OF PLANNING PERMISSION 19/0768 FOR DEMOLITION OF EXISTING VACANT PROPERTIES, PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS</i>		
Applicant:	<i>Hale Construction</i>		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is broadly triangular in shape, measuring 0.55ha and is sited between Broadmead Park to the south and Liswerry Pill Reen to the north. The site is bound to the south and east by existing residential dwellings.

2.2 Work has begun on site to implement the consent for 35no residentail units.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge condition 9 (Electric Vehicle Charging Points) of planning permission 21/1068.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
19/0768	DEMOLITION OF EXISTING VACANT PROPERTIES, PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS	GRANTED WITH CONDITIONS	06/11/2019
21/1068	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) TO ACCOMMODATE 5.5M DRAINAGE EASEMENT IN NORTHWEST BOUNDARY IN RESPECT OF PLANNING PERMISSION 19/0768 FOR DEMOLITION OF EXISTING VACANT PROPERTIES, PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS	GRANTED WITH CONDITIONS	11/05/2023

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

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.

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: Recommend partial discharge in so far as the scheme is approved but remains to be provided.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 Condition 9 (Electric Vehicle Charging Points) states;

Prior to the first use of the parking areas hereby approved a scheme for the installation of electric charging points to parking spaces shall be submitted to and approved in writing by the local planning authority. The scheme shall then be implemented as approved prior to the first occupation of the development and be retained in a usable condition thereafter. Reason: In the interest of promoting low emission forms of travel and to ensure compliance with Policy GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)

- 8.2 Details have been submitted to show 3no EV charging points across the site, comprising two within the car park to the southern boundary of the site, each capable of charging 2no cars. An additional charging point in a wall mounted location at plot 35 is also shown. The details demonstrate the ductwork that is proposed to be installed in order to allow provision of EV charging points.
- 8.3 The Council's Highways Officer is satisfied with the details and it is therefore recommended that the condition is partially discharged.

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 details provided are sufficient to partially discharge condition 9 (Electric Vehicle Charging Points) of planning permission 21/1068.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: OS Plan, Detail A – Indicative EV Charging Posits with Associated Underground Ductwork, Details B – Indicative Wall Mounted EV Charging Unit Serving Plot 35, Site Plan and Cover Letter.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP4 was 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.