

Delegated Decision Report

Application No:	26/0092	Statutory Period Expires:	2nd April 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 17 (GREEN INFRASTRUCTURE MANAGEMENT PLAN) OF 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 the former Long Meadow Court housing estate and is broadly triangular in shape, measuring 0.55ha sited between Broadmead Park to the south and Lliswerry Pill Reen to the north. The site is bound to the south and east by existing residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge condition 17 (Green Infrastructure Management Plan) of 21/1068 for the residential development of 35no units and associated works at Long Meadow Court in the Liswerry ward.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
09/0956	ERECTION OF FRONT BOUNDARY WALL AND RAILINGS	GRANTED	19/10/2009
10/0109	CHANGE OF USE FROM PUBLIC FOOTPATH AND GRASS VERGE TO COMMUNAL GARDEN AREA FOR SHELTERED HOUSING COMPLEX AT LONGMEAD COURT, BROADMEAD PARK LISWERRY, AFFECTING PUBLIC RIGHT OF WAY 395/08	GRANTED	16/12/2010
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 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	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

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.

6. CONSULTATION RESPONSES

- 6.1 Landscape: No objection. A comprehensive Green Infrastructure Management Plan Dec 2025 by Laird Bailey Landscape Architects has been submitted, this includes the relevant version of approved planting plan by Roundfield [rev E] and the SuDS planting. No further comments.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 Condition 17 (Green Infrastructure Management Plan) states;

A Green Infrastructure Management Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development. The content of the Management Plan shall include the following;

- i) Description and evaluation of Green Infrastructure assets to be managed.*
- j) Trends and constraints on site that might influence management.*
- k) Aims and objectives of management.*
- l) Appropriate management options for achieving aims and objectives.*
- m) Prescriptions for management actions.*
- n) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period).*
- o) Details of the body or organization responsible for implementation of the plan.*
- p) Ongoing monitoring and remedial measures.*

The Management Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Green Infrastructure Management Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning Green Infrastructure objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To safeguard all Green Infrastructure Assets at the site in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

- 8.2 A Green Infrastructure Management Plan has been submitted. The Council's Landscape Officer advises that the Plan is comprehensive and includes the relevant version of the approved planting and the SuDS planting and offers no objection to the partial discharge of the condition.
- 8.3 Overall, it is considered that the proposed details are sufficient to partially discharge the condition.

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 submitted are considered sufficient to partially discharge condition 17 (Green Infrastructure Management Plan) of 21/1068.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: OS Plan and Green Infrastructure Management Plan Dated 24th December 2025 Report No.LB695/R01.

02 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.