

Delegated Decision Report

Application No:	25/0598	Statutory Period Expires:	19th September 2025
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Site:	<i>Newport Export Packing Queens Hill Newport NP20 5HJ</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 10 (EXTERNAL MATERIALS) OF 23/0163 RESIDENTIAL DEVELOPMENT OF 43 UNITS</i>		
Applicant:	<i>T Evans</i>		
Type:	Discharge Conditions	Ward:	Allt-yr-Yn
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located within a built-up area featuring a range of residential accommodation to the south and to the west. To the north of the site lies the Church of Jesus Christ of Latter-day Saints, and to the east lies existing commercial development.

3. DESCRIPTION OF DEVELOPMENT

3.1 23/0163 was granted with conditions for RESIDENTIAL DEVELOPMENT OF 43 UNITS. This application seeks to discharge condition 10 (External Materials) of 23/0163 which states:

10 Prior to the commencement of development (excluding demolition), details of the materials to be used on the external surfaces of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall undertaken in accordance with the agreed details.

REASON: In the interests of visual amenities in accordance with Policy GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0163	RESIDENTIAL DEVELOPMENT OF 43 UNITS	GC	05.09.2024

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 None.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS

One property submitted comments on the application.

Comments were concerned over:

- Pressure on local roads and other infrastructure
- Threat to green lung site for endangered wildlife
- Construction work using narrow roads. Pollution problem. Safety problem for children.
- Overflow parking in area.
- Dangerous access to main Rd
- Area is already overdeveloped.

8. ASSESSMENT

8.1 This application seeks to discharge condition 10 of 23/0163 (Materials). The applicant has provided details of the material palette and elevations to demonstrate the design on the units. The two main bricks proposed on the unit will be Main Brick Tobermore Multi Buff Smooth Concrete and Alt Brick Tobermore Burren Smooth Concrete. Further materials have been provided for the windows, doors and railings which include, Anthracite Grey Windows - RAL 7016, - Anthracite Grey Cladding - RAL 7016, Anthracite Grey Doors - RAL 7016 and Anthracite Grey Railings - RAL 7016. As stated within the original officer report 23/0163, the materials proposed for the external finishes are composed of two types of brick which provide contrast and break up the built form of the apartment blocks. Therefore, this design is acceptable. Moreover, the fenestration details in grey would appear sympathetic to this. Therefore, the information submitted is satisfactory to partially discharge condition 10.

8.2 One member of the public raised concerns over the development. This included issues such as the development leading to pressure on local roads and surrounding infrastructure, development leading to a threat to green lung site for endangered wildlife;

construction workers using narrow roads, which could lead to a safety problem for children; a dangerous access to the main road, and that the area is already overdeveloped. Whilst these comments are acknowledged, it is considered that consent has already been granted under 23/0163. A full assessment of issues would have been addressed under 23/0163, and therefore, would not be relevant to the assessment of materials under this application type.

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 Overall, it is considered the information submitted is satisfactory to partially discharge condition 10 (Materials) of 23/0163.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; Proposed N and S Elevations; Proposed E and W Elevations; Concept Design Material Palette

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

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.