

Delegated Decision Report

Application No:	25/0350	Statutory Period Expires:	22nd July 2025
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Site:	Glan Llyn Development Site Queensway Llanwern Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 3 (BIODIVERSITY ENHANCEMENT) AND DISCHARGE OF CONDITION 5 (ARCHAEOLOGY) OF 24/1018 ERECTION OF BRICK BUILT ELECTRIC SUBSTATION		
Applicant:	J Underwood		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Previously, the site was granted planning permission for the erection of a brick built electric substation.

2. SITE LOCATION AND CONTEXT

- 2.1 The substation is located on Phase 4a of the Glan Llyn development site situated in Llanwern.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks to partially discharge Condition 03 (Biodiversity Enhancement) and fully discharge Condition 05 (Archaeology) of permission 24/1018. The conditions state:

Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/1018	ERECTION OF BRICK BUILT ELECTRIC SUBSTATION	GC	27.03.2025

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- CE4 (Archaeology)
- GP5 (Natural Environment)
- GP7 (Environmental Protection and Public Health)

5.4 SUPPLEMENTARY PLANNING GUIDANCE WILDLIFE AND DEVELOPMENT SPG

6. CONSULTATION RESPONSES

6.1 Ecology Officer:

I agree that we can partially discharge condition 3 of 24/1018, subject to implementation in full. I agree with the design and location of the reptile hibernaculum, the native planting scheme is appropriate, and I can see that the design fits into the wider landscaping design of edp6046-d002.

6.2 Glamorgan GWENT Archaeological Trust:

We note the submission of a Written Scheme of Investigation, which has been prepared by EDP (Report no. edp6046_r003b, dated June 2025) on behalf of the applicant in order to meet condition 5 attached to the above planning consent.

The scheme meets current professional archaeological standards and is therefore acceptable.

The Written Scheme of Investigation outlines how, in this case, an archaeological watching brief would not be possible to carry out safely and contains information to allow the discharge of the condition. The submission of this record concludes the archaeological work required for this development.

The report will be lodged with the Historic Environment Record for future public reference. We can therefore recommend that the archaeological condition attached to the planning consent at the above-mentioned site should be discharged.

6.3 Museum Curator: No comment

7. PUBLIC REPRESENTATIONS

7.1 None

8. ASSESSMENT

8.1 The submission includes the Written Scheme of Investigation for the Archaeological Watching Brief that details a programme of archaeological supervision to be undertaken alongside the implementation associated with the development. Its conclusion confirms:

In conclusion, following consultation with GGAT and in consideration of below-ground site conditions and the nature of the development, as proposed for the 3C and 4A parcels, it was agreed that, in order to discharge Condition 38, an Archaeology Statement should be issued and that archaeological fieldwork as set out in the agreed AMP would not be required. 3.2 The Archaeology Statement is reflected in this WSI, which reviews the archaeological scope of works as set out in the Eastern Sub-Area AMP in relation to the proposed development site, taking into consideration site conditions and the practical implications of carrying out the works.

- 8.2 The Glamorgan Gwent Archaeological Trust have been consulted on the document and have confirmed no objections to the discharge of the condition as its requirements have been fully met by the document.
- 8.3 The submission includes a Biodiversity Strategy document that details how the applicant will enhance and retain biodiversity by implementing a range of biodiversity enhancements. The Ecology Officer has been consulted on the document and has confirmed no objections to the partial discharge of 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 information submitted for the partial discharge of condition 03 and full discharge of condition 05 is acceptable

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Written Scheme of Investigation for Archaeological Works received 28.05.2025
- Biodiversity Enhancement Measures edp6046_d009

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE4, GP5 and GP7 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.