

Delegated Decision Report

Application No:	25/0360	Statutory Period Expires:	8th July 2025
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Site:	Land East Of And Adjacent To 14A Glen Coed Bungalow Bank Street Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 3 (CEMP) AND CONDITION 4 (MATERIALS) OF APP/G6935/A/20/3264353 CONSTRUCTION OF 2NO THREE BEDROOM SEMI DETACHED HOUSES WITH ASSOCIATED PARKING AND EXTERNAL AMENITY AREAS		
Applicant:	L Edwards		
Type:	Discharge Conditions	Ward:	St Julians
Decision:	APPROVED		

1. BACKGROUND

- 1.1 The site has planning permission further to an appeal.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is broadly rectangular shaped measuring approximately 14m in width and 22m in length. The site is surrounded to the north, east and west by existing residential development. The site fronts Bank Street to the south. The site is vacant land having once served as garden for Glen Coed Bungalow.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks to discharge Condition 03 (CEMP) and Condition 04 (Materials) of permission APP/G6935/A/20/3264353. The conditions state:

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following during development: i) dust suppression and mitigation measures, having regard to BRE guide 'Control of Dust from Construction and Demolition Activities;

ii) noise mitigation measures;

iii) wheel wash facilities;

iv) details of temporary lighting;

v) details of contractor parking/compound;

vi) details of enclosure of working areas;

vii) waste disposal resulting from the site preparation, groundwork and construction phases of the development;

viii) management of Heavy Goods Vehicle (HGV) access to the site including measures to minimise the impact on air quality avoiding Air Quality Management Areas and avoiding vehicle idling; and

ix) details of construction access times and delivery routes (to avoid school drop-off/pick-up times).

Development works shall be implemented and carried out in accordance with the approved CEMP.

Reason: In the interests of residential amenity and highway safety, in accordance with Policies GP2 and GP4 of the Newport LDP.

Notwithstanding the details contained within the application, no work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: In the interests of the character and appearance of the area, in accordance with Policy GP6 of the Newport LDP.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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15/0840	ERECTION OF TWO DWELLINGS	GC	26.01.2016
20/1126	CONSTRUCTION OF 2NO THREE BEDROOM SEMI DETACHED HOUSES WITH ASSOCIATED PARKING AND EXTERNAL AMENITY AREAS (RESUBMISSION)	R	05.02.2021
APP/G6935/A/20/3264353	CONSTRUCTION OF 2NO THREE BEDROOM SEMI DETACHED HOUSES WITH ASSOCIATED PARKING AND EXTERNAL AMENITY AREAS (RESUBMISSION)	A	22.03.2021

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)

- GP2 (General Amenity)
- GP5 (Natural Environment)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE

6. CONSULTATION RESPONSES

6.1 Senior Scientific Officer: No comment.

6.2 Highways Officer: Recommend partial discharge in so far as the CEMP is approved but remains to be adhered to –

The key issues are HGVs and potential conflicts with school start/finish times, which is addressed

6.3 Environmental Health Officer: No objections

7. PUBLIC REPRESENTATIONS

7.1 None

8. ASSESSMENT

- 8.1 A Construction Environmental Management Plan, submitted 13/05/2025, has been submitted in respect of the discharge of the condition 3. The Highways Officer and Environmental Health Officer have reviewed the submitted CEMP and have advised that it is acceptable. The senior scientific officer has offered no comments.
- 8.2 Information on the specific materials has been provided. The Blenheim red multipack by Vandersanden is proposed for the external elevations, grey concrete slate tiles are proposed for the roof tiles by Redland Mini Stoneworld, Lindab gutters and downpipes for the rainwater goods, UPVC windows and fascia in agate grey and composite or aluminium front doors to match the agate grey windows. The proposed materials are acceptable and the materials do not harm visual amenity. This is sufficient to partially discharge condition 04.

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 condition 04 is acceptable.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Construction Environmental Management Plan received 13.05.2025
- Materials for Condition 4 received 13.05.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 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.