

Delegated Decision Report

Application No:	25/0833	Statutory Period Expires:	25th September 2026
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Site:	<i>Land Adjacent To And South Of Matalan Newport Retail Park Spytty Road Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 8 (CYCLE STORAGE) OF PLANNING PERMISSION 24/0969 CHANGE OF USE TO VEHICLE HIRE/RENTAL (SUI GENERIS), ERECTION OF A VEHICULAR MAINTENANCE AND WORKSHOP BUILDING, FORMATION OF CAR PARKING AREAS, EV CHARGING POINTS, LANDSCAPING AND ASSOCIATED DEVELOPMENT</i>		
Applicant:	<i>M McCarry</i>		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is a 0.90ha parcel of broadly rectangular land that is located within the Newport Retail Park District Centre and has been granted planning permission for vehicle hire/rental and associated building and works under planning permission 24/0969.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application is seeking partial discharge of Condition 08 (Cycle Storage) of planning permission 24/0969.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0969	CHANGE OF USE TO VEHICLE HIRE/RENTAL (SUI GENERIS), ERECTION OF A VEHICULAR MAINTENANCE AND WORKSHOP BUILDING, FORMATION OF CAR PARKING AREAS, EV CHARGING POINTS, LANDSCAPING AND ASSOCIATED DEVELOPMENT	GRANTED WITH CONDITION S	30/04/2025

5. PLANNING POLICY

5.1 N/A.

6. CONSULTATION RESPONSES

6.1 Highways: No response.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 08 (Cycle Storage) states;

Prior to the first use of the building hereby approved, details of secure/covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be undertaken and made available for use prior to first occupation of the approved building and retained in that state thereafter.

Reason: In the interests of promoting sustainable travel in accordance with Policy SP1 of the NLDP 2011-2026 (adopted January 2015).

8.2 Cycle parking is proposed to the front of the building adjacent to the vehicle parking spaces. No response has been received from the Highways Officer. The details submitted show a shelter covering 4no. Sheffield stands. The shelter itself is not secured, however the site is secured and the provision is located in a well surveillanced part of the site to the front of the main office entrance. As such, the details are considered to be acceptable.

8.3 The condition can be 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 submitted for the partial discharge of Condition 08 of 24/0969 are acceptable.

10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan;22424 SK-SP-01 H. - Proposed Site Plan; 22424 SK-P-01 D - Proposed Floor Plan and Elevations; Covering Letter 02/10/2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.