

Delegated Decision Report

Application No:	25/0435	Statutory Period Expires:	16th October 2025
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Site:	Ringland Centre Ringland Circle Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 5 (EV CHARGING) OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE)		
Applicant:	N Thomas		
Type:	Discharge Conditions	Ward:	Ringland
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is the Ringland Centre Regeneration site, Ringland Way. Outline planning permission was granted under application 18/1181 for demolition of Ringland Centre and for the residential and commercial redevelopment of the site.
- 2.2 Reserved Matters application 19/1207 was submitted in 2019 relating to the access, appearance, landscaping, layout and scale for 12no. retail units and 38no. residential units along with associated works. Construction works have commenced, and the development is underway.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to discharge condition 5 (EV Charging) of application ref.19/1207. Condition 5 reads:

“The electrical charging points for ultra-low emission vehicles shall be provided at the same time as those parking spaces that they serve. Additionally, a scheme shall be submitted to the Council showing how the passive provision of electrical charging points for the remaining parking provision on the site can be achieved. Following the Council's written agreement the passive provision shall be provided at the same time as the parking places it serves.

Reason: to support the transition to ultra-low emission vehicles and overall sustainability. Policies SP1 and GP1.”

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision date
18/1181	DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE (OUTLINE)	GRANTED WITH CONDITIONS (S.106)	28.01.2020

19/1207	RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE	APPROVED AND CONDITIONS	
23/0917	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE). AMENDMENTS INCLUDE CHANGES TO MATERIALS AND DESIGN AND A NEW SUBSTATION ENCLOSURE	APPROVED AND CONDITIONS	11.12.2023
24/0534	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1272 RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPEACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF OUTLINE CONDITIONS 07 (FUME EXTRACTION), 10 (WASTE STORAGE) AND 12 (ECOLOGICAL ENHANCEMENT). AMENDMENTS INCLUDE CHANGES TO HOUSE TYPE D AND LANDSCAPING/PARKING ALONG THE WESTERN BOUNDARY	APPROVED AND CONDITIONS	21.10.2024
24/0535	NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING	APPROVED AND CONDITIONS	22.07.2024

	PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE). AMENDMENTS TO APPROVED MATERIALS		
24/0823	NON MATERIAL AMENDMENT TO 19/1207 "RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE). PROPOSED AMENDMENT RELATES TO RECONFIGURATION OF GROUND FLOOR OF RETAIL BLOCKS AND USE TYPES	REFUSED	13.03.2025

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)

SP1 – SUSTAINABILITY

GP1 – CLIMATE CHANGE

GP4 – HIGHWAYS AND ACCESSIBILITY

6. CONSULTATION RESPONSES

6.1 HIGHWAYS OFFICER

No objection

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 It has been confirmed that the Single-Phase Unit with 2 x Type 2 charging sockets are to be installed at 10no spaces to provide Electric Vehicle charging points. The charging output is up to 7.4kW per socket and input supply is Single Phase 230V AC 50/60Hz. Each EV charging point will be black, (product code - ROLEC0221B) as specified in the Technical Submission Document.
- 8.2 The 10no spaces with EV points are spread across the site, including 3no along 'Street 3' (P18, P19, P38) and 7no in the car park to the northwest of the site (30V, 31V, 32V, 33V, 34V, 35V). The no. of EV spaces and their layout match the approved layout of the reserved matters application (ref.19/1207).
- 8.3 Condition 5 also required a scheme showing how the passive provision of electrical charging points for the remaining parking provision on the site can be achieved. An External Services layout which demonstrates that further electric vehicle charging points and future provision will be established for the residential parking to the rear of Retail Block 2. Given that car parking spaces 1-21 for the retail spaces are located centrally with highway infrastructure around the spaces, ducting to these areas isn't possible. Notwithstanding, the scheme is Policy compliant by providing 7no. active EV chargers for the retail element to the front of Retail Block 3 which exceeds the 10% requirement contained in Policy 12 (Regional Connectivity) of Future Wales.
- 8.3 The Council's Highways Officer has not raised any objection to the specification of the EV charging points and is content to support a partial discharge, in so far as the scheme is agreed and remains to be provided and retained. Moreover, the scheme for the passive provision is acceptable.

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 provided is sufficient to partially discharge Condition 05.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 19075(05) 000 - Site Location Plan, 2603-01 (90) 100 Rev.F - Phase 01 - Proposed Site Plan, Technical Submission Document, E8000 - External Ducting Layout R01.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP1 and GP4 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.