

Delegated Decision Report

Application No:	25/0353	Statutory Period Expires:	4th July 2025
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Site:	<i>Glan Llyn Development Site Queensway Llanwern Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 5 (INFRASTRUCTURE PHASING PLAN) (UNITS 15-18 INDURENT PARK ONLY) OF 06/0481 REDEVELOPMENT OF THE SITE TO CREATE A MIXED USE URBAN EXTENSION</i>		
Applicant:	<i>Indurent Logistics Propco A8 Ltd.</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

06/0471	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY - USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	GRANTED WITH CONDITIONS
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3. CONSULTATION RESPONSES

- 3.1 Dwr Cymru – Welsh Water: Dwr Cymru Welsh Water has no objection to this application for the discharge of condition 5 of planning consent 06/0471.
- 3.2 Local Highways Authority: No objection.
- 3.3 Landscape officer: The email response from Savills is clearer and confirms planting will follow completion of units 15 and 16 and presumably access (late summer/autumn 2026) with planting on completion of units 17 and 18 (likely late summer/autumn 2028).

Phasing programmes often don't consider soft landscape delivery, but they should: this is a key part of the project from a public point of view; bare root and tree planting is time restricted due to the planting season; and in some cases infrastructure planting such as access and boundary planting should be undertaken in advance of plot development to provide a more established framework and earlier mitigation etc.

Accepted that the Landscape GA Plan is still under RM consideration and is for reference only, it does help tie up the paper trail for the landscape elements.

No further comments.

3.4 Senior Scientific officer: No response.

4. PUBLIC REPRESENTATIONS

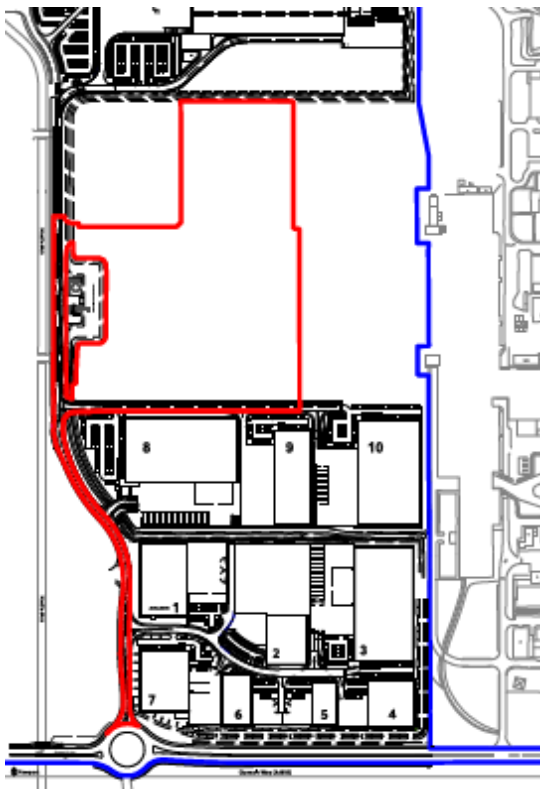
N/A.

5. ASSESSMENT

5.1 This application seeks to partially discharge condition 5 relating to phasing plan of the above Outline planning permission at the Glan Lyn development site. Specifically, the phasing plan relates to units 15-18 of the approved business park for which there is a current Reserved Matters application with the Authority for consideration (25/0176). The condition states:

*(5) No development shall commence in relation to each phase (as defined by Condition 03), unless otherwise agreed in writing by the Local Planning Authority in relation to specific advanced works, until a detailed Infrastructure Phasing Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Infrastructure Phasing Plan shall include the sequence and trigger dates for the provision of the following infrastructure (including for the individual development parcels, links between parcels and phases, and links with the wider external network): highways and drainage, pedestrian and cycleways, public transport services including interim measures for temporary services during the course of construction, recreation areas and all formal and informal open spaces (including a landscaping implementation timetable), and flood mitigation measures. The development shall be implemented in accordance with the approved Infrastructure Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the necessary infrastructure and facilities to accommodate the development are provided.*

5.2 The part of the site relevant to this application can be seen below:



5.3 This phasing plan follows a similar format as previous applications and comprises a basic

schedule (setting out the key infrastructure to be delivered as part of this phase, proposed commencement dates and duration. The schedule below sets out the main sequence of activities for these works and categorises these into three main elements – infrastructure, landscaping and development:

Sequence and Trigger Point Schedule

Item / Action	Proposed Commencement Event / Indicative Date	Commentary
Infrastructure: Highways, footpaths, cycleways and drainage		
Construction of access road, footpaths, and cycleways	The access road to the development has been completed (LPA ref. 14/1020 and ref. 17/0248). The construction of the proposed new service road will commence Q4 2025	Units 15-18 will be directly accessed from the existing estate spine road which has been constructed. The extent of the existing access road is shown on the approved drawings. The existing service road providing access to units 15 and 17 has already been approved under application ref. 24/0983. The new service road providing access to units 16 and 18 is proposed as part of RM application 25/0176, under consideration at the time of writing.
Foul drainage	Before occupation of all units.	Foul sewers are to be offered for adoption. All foul water is to be directed into the proposed foul pumping station, to be located towards the centre of the business park. This will discharge into a new 'Sewer Requisition' foul sewer at the southwest corner of the overall Glan Llyn development site. This is covered as part of the RM and the information submitted to satisfy outline planning condition 34.
Surface water drainage	Before occupation of the final unit.	All plot storm water is to discharge into the re-en network. This is covered as part of the RM and the information submitted to satisfy conditions 33 and 34 of the outline planning permission.
Landscaping provision		
New planting along access road and areas fronting onto the employment units.	Grass seeding is anticipated to occur in late summer / autumn 2026 Advanced stock trees is anticipated in Q4 2026.	The dates and period stipulated in the second column are aspirational but realistic. Advance stock trees will be planted when root-balled advanced nursery stock will be available.
Development: Service yard		
Units 15-18 service yards	Work to commence from Unit 15 – Q1 2026 Unit 16 – Q1 2026 Unit 17 – Q1 2028 Unit 18 – Q1 2028	Following approval of the RM application, work on the service yards is scheduled to start as soon as possible.
Development: Employment unit		
Units 15-18	Target start date from Unit 15 – Q4 2025 Unit 16 – Q4 2025 Unit 17 – Q4 2027 Unit 18 – Q4 2027	The development of the employment units will be carried out in accordance with the reserved matters approval and the associated discharge of selected outline planning conditions.

5.4 The schedule is accompanied by a Phasing Plan.

5.5 The Council's Highways and Landscape officers confirm the details to be acceptable, as do Dwr Cymru – Welsh Water.

6. OTHER CONSIDERATIONS

6.1 ***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.

6.2 ***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.

6.3 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.

6.4 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.

6.5 ***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.

6.6 ***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.

7. CONCLUSION

7.1 The information submitted to partially discharge the condition is acceptable and the application is approved.

8. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 0001, Infrastructure Phasing Plan (Units 15-18), 24054-RLL-25-00-DR-C-3001 Revision P04.

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 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.