

Notice of Decision



R Govier
Savills
2 Kingsway
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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0176**

Application Type: **Reserved Matters (Major)**

Proposal: **RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR 4 NO. COMMERCIAL UNITS (USE CLASS B1, B2, B8) PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471 FOR A MIXED USE REGENERATION OF THE FORMER LLANWERN STEELWORKS AND PARTIAL DISCHARGE OF CONDITIONS 01 (RESERVED MATTERS), 08 (MATERIALS), 09 (DETAILS OF HARD LANDSCAPED ACCESS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING AND CYCLE PARKING), 15 (EMERGENCY ACCESS), 16 (DETAILS OF ROADS/CYCLE WAYS/FOOTWAYS), 18 (ESTATE ROADS), 22 (STREET LIGHTING AND CAR PARKING AREAS), 24 (SITE LEVELS), 33 (SURFACE WATER DISPOSAL), 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (SUSTAINABILITY STATEMENT) AND 43 (FIRE FIGHTING ACCESS)**

Site/Location: **Llanwern Works, Queensway, Llanwern, Newport, South Wales, NP19 4QZ**

Decision Date: **4th September 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 20th August 2025. The application has been:-

Approved & Conditions

Subject to the following standard condition:-

- (a) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of **FIVE YEARS** from the date of the OUTLINE permission to which these reserved matters apply; or
 - (ii) the expiration of **TWO YEARS** from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- (b) [In the case of any Reserved Matter, application for approval must be made not later than the expiration of **THREE YEARS** beginning with the date of the grant of OUTLINE planning permission.]
Reason: To conform to the requirements of Sections 91 and 92 of the Act 1990.

ADDITIONAL CONDITIONS

1. Plans: The development shall be implemented in accordance with the following plans and documents:
 - Drawing 701106-RLA-25-XX-DR-A-0001 - Location Plan
 - Drawing 701106-RLA-25-XX-DR-A-0003 A - Proposed Site Layout
 - Drawing 701106-RLA-25-XX-DR-A-0004 A - Proposed Roof Plan
 - Drawing 701106-RLA-25-XX-DR-A-0005 - Proposed Floor Plans; Unit 15
 - Drawing 701106-RLA-25-XX-EL-A-0006 - Proposed Elevations; Unit 15
 - Drawing 701106-RLA-25-XX-DR-A-0007 - Proposed Floor Plans; Unit 16

- Drawing 701106-RLA-25-XX-EL-A-0008 - Proposed Elevations; Unit 16
 - Drawing 701103-RLA-25-XX-DR-A-0009 - Proposed Floor Plans; Unit 17
 - Drawing 701103-RLA-25-XX-EL-A-0010 - Proposed Elevations; Unit 17
 - Drawing 701103-RLA-25-XX-DR-A-0011 - Proposed Floor Plan; Unit 18
 - Drawing 701103-RLA-25-XX-EL-A-0012 - Proposed Elevations; Unit 18
 - Drawing 701106-RLA-25-XX-DR-A-0019 A - Boundary Treatments
 - Drawing 701106-RLA-25-XX-DR-A-0020 - Bin Store
 - Drawing 701106-RLA-25-XX-DR-A-0021 - Cycle Stores
 - Drawing 701106-RLA-25-XX-DR-A-0022 - AC Compound
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- Drawing 5124 RPS XX EX DR L 9001 P02 - Detailed Soft Landscape Plan GA
 - Drawing 5124-RPS-XX-EX-DR-L-9002 P02 - Detailed Soft Landscape Plan; 1 of 4
 - Drawing 5124-RPS-XX-EX-DR-L-9003 P02 - Detailed Soft Landscape Plan; 2 of 4
 - Drawing 5124-RPS-XX-EX-DR-L-9004 P02 - Detailed Soft Landscape Plan; 3 of 4
 - Drawing 5124-RPS-XX-EX-DR-L-9005 P02 - Detailed Soft Landscape Plan; 4 of 4
 - Drawing 5124-RPS-XX-EX-DR-L-9006 P02 - Detailed Soft Landscape Planting Schedule & Specification
 - Drawing 5124 RPS XX EX DR L 9020 P01 - Detailed Soft Landscape Tree Pit Detail
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- Drawing 24054-RLL-25-XX-DR-C-0011 P02 - Proposed External Level Plan
 - Drawing 24054-RLL-25-XX-DR-C-0011 P01 - Proposed Highway Layout
 - Drawing 24054-RLL-25-XX-DR-C-0026 P02 - Proposed Site Cross-sections
 - Drawing 24054-RLL-25-XX-DR-C-0051 P01 - Proposed Drainage Strategy Plan
 - Drawing 24054-RLL-25-XX-DR-C-0111 P01 - Drainage Construction Details Sheet, 1 of 3
 - Drawing 24054-RLL-25-XX-DR-C-0112 P01 - Drainage Construction Details Sheet, 2 of 3
 - Drawing 24054-RLL-25-XX-DR-C-0113 P01 Drainage Construction Details, Sheet 3 of 3
 - Drawing 24054-RLL-25-XX-DR-C-0121 P01 - Highway Construction Details
 - Drawing 240234-CPW-XX-EXT-DR-E-221002 S0 P01 - External Lighting Layout Units 15, 16, 17 & 18.
 - Drawing 240234 CPW XX EXT DR E 221004 S0 T02 - Roadways External Lighting Layout
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- Landscape Management Plan Indurent Park, Newport, Units 15-18

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

2. Pre - construction conditions

ULEV charging & Passive Provision for ULEVs: the parking spaces shown as Electric Car Charging Spaces shall be provided with charging infrastructure for ULEVs prior to the first beneficial use of the building that they serve. That infrastructure shall be retained for the lifetime of the development. All 'Future Electric car charging spaces' shall be provided with cabling to facilitate the ready provision of ULEV charging infrastructure in the future at the time that they are constructed.

Reason: to support sustainable travel objectives. Policy SP1.

3. Pre -occupation conditions

Secure motorcycle parking: Prior to the first use of the buildings secure anchor points shall be installed on all motorcycle parking spaces to facilitate vehicle locking and security.

Reason: to provide secure motorcycle parking in the interests of crime reduction and to encourage the use of smaller engined motor vehicles in the interests of sustainability. Policies GP2 & SP1.

4. Lighting implementation: The approved external lighting shall be installed before the first beneficial use of the associated development and shall be retained as approved. No additional lighting shall be provided without the prior written agreement of the Local Planning Authority.

Reason: to ensure the site is lit in the interests of public safety and security and to prevent the installation of additional unnecessary lighting that would impact adversely on the character of the area. Policies GP2 & GP7.

5. General conditions

Removable bollards & Fire Corridor: the 'fire corridor' shown in Drawing 701106 RLA 25 XX DR A 0003 shall be kept available and open to passage to facilitate access / egress in the event of a fire. All bollards in that Drawing shown as removable shall be retained as such so that access / egress can be achieved in the event of an emergency.

Reason: to facilitate access / egress in the event of an emergency. Policy GP4.

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals granted in the outline consent shown in the plans and particulars accompanying that application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

1. This decision relates to the following unconditioned plans & documents:
 - Drawing 701106-RLA-25-XX-DR-A-0002 - Existing Site Layout
 - Design Compliance Statement (February 2025)
 - External Lighting Report Units 15, 16, 17 & 18 (26.02.2025)
 - SPEL ESR Bypass Treatment System (Information Sheet)
 - Indurent Park Newport Phase 6b (Units 15 - 18) - Green Infrastructure Statement (February 2025)
 - Technical Note 24054-RLL-25-XX-TN-C-0001 P01 - Drainage Calculations
 - Drawing 24054-RLL-25-XX-DR-C-0091 P01 - Vehicle Swept Path Analysis, Sheet 1 of 4 - Access Road
 - Drawing 24054-RLL-25-XX-DR-C-0092 P01 - Vehicle Swept Path Analysis, Sheet 2 of 4 - Units 15 & 16
 - Drawing 24054-RLL-25-XX-DR-C-0093 P01 - Vehicle Swept Path Analysis, Sheet 3 of 4 - Unit 17
 - Drawing 24054-RLL-25-XX-DR-C-0094 P01 - Vehicle Swept Path Analysis, Sheet 4 of 4 - Unit 18
 - Drawing Schedule (Rev D). Received 20.08.2025
 - Phase 7 Consultation Response Table (June 2025)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP11, SP17, SP18, GP1, GP2, GP4, GP5, GP6, GP7, CE6, EM1vii, T2, T4, T5 & W3 were relevant to the determination of this application.
3. This application has been screened under the Town & Country (Environmental Impact Assessment) (Wales) Regulations 2017 and found not to be EIA development.
4. It is considered that the decision has been made in conformity with the Marine Policy Statement (2011) and in accordance with marine national planning policy contained within the Welsh National Marine Plan (2019) as demonstrated in the assessment of this proposal.
5. The development must be constructed to a minimum height of 6.3m AOD to mitigate flood risk.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

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Signed on behalf of the Council



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Application Number: 25/0176

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).