

Notice of Decision



R Govier
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2 Kingsway
Cardiff
CF10 3FD

SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0180**

Application Type: **Non-Material Amendment**

Proposal: **NON-MATERIAL AMENDMENT RELATING TO CONDITIONS 01 (APPROVED PLANS) AND 03 (SCHEME FOR PROVISION OF ULEZ CHARGING) OF RESERVED MATTERS APPLICATION 23/0622 FOR RESIDENTIAL DEVELOPMENT (PHASE 4C) CONSISTING OF 59NO DWELLINGS AND DISCHARGE OF VARIOUS CONDITIONS**

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

Decision Date: **1st May 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 7th March 2025. The application has been:

Approved & Conditions

Conditions

01 The development shall be carried out in accordance with the following plans:

- R9128 RLA 23 ZZ DR A 2220 F - Proposed Site Sections
- R9128 RLA 23 ZZ DR A 2222 E - Proposed Street Elevations
- R9128 RLA 23 ZZ DR A 2231 G - Housetype 777 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2233 G - Housetype 922V1 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2235 F - Housetype 934 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2236 F - Housetype 1021 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2241 G - Housetype 1371V2 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2242 F - Housetype 1454 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2243 E - Housetype AF852 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2244 F - Housetype AF1001 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2245 E - Housetype 909 Plans & Elevations
- R9128 RLA 23 ZZ DR A 2247 A - Housetype 776 Plans & Elevations
- R9128 RLA 23 XX DR A 2203 F - Proposed Site Layout
- R9128 RLA 23 XX DR A 2204 F - Proposed Boundaries Plan
- R9128 RLA 23 XX DR A 2205 F - Proposed Materials Plan
- R9128 RLA 23 XX DR A 2206 F - Proposed Affordable Housing Plan
- R9128 RLA 23 XX DR A 2207 F - Proposed Heights Plan
- R9128 RLA 23 XX DR A 2209 F - Proposed Parking Strategy Plan
- R9128 RLA 23 XX DR A 2213 F - Proposed Building Size Plan
- R9128 RLA 23 XX DR A 2216 F - Proposed Phasing Plan

- 1562A9 LLA ZZ 00 DR L 0001 P10 - Landscape Masterplan
- 1562A9 LLA ZZ 00 DR L 0201 P11 - Detailed Planting Proposals Sheet 1 of 3
- 1562A9 LLA ZZ 00 DR L 0202 P10 - Detailed Planting Proposals Sheet 2 of 3
- 1562A9 LLA ZZ 00 DR L 0203 P12 - Detailed Planting Proposals Sheet 3 of 3

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

02 Prior to the construction of any formal parking provision identified in **Drawing R9128 RLA 23 XX DR A 2209 F** (garages, on-plot spaces, frontage parking or parking courts), a scheme for the passive provision of ULEV charging for the Phase shall be submitted to the Council in writing. Following the Council's written agreement the passive provision shall be provided prior to the first beneficial use of the parking which it serves.

Reason: to ensure the uptake of ULEV vehicles in the interests of wider sustainability. Policies SP1 and GP1.

NOTE TO APPLICANT

1. 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.
2. 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.
3. From 7th January 2019 developments (whether permitted development or not) with a construction area of 100square metres or more or more than 1 dwelling*, will require the prior approval of the Sustainable Drainage Approving Body (SAB) to a system of sustainable drainage to serve the project. This is mandatory and projects cannot lawfully commence without such approval.
The process of obtaining SAB approval is separate to the planning application process. The granting of planning permission does not convey approval to sustainable urban drainage systems and a separate application to the SAB will be required. Applicants for projects that meet or exceed the above thresholds are advised to obtain early professional drainage advice in relation to this matter.
*exemptions include construction areas less than 100 sqm, existing sites with planning permission prior to 7th January 2019; sites for which a valid planning application has been received by 7th January 2019; and sites for which outline permission has been granted by 7th January 2019 and an associated reserved matters submission is made by 7th January 2020.
4. This decision relates to the following unconditioned documents:
 - Phase 4C House Type Changes Summary. Received 28.03.2025.
 - Covering Letter – 07.03.2025
5. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP6 was relevant to the determination of this application.
6. 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.
7. This decision should be read in conjunction with those for 06/0471/O and 23/0622/RM since legal agreements and conditions applied to those decisions remain relevant and binding to the development non-materially altered by this approval.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0179

Decision Date: 10th April 2025

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).