

Notice of Decision



J Price
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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0152**

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

Proposal: **RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR RESIDENTIAL DEVELOPMENT AT PHASE4E/4G 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), 06 (RECREATIONAL AREAS), 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/CYCLEWAYS/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: **Glan Llyn Development Site Phase 4E/4G, Queensway, Llanwern, Newport, South Wales,**

Decision Date: **2nd July 2026**

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 5th March 2025. The application has been:-

Part Approved with Conditions and Part Refused

Approved & Conditions in relation the Reserved Matters & the following conditions:

- 06 (Recreation Areas),
- 08 (Materials),
- 09 (Hard Landscaping),
- 10 (Boundary Treatments),
- 11 (Management of Open Space),
- 12 (Parking),
- 15 (Emergency Access),
- 16 (Roads, Cycleways and Footways),
- 18 (Estate Roads),
- 24 (Site Levels),
- 33 (Surface Water Drainage & Management),
- 34 (Foul and Surface Water Drainage),
- 39 (Carbon Reduction and Sustainability), and
- 43 (Firefighting Access)

Refused in relation to Condition 22 (Streetlighting),

Reason: Insufficient detail has been provided to discharge the condition.

Approved 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:

- o Drawing R9138-SMH-25-00-DR-A-0007_P02_Existing Site Plan (Red line)
 - o Drawing 1562A10-LLA-ZZ-00-DR-L-0201 P12 - Detailed Planting Proposal (1/7)
 - o Drawing 1562A10-LLA-ZZ-00-DR-L-0202 P12 - Detailed Planting Proposals (2/7)
 - o Drawing 1562A10-LLA-ZZ-00-DR-L-0203 P12 - Detailed Planting Proposals (3/7)
 - o Drawing 1562A10 LLA ZZ 00 DR L 0204 P12 - Detailed Planting Proposals (4/7)
 - o Drawing 1562A10-LLA-ZZ-00-DR-L-0205 P12 - Detailed Planting Proposals (5/7)
 - o Drawing 1562A10-LLA-ZZ-00-DR-L-0206 P12 - Detailed Planting Proposals (6/7)
 - o Drawing 1562A10-LLA-ZZ-00-DR-L-0207 P09 - Detailed Planting Proposals (7/7)
 - o Drawing 1562A10-LLA-XX-XX-SP-L-0301 P01 - Landscape Specification and Details
 - o Drawing 1562A10-LLA-ZZ-00-DR-L-0401 P05 - Detailed LAP Proposals
 - o Landscape Management Plan, February 2025 (Document 1562A10-LLA-XX-XX-RP-L-0901 P01)
 - o Drawing 24519 C 011 J - Engineering Layout (1/3)
 - o Drawing 24519 C-012-I - Engineering Layout (2/3)
 - o Drawing 24519 C-013-J - Engineering Layout (3/3)
 - o Drawing 24519 C-450-D - SUDs Drainage Details
 - o Drawing 24519 C-451-B - FW Drainage Details (1/3)
 - o Drawing 24519 C 452 B - FW Drainage Details (2/3)
 - o Drawing 24519 C 453 B - FW Drainage Details (3/3)
 - o Drawing 24519 C-014-D - Highways Longsections, Planning (1/2)
 - o Drawing 24519 C-015-C - Highways Longsections, Planning (2/2)
 - o Drawing 24519 C-016-G - KERBING LAYOUT (1/2)
 - o Drawing 24519 C-017-G - KERBING LAYOUT (2/2)
 - o Drawing 24519 C-020-H - CYCLE ROUTE PLAN
 - o Drawing 24519 C-024-G - Site Sections, Planning
 - o Drawing LLAN/STO/001 F - Storey Height Plan
 - o Drawing LLAN/MAT/001 F - Materials Layout
 - o Drawing LLAN/MANCO/001 E - Management Conveyance Plan
 - o Drawing LLAN/COL/001 E - Colour Layout
 - o Drawing LLAN/DPL/001 I - Detailed Planning Layout
 - o Drawing LLAN/HOU/001 F - House Size Plan
 - o Drawing LLAN/BTP/001 F - Boundary Treatments Plan
 - o Drawing LLAN/AHP/001 F - Affordable Housing Plan
 - o Drawing LLAN/PCP/001 F - Parking & Cycle Plan
 - o Drawing LLAN/LOC/02 - Location Plan
 - o Llanwern 4E-4G House Type Pack
 - o Highways Maintenance and Management, March 2025 (24519-R-601-0)
- 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

Alternative Materials: No house shall be finished in Recon Stone Walling Grey. Prior to the construction of the units identified as being finished in this material above slab level, an alternative walling finish in brick shall be submitted to the LPA in writing. Following the LPA's written agreement the revised walling materials shall be used to complete those units.
Reason: these phases are part of a modern development on a site where no similar 'stone' materials have been used. The stone finish would be discordant and inappropriate. Policies GP2 and GP6.

3. Net Benefit: Prior to the construction of any dwelling above slab level a scheme of net benefit for bio-diversity including an implementation timetable for identified measures shall be submitted to the LPA in writing. Following the LPA's written agreement the scheme shall be fully implemented as agreed.

Reason: to provide net benefit for bio-diversity on the site in accordance with national and local policy. Policies SP1, SP9 & GP5.

4. ULEV Charging: Prior to the construction of any area designed for the parking of motor vehicles a scheme of passive provision (minimally ducting) for the charging of ULEVs shall be provided in writing to the LPA. Following the LPA's written agreement the scheme shall be provided as agreed prior to the first beneficial use of the parking area served by that provision.
Reason: to ensure that charging infrastructure can be readily provided in the future in the interests of sustainability, air quality and residential amenity. Policies SP1, GP2 & GP7.

5. Pre -occupation conditions

Waste & Recycling Strategy: No dwelling shall be occupied until such a time as a waste & recycling collection strategy has been submitted to the LPA in writing. Following the LPA's written agreement the strategy shall be implemented fully as agreed thereafter. The strategy shall identify where waste and recycling shall be collected from including storage areas and demarcation of collection areas and shall demonstrate compliance with the LPA's adopted Waste Storage & Collection SPG.

Reason: to ensure waste and recycling can be collected efficiently in the interests of residential amenity, visual amenity, environmental protection, efficient delivery of Council services and highway safety. Policies SP1, GP2, GP4, GP6, GP7 and W3.

6. General conditions

Retention of Green Spaces: No planted spaces forward of the front elevation of any approved dwelling or between any dwelling and any road, footway or cycleway shall be hard surfaced without the prior written approval of the LPA.

Reason: to ensure the retention of green spaces in the interests of Green infrastructure, Placemaking and wider residential amenity. Policies GP2 & GP5.

7. Boundary Treatments: No boundary treatments shall be installed other than as approved. Boundaries not forming part of curtilage delineation shall be provided at the same time as the infrastructure they are associated with.

Reason: to ensure only high-quality boundary treatments are installed in a timely way on the phase in the interests of good design and visual amenity. Policies GP2 & GP6.

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 24519 C-009-G - REFUSE VEHICLE / SUV JUNCTION TRACKING
Drawing 24519 C 008 K - REFUSE VEHICLE TRACKING TURNING HEADS
Drawing 24519 C-018-K - Visibility Splays, Planning
Drawing 24519 C-019-J - Catchment Plan, Planning
Drawing 24519 C-021-G - FIRE TRACKING
Drawing 24519 C-022-J - PRIVATE PARKING TRACKING LAYOUT
Drawing 24519 C-023-H - Flood Routing Plan, Planning
Drawing 24519 C-026-E - FULL SITE VOLUMETRICS
Drawing 24519 C 029 A - HGV Tracking, Private Shared Drives
Drawing 24519 C-062-A - Delivery Vehicle Tracking, Private Shared Drives
Drawing 24519 C-400-K - SECTION S38 LAYOUT, PLANNING
Drawing LLAN/SS/001 B - Street Scenes, Page 1
Drawing LLAN/SS/002 B - Street Scenes, Page 2
Highways Details Booklet, March 2025 (24519-R-600-Details Booklet-0)
Green Infrastructure Statement - Phase 4E/4G (26.02.2025)
Design Compliance Statement (October 2025)
Design Compliance Addendum. Received 20.01.2026
Drawing 24519 C-025-H - Street Lighting Layout, Planning
Drawing GC3957-CAP-79-XX-DR-E-1303 P01 - Street Lighting (Main Street Layout)
Outdoor Lighting Report (16.09.2021)

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). The following Policies were relevant to the determination of this application.

SP1 - Sustainability
SP3 - Flood Risk
SP4 - Water Resources
SP10 - House Building Requirement
SP11 - Eastern Expansion Area
SP13 - Planning Obligations
SP18 - Urban Regeneration
GP1 - Climate Change
GP2 - General Amenity

GP3 - Service Infrastructure
GP4 - Highways Accessibility
GP5 - Natural environment
GP6 - Quality of Design
GP7 - Environmental Protection & Public Health
CE2 - Waterfront Development
CE6 - Archaeology
H2 - Housing Standards
H3 - Housing Mix & Density
H4 - Affordable Housing
T3 - Road Hierarchy
T4 - Parking
T5 - Walking & Cycling
W3 - Waste Management Facilities in Development

3. 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.

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



Newport City Council
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Application Number: 25/0152

Decision Date: 2nd July 2026

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).