

Delegated Decision Report

Application No:	25/0593	Statutory Period Expires:	24th November 2025
------------------------	----------------	----------------------------------	---------------------------

Site:	<i>Llanwern Works Queensway Llanwern Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 17 (GREEN TRAVEL STRATEGY), 20 (CEMP), 32 (PILING) AND 35 (OIL INTERCEPTORS) (PHASE 4D ONLY) OF 06/0471 REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION</i>		
Applicant:	<i>S Thomas</i>		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to phase 4D only of the Llanwern Works development site.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge conditions 17 (green travel strategy), 20 (CEMP), 32 (piling) and 35 (oil interceptors) in relation to phase 4D only of 06/0471.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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;	GRANTED WITH CONDITIONS	01/04/2010

	THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES		
--	---	--	--

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.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: No objection.

6.2 Local Highways Authority: 20 (CEMP): The CEMP is acceptable. No objection to partial discharge in so far as the plan is approved but remains to be adhered to.

6.3 Active Travel: After review of the transport plan and associated documentation, I would have no objection to this proposal.

6.4 Environmental Health: No objection to the Partial Discharge of Condition 20 (CEMP).

6.5 Drainage: No comments received.

6.6 Scientific Officer: No comments to make in respect of land contamination.

6.7 SAB: No comments received.

6.8 Dwr Cymru/Welsh Water: No objection.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 17 states;

A Green Travel Strategy for each phase of development as defined under condition 03 (including provision for a Travel Plan Co-ordinator) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development relating to the relevant phase unless an alternative timescale is otherwise agreed in writing by the Local Planning Authority. Green Travel Plans shall be submitted to and approved in writing by the Local Planning Authority for individual development parcels prior to commencement of development of the relevant parcel. The Green Travel Strategy and Green Travel Plans

shall be implemented and maintained thereafter in accordance with the approved details.
Reason: In the interests of reducing the need to travel by car and encouraging use of alternative modes of transport.

- 8.2 The Council's Active Travel Officer upon reviewing the transport plan and associated documentation has confirmed that they have no objection to the partial discharge of condition 17.
- 8.3 Condition 20 states;
Prior to commencement of development (including site preparation) of any development parcel defined under Condition 04 a construction management plan for that parcel relevant to the nature and location of the reserved matters application including details where relevant of the means of mitigation against construction noise and vibration, provision of a noise management plan, details of any temporary site access/parking and the likely position of haul roads, details of the location of compounds for the storage of plant and materials, measures to prevent dust pollution and suitable plant and wheelwash facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the approved measures shall remain in operation for the duration of the development of the parcel concerned.
Reason: In the interests of residential amenity and highway safety.
- 8.4 Both the Council's Highways and Environmental Health officers have confirmed that the submitted CEMP is acceptable and offer no objection to the partial discharge of condition 20 in so far as the plan is approved but remains to be adhered to.
- 8.5 Condition 32 states;
Prior to commencement of any piling works or any other foundation designs using penetrative methods, details of these operations shall be submitted to and approved in writing by the local planning authority. Such details shall include evidence that there would be no resultant unacceptable risk to groundwater. The piling and foundation operations concerned shall be implemented in accordance with the approved details.
Reason: To prevent pollution of the water environment.
- 8.6 Natural Resources Wales have confirmed that they are satisfied with the information presented in order to discharge condition 32 and offer no objection to the partial discharge of this condition.
- 8.7 Condition 35 states;
Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor, the capacity and design of which must be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved interceptors shall be retained as such thereafter.
Reason: To prevent pollution of the water environment.
- 8.8 Natural Resources Wales have provided the following comments in relation to condition 35 'We note that surface water is to be discharged to a number of reens, greenways and attenuation ponds/lakes on site. We also understand that a site wide surface water drainage scheme is proposed where surface water from the development is pumped into the Monks Ditch, a designated main river. Future discharge to the receiving watercourse, Monks ditch, is secured under a site wide surface water drainage scheme permitted under reference 16/1295. It is our view the risk to controlled waters is sufficiently controlled through this consent (specifically planning conditions 4 and 5). We have therefore not assessed the potential risk to controlled waters for this application. Therefore, as the current surface water proposals are continuing to be discharged via the Tata Steel system, we do not object to the discharge of condition 35 (oil interceptors).' Condition 35 can therefore be partially discharged.

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 submitted with the application is sufficient to partially discharge conditions 17 (green travel strategy), 20 (CEMP), 32 (piling) and 35 (oil interceptors) in relation to phase 4D only of 06/0471.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan Drawing No.H8914-SLP-000, Technical Note Condition 35: Oil Interceptor Version C, Technical Note Phase 4D Piling Risk Assessment, Construction and Environmental Management Plan May 2025 and Travel Plan Received 27/10/2025.

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 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.