

Delegated Decision Report

Application No:	26/0364	Statutory Period Expires:	23rd July 2026
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Site:	Maindee Fire Station Eveswell Street Newport NP19 8EP		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (DEMOLITION AND CONSTRUCTION METHOD STATEMENT) OF 24/0547 DEMOLITION OF EXISTING APPLIANCE BAY AND CONCRETE TRAINING TOWER. REPLACED WITH PROPOSED APPLIANCE BAY AND STEEL TRAINING TOWER		
Applicant:	L Rose		
Type:	Discharge Conditions	Ward:	Beechwood
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to Maindee Fire Station, Eveswell Street.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge condition 2 (demolition and construction method statement) of 24/0547.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
24/0547	DEMOLITION OF EXISTING APPLIANCE BAY AND CONCRETE TRAINING TOWER. REPLACED WITH PROPOSED APPLIANCE BAY AND STEEL TRAINING TOWER	GRANTED WITH CONDITIONS

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

6. CONSULTATION RESPONSES

6.1 ENVIRONMENTAL HEALTH OFFICER: Having reviewed the submitted documents I can confirm I have no objections to the Partial Discharge of Condition 2 (Demolition and Construction Method Statement).

6.2 HIGHWAYS OFFICER: No objections.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 This application seeks to partially discharge condition 2 (demolition and construction method statement) of 24/0547 which states:

Prior to the commencement of development a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to:

- o Construction traffic routes, including provision for access to the site
- o Entrance/exit from the site for visitors/contractors/deliveries
- o Location of directional signage within the site
- o Siting of temporary containers
- o Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
- o Temporary roads/areas of hard standing
- o Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
- o Storage of materials and large/heavy vehicles/machinery on site
- o Measures to control noise and dust
- o Details of street sweeping/street cleansing/wheelwash facilities
- o Details for the recycling/disposing of waste resulting from demolition and construction works Hours of working
- o Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

8.2 A Demolition Plan of Works, Demolition Risk Assessment and Construction Phase Plan (which together comprise the Demolition and Construction Method Statement) have been submitted in relation to the discharge of condition 2. Both the Highways Officer and Environmental Health Officer have reviewed this document and has advised that the information is sufficient to discharge the relevant condition. On this basis condition 2 can 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 is acceptable and as such condition 2 can be partially discharged.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to:

- Site Location Plan (received 13/05/2026)
- Demolition Risk Assessment (received 03/06/2026)
- Demolition Plan of Works (received 03/06/2026)
- Construction Phase Plan (received 03/06/2026)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP2 and GP4 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.