

Delegated Decision Report

Application No:	25/0731	Statutory Period Expires:	12th November 2025
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Site:	Llanwern Works Queensway Llanwern Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 23 (ECOLOGICAL MANAGEMENT PLAN RELATING TO UNITS 15-18 AT INDURENT PARK ONLY) OF 06/0471 REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION		
Applicant:	Indurent Logistics Propco A8 Ltd.		
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 units 15 to 18 at Indurent Park of the wider Llanwern Works development site.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge condition 23 (ecological management plan) of 06/0471, relating to units 15 to 18 at Indurent Park only.

3.2 Condition 23 states;

Prior to commencement of development relating to each phase of development as defined by Condition 03 an ecological management plan shall be prepared for that phase and be submitted to and agreed in writing by the local planning authority. The plan shall cover the construction, operation and management stages for each phase and include or specify:

a) details of a comprehensive pre-construction schedule of wildlife survey work to be carried out in each phase;

b) the features to be protected;

c) the means of ensuring their protection, including the appointment of an ecological clerk of works and environmental liaison officer and a method statement detailing measures to be taken to ensure that the features are not damaged during construction.

d) mitigation measures where appropriate and specific provisions for the wet woodland areas and protected species including bats, amphibians and reptiles;

e) details of habitat enhancement;

f) methodologies for the incorporation of biodiversity features/objectives into the design and management of new open and landscaped areas (including the lakes and surface water drainage channels;

g) implementation and monitoring provisions for a 10 year period to include a clear feedback mechanism for evaluation of the management plan.

The development within each phase of development shall be implemented in accordance with the approved details contained within the ecological management plan relevant to that phase.

Reason: In the interests of preserving the ecological integrity of the site.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
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	GRANTED WITH CONDITIONS

	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; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	
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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 Ecology: Following my comments of 07/10/25, I can see that the EMP has been amended to include a discussion of monitoring requirements in sections 5.23 and 5.27. Therefore, I have no objection to the partial discharge of Condition 23, subject to implementation of these measures in full.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 An Ecological Management Plan was submitted to support partial discharge of condition 23. The Council's Ecology Officer is satisfied that the EMP contains the relevant details and offers no objection to the partial discharge of condition 23, subject to implementation of the measures set out in the EMP in full. It is therefore recommended that condition 23 of 06/0471 can be partially discharged in relation to Units 15 to 18 at Indurent Park.

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 details submitted are considered sufficient to partially discharge condition 23 of 06/0471 in relation to Indurent Park Units 15 to 18 only.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Ecological Management Plan Rev 1 Indurent Park, Newport – Phase 6b Units 15-18 Dated June 2025 (Rev 1 October 2025) Ref.SK/JN00741/EMP

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.