

Delegated Decision Report

Application No:	25/0602	Statutory Period Expires:	19th September 2025
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Site:	Llanwern Village Development Site Phase 3 Cot Hill Llanwern Newport NP18 2FA		
Proposal:	PARTIAL DISCHARGE OF CONDITION 02 (FOUL PUMPING STATION) OF 21/0184 RESERVED MATTERS APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 01 (RESERVED MATTERS) IN RELATION TO DETAILS OF PROPOSED SURFACE WATER ATTENUATION PONDS AFFECTING PUBLIC RIGHT OF WAY 397/10/1 AND A SEWAGE PUMPING STATION & RISING MAIN BOTH PURSUANT TO OUTLINE PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT OF UP TO 1100 DWELLINGS		
Applicant:	S. Thomas		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	Approved		

1. BACKGROUND

- 1.1 The applicant is seeking to partially discharge condition 02 (Foul Pumping Station) of Reserved Matters approval 21/0184. That condition as varied reads:

The pumping station shall be demolished and completely removed from the site within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:

i) within 3 months of the date of this decision a scheme of planting and surfacing, including materials, species, spacings and height when planted of all new planting, shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

ii) if within 11 months of the date of this decision the local planning authority refuse to approve the planting and surfacing scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers.

iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Welsh Ministers.

iv) the approved planting and surfacing scheme shall have been carried out and completed in accordance with the approved timetable.

Reason: In the interests of safeguarding visual amenity and design quality. Policies GP2 & GP5.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is the foul pumping station installed to serve the Cot Hill (Milton Garden Village) housing development northwest of Llanwern village. Given its prominent location the condition was applied so that the prosaic appearance of this piece of essential infrastructure could be addressed via choice of materials and planting.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The applicant has provided a planting plan showing native hedging around the perimeter of the pumping station to be allowed to reach a height of 2.4m. South of the pumping station an area of native shrub planting is proposed. There is no objection to the proposed planting.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
16/0864/VC	VARIATION OF CONDITIONS 02 (RESERVED MATTERS), 03 (MASTERPLAN) AND 05 (DESIGN CODE) OF PLANNING PERMISSION 13/0806 FOR VARIATION OF CONDITION (TIME LIMITS) OF PLANNING PERMISSION 06/0845 FOR RESIDENTIAL DEVELOPMENT (UP TO 1100 DWELLINGS) AND PROVISION OF PRIMARY SCHOOL, VILLAGE CENTRE, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS (AFFECTING PUBLIC RIGHTS OF WAY 397/3, 397/7, 397/9 AND 397/10 LLANWERN)	GC 23 June 2017
21/0184/RM	RESERVED MATTERS APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 01 (RESERVED MATTERS) IN RELATION TO DETAILS OF PROPOSED SURFACE WATER ATTENUATION PONDS AFFECTING PUBLIC RIGHT OF WAY 397/10/1 AND A SEWAGE PUMPING STATION & RISING MAIN BOTH PURSUANT TO OUTLINE PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT OF UP TO 1100 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND SUBMISSION OF DETAILS TO PARTIALLY DISCHARGE CONDITION 12 (DRAINAGE) OF THE SAME OUTLINE PERMISSION	AC 19 August 2021
25/0246/NM A	NMA APPLICATION TO VARY CONDITION 2 (FOUL PUMPING STATION) OF 21/0184 RESERVED MATTERS APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 01 (RESERVED MATTERS) IN RELATION TO DETAILS OF PROPOSED SURFACE WATER ATTENUATION PONDS AFFECTING PUBLIC RIGHT OF WAY 397/10/1 AND A SEWAGE PUMPING STATION & RISING MAIN BOTH PURSUANT TO OUTLINE PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT OF UP TO 1100 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND SUBMISSION OF DETAILS TO PARTIALLY DISCHARGE CONDITION 12 (DRAINAGE) OF THE SAME OUTLINE PERMISSION	AC 10 June 2025

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 (Amenity)
GP5vi (Planting Schemes)

6. CONSULTATION RESPONSES

- 6.2 NCC Landscaping: No objection in principle and comments on the need for the hedge to be of sufficient height to provide screening. The applicant has since confirmed the height will be minimally 2.4m

- 6.1 Dwr Cymru / Welsh Water: No objection.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 The applicant has provided details of planting and materials for the pumping station. These have not attracted any objection for consultees and are appropriate to mitigate the poor visual impact of the pumping station. Policies GP2ii (Visual Amenity), GP5vi (Planting Scheme) and GP6 (Quality of Design) are complied with the proposed hedging and tree planting screening off the compound from wider views, improving visual amenity and securing a more naturalistic appearance for the site more fitting to the location of the compound on the edge of the housing area adjacent to the attenuation ponds on the site.

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 submitted details are acceptable and the condition can be discharged in part.

11. DECISION

Approved

NOTE TO APPLICANT

01 This decision relates to the following plans & documents:

- Covering Letter - 10.10.2025
- Drawing 115466-2015 T01 - Ground Finish Details and Duct Layout
- Drawing P23 0521 EN A 16 – Pumping Station Detailed Planting Proposals

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 & GP5 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.