

Delegated Decision Report

Application No:	24/0782	Statutory Period Expires:	30th July 2025
------------------------	----------------	----------------------------------	----------------------------------

Site:	<i>Land West of 1 Kings Wall Drive Newport South Wales</i>		
Proposal:	<i>RESERVED MATTERS (CONDITION 01) FOR PROPOSED RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL UNITS AND ASSOCIATED WORKS IN LOCAL CENTRE AND PARTIAL DISCHARGE OF CONDITIONS 07 (LANDSCAPING), 08 (MATERIALS/FINISHES TO EXTERNAL SURFACES), 9 (MATERIALS/FINISHES FOR HARD LANDSCAPED AREAS), 10 (BOUNDARY TREATMENTS), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 17 (GREEN TRAVEL STRATEGY), 19 (NOISE ASSESSMENT), 22 (LIGHTING), 23 (ECOLOGICAL MANAGEMENT PLAN), 24 (SITE LEVELS), 27 (GROUND CONDITIONS), 28 PART 1 ONLY (VERIFICATION REPORT), 32 (PILING WORKS), 33 (SURFACE WATER), 34 (FOUL AND SURFACE WATER DRAINAGE AND STORAGE) AND 39 (CARBON REDUCTION STRATEGY) RELATING TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION</i>		
Applicant:	<i>Lidl Great Britain Limited</i>		
Type:	Reserved Matters	Ward:	Llanwern
Decision:	Approved & Conditions		

1. BACKGROUND

- 1.1 Outline Permission 06/0471 gave planning permission for the redevelopment of the western end of the Llanwern Steelworks as a mixed use urban extension. The redevelopment consists of two main elements these being a business park at the eastern end of the site adjacent to the retained steelworks and a housing led element to the west adjacent to the established urban area of Newport. The housing is supported by a range of infrastructure including a local centre. The description of development in permission 06/0471 describes some of the content of that local centre as:

A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2)

Further controls over the content of the local centre were exerted by the S106 agreement addendum:

Use	GIA (sq ft)	GIA (m2)	Site Area (Hectares)	Timing (no of units)
First Primary School [1]	30,000	2,787		Before occupation of 500 the dwelling
Community Centre	7,500	696		By completion of Phase 1 + 2 (1 000 dwellings)
Surgery/Pharmacy [2]	7,500	696		By completion of Phase 1 + 2 (1 000 dwellings)
Nursery [2]	6,500	603		
Health and Fitness [2]	10,000	929		
Supermarket [2]	15,000	1,393 5		
Retail Units (A1 and takeaways (A3) [2]	25,000	2,322 5		
Restaurants/Cafes (A3) [2]	5,000	464		
Bars / Pub (A3) [2]	5,000	464		
Offices (A2/B1) [2]	10,000	929		
Total	128,000	11,887		

The first Primary School has been built outside the local centre with the Council's agreement.

The other elements shown in the table are required to form part of the local centre. This submission relates to the:

- The supermarket (A1); 1962m² of GIA
- The nursery (D1); 650m² of GIA
- 3 Commercial Units (A1 / A2 / A3) of just over 130m² of GIA each (395m² in total)

[2] - These will be commercial premises or facilities operated by independent organisations They will not be transferred to the Community Management Company.

The Llanwern Bull Public House has already been built and forms part of the local centre provision.

2. SITE LOCATION AND CONTEXT

- 2.1 The proposed commercial development is at the southern end of the redevelopment site adjacent to the Eastern Distributor Road (EDR) northwest of the Llanwern Bull public house which is already in place. It would be within the area of land identified as

the local centre in the approved Sub-Area Master Plan (SAMP). The site has been cleared and remediated and is level. Housing Phases 1 and 3A lie immediately west and east of the local centre and the western park is to the immediate north.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The supermarket is identified as Lidl's store and has a typical layout for units of that type with a carparking area of 108 spaces including 6 disabled and 2 spaces with EV charging. The supermarket is sited adjacent to Julian's Reen with the parking to the east and south of the building. Access would be from the feeder road into the redevelopment site next to the Llanwern Bull.
- 3.2 The area to the north of the supermarket would contain 2 buildings, one at 2 storeys being identified as the nursery with associated outdoor space and the other at single storey and shown as 3 separate units of potential A1, A2 & A3¹ use. No particular use has been allocated to these units but there is ultimate control via the S106 agreement in terms of floorspace. These buildings are shown as consisting of red brick, grey cladding, grey mono-pitch roofs and grey rainwater goods and window / door frames. In effect the layout is a partial courtyard style with buildings on the western and northern side of the site with a 'central plaza' that is dominated by parking.

4. RELEVANT SITE HISTORY

App Number	Proposal	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; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	GC 01 April 2010

¹ A1 - Shops / A2 – Financial & Professional Services / A3 – Food & Drink

10/0750	PARTIAL DISCHARGE OF CONDITION 4 (SUB-AREA MASTERPLAN) RELATING TO PHASES 1 AND 2 OF PP 06/0471. Note: this includes an addendum to the original Flood Consequences Assessment.	A 11 November 2010
14/0614	PARTIAL DISCHARGE OF CONDITION 04 (SUB-AREA MASTER PLANNING) OF PLANNING PERMISSION 06/0471 FOR A MIXED USE URBAN EXTENSION ON LAND FORMERLY COMPRISING PART OF THE LLANWERN STEELWORKS (GLAN LLYN REGENERATION AREA) IN RELATION TO THE LOCAL CENTRE ONLY	A 13 August 2014 Pre S106 Revision
15/1271	DISCHARGE OF CONDITION 27 (CONTAMINATION REMEDIATION STRATEGY AND CONTAMINATION REMEDIATION STRATEGY VERIFICATION PLAN) AND PARTIAL DISCHARGE OF CONDITION 28 (VERIFICATION THAT CONTAMINATION REMEDIATION HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE APPROVED CONTAMINATION REMEDIATION STRATEGY AND HAS BEEN EFFECTIVE) OF PLANNING PERMISSION 06/0471 FOR A MIXED USE REDEVELOPMENT OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN REGENERATION SITE) IN RELATION TO THE LOCAL CENTRE ONLY	A 04 December 2015
15/1534	DISCHARGE OF CONDITION 32 (PILING) OF PLANNING PERMISSION 06/0471 FOR A MIXED USED REGENERATION OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN) IN RELATION TO THE LOCAL CENTRE	A 03 March 2016
16/0657	DISCHARGE OF CONDITION 28 (VERIFICATION OF REMEDIATION AND GAS MITIGATION MEASURES) FOR PHASE 1 (PUB) OF THE LOCAL CENTRE APPROVED BY OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION	A 04 August 2016
18/1188	PARTIAL DISCHARGE OF CONDITION 4 (SUB AREA MASTERPLAN) OF PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF FORMER LLANWERN STEELWORKS IN RELATION TO THE LOCAL CENTRE	A 29 August 2019 Post S106 Revision
19/0356	PARTIAL DISCHARGE OF CONDITION 04 (SUB-AREA MASTERPLAN) OF PLANNING PERMISSION 06/0471 FOR THE REDEVELOPMENT OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN) IN RELATION TO HOUSING PHASE 3A ONLY BY PROVIDING AN ADDENDUM TO THE APPROVED WESTERN SUB-AREA MASTERPLAN (10/0750)	A 05 September 2019
19/0650	PARTIAL DISCHARGE OF CONDITION 04 (EASTERN SUB AREA MASTERPLAN) OF PLANNING PERMISSION 06/0471 FOR GLAN LLYN DEVELOPMENT SITE	A 10 February 2020

25/0056	NON MATERIAL AMENDMENT APPLICATION TO VARY THE WORDING CONDITION 28 (VERIFICATION OF REMEDIATION) (TO SPLIT INTO PARTS 1 AND 2) OF 06/0471 REDEVELOPMENT OF THE SITE TO CREATE A MIXED USE URBAN EXTENSION	AC 24 February 2025
---------	--	------------------------

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:

- creating a rich mix of uses;
- providing a variety of housing types and tenures;
- building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;
- increasing population density, with development built at urban densities that can support public transport and local facilities;
- establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

Planning authorities should use development plans to establish a vision for each town and city. This should be supported by a spatial framework that guides growth and regeneration, and establishes a structure within which towns and cities can grow, evolve, diversify and flourish over time.

Policy 6 – Town Centre First

Significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region.

A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.

Commercial, retail, education, health, leisure and public service facilities should be located within town and city centres. This policy applies to developments of a significant scale, which can broadly be defined as where the facility will serve a town,

city or region-wide catchment. It is for planning authorities to determine whether a development is considered to be of a significant scale.

Planning Policy Wales sets out further requirements under 'Town Centre First' for retail developments. Planning authorities are encouraged to take a similar approach for smaller developments. It is important for local facilities and homes to be integrated within walkable, mixed-use neighbourhoods, particularly in or adjacent to local centres in accordance with policy 2.

Policy 11 – National Connectivity

The Welsh Government will work with Transport for Wales, local authorities, operators and partners to support the delivery of the following measures to improve national connectivity:

- Create a network of rapid-charging points to enable longer distance travel by electric vehicles throughout Wales; *among others*

Policy 12 – Regional Connectivity

The Welsh Government will work with Transport for Wales, local authorities, operators and partners to deliver the following measures to improve regional connectivity:

- Ultra-Low Emission Vehicles – Support the roll-out of suitable fuelling infrastructure to facilitate the adoption of ultra-low emission vehicles, particularly in rural areas; *among others*

Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.

5.2 PLANNING POLICY WALES (EDITION 12) 2024

4.3.2 Retail and commercial centres should be identified in development plans and include established city, town, district, local, village and neighbourhood centres, which provide a range of shopping, commercial and leisure opportunities as well as places of employment, education, civic identity and social interaction.

4.3.3 The planning system must: • promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business; • sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and • Improve access to, and within, retail and commercial centres by all modes of transport, prioritising walking, cycling and public transport.

4.3.5 Planning authorities should establish through their development plan a clear strategy for retail development, supported by policies, to achieve vibrant, attractive and viable retail and commercial centres. The strategy and policies should set out a framework for the future of retail and commercial centres in their area, taking into account strategies in adjoining authorities, to promote a successful retailing sector supporting existing and new communities.

4.3.33 Vibrant and viable centres are distinguished by a diversity of activity and uses which should contribute towards a centre's well-being and success, whilst also reducing the need to travel.

4.3.34 Leisure and entertainment, and food and drink uses can benefit retail and commercial centres, and with adequate attention to safeguarding amenities can contribute to a successful evening economy. In addition to general diversity of uses, mixed use developments, which combine retailing with entertainment, restaurants and, where appropriate, residential in a comprehensive and planned way should also be encouraged where appropriate to promote lively centres during both the day and the evening.

4.4.1 Community buildings and spaces provide an important focus for sustaining communities and their well-being. They cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The following Policies are relevant:

SP1 – Sustainability

SP3 – Flood risk

SP11 – Eastern Expansion Area

SP12 – Community Facilities

SP18 – Urban Regeneration

GP1 – Climate Change

GP2 – General Amenity

GP4 – Highways & Accessibility

GP5 – Natural Environment

GP6 – Quality of Design

GP7 – Environmental Protection & Public Health

CE1 – Routeways, Corridors & Gateways

T4 – Parking

R8 – Small Scale Retail Proposals

W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE (SPG)

The following adopted SPG is relevant:

- Sustainable Travel
- Waste Storage & Collection
- Parking Standards

6. CONSULTATION RESPONSES

- 6.1 Cyfoeth Naturiol Cymru / Natural Resources Wales: Do not comment and offer general advice on surface water disposal and decontamination issues. CNC/NRW make no comment on the piling information provided.
- 6.2 Dwr Cymru / Welsh Water: No objection.
- 6.3 Gwasanaeth Tan & Achub De Cymru / South Wales Fire & Rescue Service: offer generic advice on the need for access for fire engines and a supply of water to fight fires and note the growing risk of flood events and wildfires.

- 6.4 Heddli Gwent Police: No in principle objection to the development and offers advice on reducing crime risk through practical security measures that can be incorporated into the proposed buildings.
- 6.5 HSE: No interest.
- 6.6 Indigo Pipelines: Advise of equipment in the area and safe working practices.
- 6.7 Air Products: Advise of a major pipeline and other infrastructure in the vicinity of the site and require that the applicant contact them with further details before commencing works.
- 6.8 Scottish & Southern Electricity Networks: Advise of equipment in the area and safe working practices.
- 6.9 National Grid Electricity Distribution (formerly Western Power): Advise of equipment in the area and safe working practices.
- 6.10 Wales & West Utilities: No interest.
- 6.11 Dwr Cymru / Welsh Water: No objection.
- 6.12 NCC Landscaping: Expresses concern over the layout and the dominance of parking and notes departures from the approved Sub-Area Master Plan. Concerns raised relate to:
- Dominance of parking.
 - Insufficient delineation of the nursery building and its curtilage from adjacent and competing uses and poor integration of that building into the wider layout.
 - Planting is tight to buildings and will prevent access for maintenance.
 - Provision of tree pits within parking areas is indicative of a constrained layout and more soft landscaping is advised to accommodate structural planting.
- 6.13 NCC Active Travel: No objection and considers that adequate cycle parking is provided.
- 6.14 NCC Waste: advises that a trade waste service would be required but nothing further.
- 6.15 NCC EH (Noise): Advise conditions to control plant noise and general noise from the proposed nursery.
- 6.16 NCC Highways: Raises concerns over delivery arrangements to the supermarket and has concerns over the risk to pedestrians from reversing HGVs and advises that deliveries outside opening hours and the use of banksmen secured under a delivery plan would reduce risk but would not remove it.
- 6.17 NCC Trees: No comment.

7. PUBLIC REPRESENTATIONS

31 no. neighbour and Ward member notification letters were sent on 17.10.2024. A Site Notice was put up on 24.10.2024.

- 7.1 NEIGHBOURS: One response received objecting and making the following points:

- The local centre is peripheral to the regeneration site and as proposed the development is orientated towards the road and not the community it will serve. It is not well integrated with the approved housing.
- The nursery is a two-storey building, this is unusual and is necessitated by the Lidl development taking too much of the site and 'squeezing' the other uses.
- This development is not of the whole local centre, other uses will have to be accommodated and it is not clear how this will be done or if it can be done at all.
- The layout is not friendly to cyclists or pedestrians and delivers a large car dominated space.
- There should be a transport assessment as a supermarket at this scale was never anticipated in this location.
- Glan Llyn is near to other shopping opportunities at Spyttty (Newport Retail Park) and this supermarket is overscaled for a local centre.

7.2 LLANWERN COMMUNITY COUNCIL: comments on the prevalence of traffic in the area and advises that this is taken into account in the assessment.

8. **ASSESSMENT**

The Site

8.1 The site is approximately 1.3Ha in size and covers the western portion of the allocated local centre. The land is flat and has been subject to ground works to remediate the site with conditional controls controlling that process being discharged under this application. The site is separated from the completed Phase 1 housing by Julians Reen which is a new reen engineered on the site in the early stages of redevelopment with the separation being approximately 50m. The northern edge is formed by 'Main Street' one of the principal thoroughfares within the scheme and to the south lies a landscaped strip and the EDR. The site will be readily visible to the public from a variety of locations. To the east lies an undeveloped section of the local centre and the Llanwern Bull Public House. Immediately north of Main Street will be the Phase 3 Housing which will be the nearest houses to the scheme at some 20m away.

The Proposal

8.2 The proposal is to construct a Lidl supermarket with a gross internal floor area of 1962m², three other commercial units (A1, A2 or A3) each of approximately 130m² and a nursery and associated outdoor space over two stories. Parking would be a total of 134 spaces for all uses, including 8 disabled, 9 Parent & Child and 4 spaces equipped with fast charging facilities for electric vehicles.

8.3 The proposal includes landscaping / planting and associated refuse and delivery arrangements.

Principle of Development

8.4 The proposal is located within an area allocated as a Local Centre in the adopted Newport Local Development Plan (2011-2026). As such there is no requirement to show need for the development but it is necessary to show consideration that the proposal could not have been located in sequentially preferable centre (Policy SP19), that is the City Centre or a District Centre.

- 8.5 Policy R8 (Small Scale Retail Proposals) allows new retail outside of the City Centre and District Centres when:
- There is new housing development or to meet an existing under provision.
 - The development is of suitable scale.
 - There would be no adverse impact on sequentially preferential centres.
 - There would be no unacceptable adverse impact on other planning matters such as character, amenity or traffic generation.
- 8.6 The allocated Local Centre acknowledges the need for local provision of goods and services on the Glan Llyn Regeneration site and the S106 agreement that forms part of the permission seeks a supermarket within the local centre of approximately 1400m² (Gross Internal Area) as a minimum, with this supermarket proposal being 1962m². As such the scheme meets the minimum requirement of the S106 and would not prejudice the ability of the site to deliver the other facilities required to be within it by being larger than the S106 minimum requirement and so the proposal is not over scaled. The regeneration site will contain up to 4000 new dwellings which will exert additional retail demand.
- 8.7 In sequential terms the applicant concludes that a sequential assessment is not needed under Policy SP19. This is incorrect since if outside the City Centre or District Centre such a test should be undertaken and the Policy is clear on this. However the applicant correctly points out that outline permission has already been granted for retail use on this site within a local centre that is defined within the adopted plan and that this is an application for Reserved Matters. Planning permission is already in place for a retail use here and officers agree it would not be appropriate to apply a sequential test to a site that is allocated and already has outline permission for retail use, particularly given that a legal agreement requires the delivery of a supermarket. As such the lack of a sequential test is not a concern here. This likewise applies to the other proposed commercial units and the proposed nursery. The development is acceptable in principle and desirable in achieving plan objectives and in improving the overall sustainability of the regeneration site.

Compliance with Sub-Area Masterplan (SAMP)

- 8.8 Approval 18/1188 approved the Sub Area Masterplan required under Outline Condition 04 for the site. This showed the following arrangement:

9.0 Indicative Masterplan

Whilst the final masterplan will be subject to detailed design and the final requirements of end users an indicative masterplan is shown adjacent and illustrates one way in which the Local Centre could be developed in accordance with the design principles established in this masterplan document

- A** Community Centre with active frontages to the central square and Main Street
- B** Surgery and Pharmacy with frontage to the square
- C** Strong landscape buffer between Local Centre and adjacent residential uses
- D** Shared surface providing parking for community centre and surgery and used for open markets and local events
- E** Pedestrian Square (access for emergency vehicles only)
- F** Nursery with garden and parking fronting the Main Street
- G** Retail Unit (food/non-food)
- H** Retail / food & beverage with potential seating areas overlooking the blueway
- I** Screened service area
- J** Coffee / Restaurant with seating on blueway
- K** Existing public house



INDICATIVE SITE LAYOUT

SGP

- 8.9 The main departures from the approved SAMP in this submission are the deletion of 'J' the coffee pod which is replaced by additional parking for the supermarket and that element 'G' (retail units) are displaced north and back onto Main Street with the nursery being relocated to the northwest corner of the site. Elements A-E and their associated area are not part of this submission.
- 8.10 In essence the key departure is the movement northwards of the retail units which has been done to accommodate the supermarket which is a standard Lidl's format with a proven and typical layout.
- 8.11 There is no reason to think that this proposal would prejudice the delivery of the other site elements in the future.

Visual Amenity/ Character and Appearance;

- 8.13 The supermarket presents as a typical Lidl's unit with the store and delivery bay being located as per the approved SAMP with parking to the east and south and access being taken off Kings Wall Drive which is already in place adjacent to the Llanwern Bull PH.
- 8.14 The supermarket element is entirely as expected in appearance and siting and is in keeping with a commercial area. The store would face into the local centre and its rear elevation would face the Phase 1 Housing. However this would be a separation of

approximately 50m with Julians Reen intervening and providing a landscaped buffer that breaks up views of the building and makes this relationship acceptable.

- 8.15 The nursery is a two-storey structure in red brick with grey cladding. Internally it provides all the necessary facilities for a nursery including classrooms, staff areas, stores and ablutions. The first floor opens out onto a balcony on the western elevation which offers views primarily to the west and north. Views to the west are across Saint Julians Reen towards the front elevations of the Phase 1 Housing and are not problematic in privacy terms. Views to the north to the Phase 3 housing are closer:



- 8.16 With approximate separations of around the 20m mark being typical across Main Street which reflects the denser more 'urban' typology envisaged for this part of the site in the approved Masterplans.
- 8.17 However these are house to house arrangements and entirely expected in context but as a commercial premises; activity, possibly well into the evening could be intrusive to a harmful level. However the windows in that elevation can be obscured at first floor level with other large windows on other elevations being available to provide natural light to these rooms or else they serve toilet areas and would be obscured in any event. As such an obscuration condition is necessary to protect the amenity of neighbours. In terms of the balcony that also offers potential views directly to bedroom windows (albeit on the front elevation) so a condition to provide a privacy screen on that aspect of the balcony is also necessary.
- 8.18 The commercial block at the northern boundary of the site will present a blank elevation to Main Street at a height of 3.7m. However separations are around the 20m mark and this is significantly above the 14m separation advised in the New Dwellings SPG for separation from protected windows and a blank two storey wall. As such this relationship is acceptable in amenity terms. In terms of outlook the applicant proposes

a 1.8m high brick wall at the rear of the commercial block with some limited planting space between that wall and the footway. This is seen as a sufficiently good quality boundary treatment to protect the outlook of nearby houses and the overall visual quality of this important thoroughfare.

- 8.19 No plant is shown on the submitted drawings for the commercial units or the nursery but it is reasonable to assume that there will be plant installed potentially dependent on the end user in the case of the commercial units. As such it is appropriate to apply a controlling condition on plant installation so that this can be assessed in the future. The applicant has confirmed that there is an area to the rear of the commercial units between the rear wall of those units and the boundary wall where plant can be sited at ground level which would reduce the visual impact of that plant. Likewise the nursery need not automatically install plant in a visually prominent location having curtilage areas where plant might be installed at ground level. Potential users of the units are unidentified but it is clear that some users such as Greggs function with minimal plant and there is clear scope to locate the bulkier plant elements out of sight behind the screening wall. Items such as flues will be visible but the controlling condition means that plant of unacceptable appearance can be precluded with plant noise being controlled under a separate condition.
- 8.20 Although the local centre is disengaged from Main Street which was not part of the Masterplan the treatment of that boundary is considered acceptable in visual terms and Policies GP2 (Amenity) and GP6 (Design) are complied with.

Air Quality / Soundscape / Noise

- 8.21 The site is not in an Air Quality Management Area or a buffer zone to an AQMA and air quality is not an issue at the site. In terms of soundscape the chief noise source is the Eastern Distributor Road / Queensway (EDR) to the immediate south of the site. The proposed development is not noise sensitive in itself but it is a potential noise generator in close proximity to dwellings.
- 8.22 The chief concerns arise from the delivery activities at the proposed supermarket where delivery noise at unsocial hours has led to complaint on other sites. However the applicant has provided a noise assessment based on a site survey and measurements taken at similar noise generators elsewhere and then modelled at the nearest sensitive receptor.
- 8.23 This concludes that delivery and plant noise from the supermarket would not be harmful to amenity even at night time when background noise levels are lower and that plant noise from the commercial units would also not be harmful subject to controlling conditions that limit plant noise levels when measured at the nearest sensitive receptors.
- 8.24 The nursery is not likely to use plant significantly different from the commercial units and that can be controlled in a similar way to the plant at the commercial units. Likewise use of the external areas of the nursery can be controlled in the interests of neighbouring amenity in less social hours.
- 8.25 Environmental Health have reviewed the submitted Noise Assessment and have raised no objections to the proposal on noise grounds subject to conditions being applied to control plant noise and possible noise from the nursery.

Parking / Movement / Active Travel / ULEVs

- 8.26 Proposed parking for the totality of the site is 134 spaces of which 8 are disabled and 4 would have charging infrastructure installed, no indication is given of passive provision.
- 8.27 Highways have not objected to the amount of parking which appears adequate for the proposed uses and is set out in an accessible and rational layout across the site capable of effectively serving all the relevant units. The layout has been tracked for a variety of vehicles that might access the site including an articulated lorry and the layout has been shown to be workable.
- 8.28 The car park is set out with various footways marked within the site and with capacity for those footways to link to the southeast to the undeveloped part of the local centre in the future. Foot access from Main Street is also possible via a gap between the nursery and the proposed commercial units which measures at approximately 2.8m wide opening out into a wider area which should be of sufficient width to allow foot access including disabled access into the local centre from the north on an effective desire line for foot traffic.
- 8.29 In terms of ULEVs national policy (Future Wales Policy 12) requires that a minimum of 10% of parking spaces have electric vehicle charging points. In this case 4no. fast charger points are proposed which is 3% of the total. The applicant promotes that a reduced number of rapid chargers is preferable to a higher number of trickle chargers and of greater utility to ULEV drivers than slower charges i.e. on a short grocery shop fast chargers will make a more meaningful contribution to sustainability than a larger number of weaker chargers. The under-provision of charging places means national policy is not met. However the qualitative benefits of faster chargers is noted and mitigates some of this policy harm. Conditions can secure passive provision for the additional spaces required to meet policy and will further mitigate harm. The failure to meet national policy objectives, which is itself silent on the characteristics of charging infrastructure other than quantum is a significant harm to the overall sustainability of the scheme and weighs against it substantially.
- 8.30 The adopted Parking SPG requires that 5% of spaces be suitable for disabled persons; in this case there are 8 disabled space which exceeds the 5% target meaning that local policy is met.
- 8.31 Motorcycle parking should also be 5% of the total. No motorcycle spaces are shown in the layout.
- 8.32 Although designated as Zone 6, the local centre has Zone 4 characteristics (Suburban) and this is the appropriate Zone to use in terms of making a parking assessment for the purposes of the Parking SPG. In this case a 2000m² supermarket would generate a need for 100 car spaces and the commercial units would generate a demand for just over 2 spaces each, that is approximately 7 spaces. The nursery is in no specific category for SPG purposes but the headroom in the development would be 27 spaces (134-107) which seems adequate to cover off parking for the nursery and to provide for motorcycle spaces. It is also common for motorcycles to park on 'apron' areas near the shop not used for trolley storage or bicycle parking for ease of access and security. Although this is not formalised parking space this is likely to happen here as well. As such the lack of formal motorcycle spaces is not seen as problematical on this occasion.

- 8.33 In terms of bicycle parking Sheffield hoops are shown on the supermarket's southern elevation (6 no.); adjacent to the commercial units (5 no.) and outside the nurseury (4 no.).
- 8.34 The placement of the supermarket bicycle parking is less than ideal being away from the entrance lobby and partially obscured by parked vehicles and by planting. However it will be visible from the main entrance to the store and partial views will be available from the southern portion of the carpark. Although not ideal it is not sufficiently poor to be objectionable. The other bicycle parking is well placed. In terms of numbers the Sustainable Travel SPG requires 1 space per 4 staff long stay and 1 space per 20 staff short stay for retail.
- 8.35 As an RM submission employment figures have not been given so making an Active Travel assessment is difficult if a total employment on the site is guesstimated at 40 persons (FTE) then this would generate a bicycle parking demand of around 12 spaces which is more than covered by the provision offered in the scheme. As such bicycle parking provision is sufficient and complies with NLDP Policies SP1 (Sustainability) and T5 (Walking and Cycling).

Deliveries

- 8.36 Nighttime deliveries can be problematic in noise terms and have led to complaint on other sites in Newport. The applicant's Noise Assessment has modelled delivery noise and concludes that deliveries would not have an unacceptable impact on the nearest dwellings to the site even if carried out at night. The Council's Environmental Health section advise that controlling conditions on deliveries are not necessary on this occasion in terms of noise.
- 8.37 However it is clear that the submitted Noise Assessment primarily focussed on deliveries to the supermarket and not on the commercial units that back onto Main Street. There is a clear risk that deliveries to these units could be from Main Street and this would be undesirable in terms of disturbance to residents and in highway terms since vehicles would block the road during unloading. It is unlikely that deliveries to the front of these buildings would be unduly problematic in amenity terms but it will be necessary to control that delivery may only be to the front of the building by a suitable condition.

Drainage/ Flooding / Levels

- 8.38 The applicant has provided a 'Flood Consequences Assessment & Drainage Strategy' as well as site sections. On this site the outline approval (Flood Consequences Assessment Addendum – 10/0750) established that this part of the site should be raised to 6.5m AOD to mitigate the risk of flooding from the tidal reaches of the River Usk i.e. tidal flooding. The submitted cross sections show these levels are achieved successfully mitigating the risk of tidal flooding on the site.
- 8.39 In terms of surface water drainage the applicant is seeking to partially discharge outline conditions 33 and 34 which relate to surface water and foul drainage.
- 8.40 In terms of Surface Water the receiving catchment will be the adjacent Julians Reen with additional measures to attenuate run-off from the site via SUDs mechanisms which are judged necessary since the site drainage design was initially to mitigate the 1 in 100 year pluvial event plus 30% allowance for climate change but that has now has been uplifted to a 40% allowance meaning some additional mitigation is required

to meet the current standards. The proposal is that that mitigation will be via permeable paving with a porous substrate below it.

- 8.41 In terms of surface water quality the applicant advises that the permeable paving will clean runoff and that additionally run-off from the car park and delivery areas will be passed through an oil separator prior to discharge to the on-site re-en. The proposed separator is the Klargestor NSBE015 model which would be suitable for the area drained. Surface water drainage arrangements are acceptable as proposed. Outline condition 34 requires compliance with the approved drainage details and delivery is controlled via the Infrastructure Phasing Plan condition, that is Outline condition 05. Outline condition 35 can also be partially discharged in part since the submitted oil interceptor and permeable paving details are acceptable.
- 8.42 Foul drainage is shown as serving all the proposed units and as connecting to existing foul drainage in Kings Wall Drive adjacent to the Llanwern Bull PH and is acceptable. Outline conditions 34 can be partially discharged in relation to foul drainage.

Biodiversity Enhancement & Planting

- 8.43 Planning Policy Wales Edition 12 (PPW12) requires that development secures net benefit for bio-diversity and advocates a 'step-wise' approach at Figure 12. In this case the site is a reclaimed industrial site and has minimal to no bio-diversity value. Although a scheme dense in hard surfacing the proposal offers verge planting and tree planting which is a benefit over the current site condition and is acceptable. Policy GP5vi & vii (Planting Scheme / Tree Planting) is complied with. In terms of implementation Outline Condition 07 requires the implementation of landscaping in the first full planting season following completion of the related development and the maintenance of the planting for 5 years following its implementation. Outline condition 07 can be partially discharged and net benefit for bio-diversity is achieved via the planting scheme. In addition the applicant has shown the provision of bird and bat boxes (in their boundary treatment plan) and these are also useful additional contributions to the overall bio-diversity potential of the site. Delivery of these additional bio-diversity elements can also be conditioned.

Contaminated Land

- 8.44 The applicant is seeking the discharge of Outline conditions 27 & 28 which relate to ground contamination and its remediation. The applicant has provided Phase 2 Ground Investigation Reports for the site which conclude that contaminant levels are suitably low for a commercial environment. However it is noted that the garden area of the nursery should have clean cover installed to prevent contact with deeper layers retained on site and that all building should have gas protection measure suitable for CIRIA Characteristic Situation 2.
- 8.45 Condition 27 requires an assessment of existing ground conditions, the production of a site conceptual model, an assessment of contamination risk and then informed by that the production of a site investigation plan to inform a remediation model and consequent remediation verification plan.
- 8.46 In this case the master developer (Saint Modwen Developments) has already completed a site investigation and undertaken an initial remediation exercise for this area of the regeneration site. Approval 15/1271 discharged Outline Condition 27 for the area of the site contained within this application. Outline Condition 28 was not fully dealt with under that approval and remains outstanding in part, it was however found

that residual contamination levels on the site were suitable for a commercial end use and that although ground gas (methane and CO₂) was present at depth being emitted from peat layers it was low in the surface made ground that overlay the site.

- 8.47 The documentation submitted with this application broadly confirms those outcomes but concludes gas protection is required and that clean cover is needed in part of the site to break contamination pathways, that is the nursery garden. Approval 25/0056 allows for the splitting of Condition 28 and for its partial discharge. As such Outline Condition 27 can be discharged in full under this submission and Outline Condition 28 can be discharged in part, with confirmation that clean cover has been installed and the necessary gas protection has been installed capable of being discharged at a later date. CNC/NRW have no objection to the discharge / partial discharge of Outline conditions 27 & 28.

Waste

- 8.48 In the normal Lidl model waste is normally packed up and stored in the warehouse area pending removal by relevant vehicles. This is a tried and tested arrangement so there is no reason to think that it would not work here. In terms of the commercial units and the nursery areas have been shown for the storage of waste and recycling and there is no reason to think that these would not be appropriately accessible to refuse and recycling vehicles although some reversing manoeuvres would be necessary. The Waste Manger has not objected to the proposals which appear workable. Policy W3 of the NLDP is complied with.

Boundaries

- 8.49 Outline condition 10 requires details of boundary treatments. The applicant has provided details and locations of various boundaries. These are appropriate in context and include brick walling in prominent areas of the site, low mesh fencing along hedgelines, paladin (mesh) fencing around the supermarket's secure areas and some close boarded fence in less visible areas. The longest run of paladin fencing is at the rear of the supermarket but this will be a relatively light weight mesh fence similar to that used in NCC schools and will be partially obscured from view by the vegetation in Saint Julians Reen and it would be of acceptable impact in visual terms despite its length and siting. In terms of implementation the outline condition requires that boundaries be in place prior to first occupation and retained thereafter. The proposed boundaries are acceptable and comply with NLDP Policies GP2ii (Visual amenity and GP6 (Design).

Other Issues / Conditions

- 8.50 Other Outline conditions beyond Reserved Matters that have been put forward for approval in this submission are:
- 07 Landscaping - addressed
 - 08 Materials / Finishes to external surfaces - addressed
 - 9 Materials / Finishes for hard landscaped areas - addressed
 - 10 Boundary Treatments - addressed
 - 12 Parking - addressed
 - 15 Emergency access
 - 16 Roads, Cycleways and Footways(construction details)
 - 17 Green Travel Strategy

- 19 Noise Assessment - addressed
- 22 Lighting
- 23 Ecological Management Plan
- 24 Site levels - addressed
- 27 Ground conditions / Ground Contamination - addressed
- 28 Contamination Verification Report – addressed in part
- 32 Piling works
- 33 Surface Water Drainage - addressed
- 34 Foul & Surface Water Drainage and Storage - addressed
- 39 Carbon Reduction Strategy

Emergency Access

- 8.51 The applicant has given no specific details of an emergency access or addressed this in any detail in their submission. However they propose an access point to the site that is 10.5m wide and clearly sufficient to allow emergency vehicles to enter the site if required including under circumstances where that entrance might be partially blocked. As such emergency access is suitable and the condition can be discharged in part.

Roads Cycleways & Footways

- 8.52 The layout drawings have provided the geometry of these. The applicant has provided construction details and these are judged satisfactory to provide suitable access to and from the site. The condition can be discharged in part, Policy GP4 is complied with.

Green Travel Strategy

- 8.53 Outline Condition 17 requires submission of a Green Travel Strategy with each phase of the redevelopment site and its agreement and implementation immediately on occupation (unless otherwise agreed). This is so that more sustainable travel patterns can be achieved before car use becomes entrenched in the development due to lack of alternative.
- 8.54 The applicant has provided an assessment of the accessibility of the site in Technical Note (TN) SCP/240426/TN01 Rev 004 and concludes it would be accessible to sustainable transport. This TN also identifies the outline of a Green Travel Strategy to be implemented post completion since travel preferences cannot be ascertained until the store is operating. The proposed travel Strategy meets the terms of Outline condition 17 and is acceptable. NLDP Policy SP1 (Sustainability) is complied with and the condition can be partially discharged.

Lighting

- 8.55 Outline condition 22 requires details of lighting to streets and parking areas to be provided and agreed. The applicant has provided an outside lighting report for the scheme showing the provision of external lighting in parking areas. This shows a high degree of containment of light spill whilst adequately illuminating parking and circulation areas sufficient to protect public safety.
- 8.56 The condition requires that a timetable for implementation is provided and no such detail has been given. However a simple directive condition can address that under this submission and subject to this the condition can be partially discharged.

Ecological Management Plan

- 8.57 The applicant has provided an Ecological Management Plan as part of the submission. This identifies areas of planting, including scrub planting along the ree edge at the west of the site and the provision of trees and shrubs in limited planting beds and tree pits within the site.
- 8.58 The Management Plan also includes monitoring and management of the planting and has attracted no criticism from consultees and it is therefore acceptable. Policy GP5v & vi (Planting & Tree Planting) of the adopted NLDP are complied with and Outline condition 23 can be partially discharged.

Piling

- 8.59 Outline condition 32 requires details of piling methodology in order to ensure that piling operations do not open up pollution pathways through the soil profile on a site that is known to be contaminated, thereby protecting deeper groundwaters from contamination.
- 8.60 The applicant has provided a piling methodology which has not been objected to by CNC/NRW and is therefore accepted as appropriate for this site. Policy GP7 is complied with and the proposed piling will not be harmful to groundwaters.

Carbon Reduction Strategy

- 8.61 Outline condition 39 relates to carbon reduction. This condition was applied at a time when the Welsh Assembly Government as it then was, was moving towards bringing in Code for Sustainable Homes and BREEAM standards for commercial buildings to improve the overall energy efficiency and sustainability of new buildings. This was to be secured under the planning system in Wales.
- 8.62 However those standards were not in place at the time of this approval and the condition was applied to allow future phases of development over the next 15 years to be made more energy efficient. However, those requirements have moved out of planning and are now contained within the Building Regulations meaning that this condition has now to a large extent, been superseded and simply replicates other streams of control.
- 8.63 Nevertheless the condition is extant and the applicant has engaged with it and identifies a series of measures that will be taken in the submitted Planning Statement to improve building efficiency and reduce energy usage and waste generation. Measures relate to building materials, appliances used, glazing specification, lighting, heating and air tightness. The proposed measures are acceptable and are sufficient to discharge the condition in part. Policies SP1 and GP1 of the NLDP are complied with.

Decontamination Verification

- 8.64 The site has been decontaminated to some extent already and condition 27 (ground investigation and decontamination strategy) has been previously approved and condition 28 (decontamination verification) has been approved in part under approval 15/1271.

- 8.65 In that approval the completion of decontamination works on the retained / reformed ground was confirmed as having been successfully completed but at that time no ground gas mitigation was in place since no buildings had been constructed and no clean cover was in place to break any still existing pollution pathways. This meant that condition 28 could not be fully discharged since not all the decontamination measures required had been implemented.
- 8.66 The information submitted with this application; two separate reports prepared by Remada Geo Consultants confirms that the made ground on the site has been remediated to acceptable levels for the proposed end uses but gas protection measures sufficient to cope with Characteristic Situation 2 (CIRIA; mid-range gas risk) are required in buildings and that clean cover will be required in the garden of the nursery. Typically this has been 600mm deep on residential parts of the site with this being seen as sufficient to eliminate contamination pathways.
- 8.67 25/0056/NMA formally allowed the splitting of condition 28 into two sections allowing a partial discharge. In this case the information is sufficient to discharge Part 1 of condition 28, as varied but Part 2 (details of drainage layers, gas membranes, clean cover) has not been addressed and remains to be 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 submitted Reserved Matters are acceptable on balance despite non-compliance with national policy in terms of ULEV charging facilities on commercial developments. The harm from that policy failure is somewhat mitigated by the provision of fast charging facilities and by a conditional regime requiring passive provision for additional spaces to be provided so that any increased future demand can be readily met.

11. RECOMMENDATION

Approved subject to the following conditions:

01 Plans: The development shall be implemented in accordance with the following plans and documents:

- Drawing CA-2024- GL-03 K - Landscape Proposals Overall
- Drawing CA-2024- GL04 H - Landscape Proposals: Trees, Hedges, Native Blocks
- Drawing CA-2024- GL-06 D - Landscape Sections
- Drawing CA-2024- GL-09 A - Structural Tree Pit Section
- Drawing CA-2024- GLY-05 F - Landscape Planting Bed & Rain Gardens
- Drawing CA 2024 GLY 11 - Landscape Rain Garden Trees, Native & Planting Beds
- Drawing 3211 P100 B - Lidl Proposed Ground Floor Plan
- Drawing 3211 P101 C - Lidl Proposed Roof Plan
- Drawing 3211 P120 B - Units 1-3 Proposed Ground Floor Plan
- Drawing 3211 P121 A - Units 1-3 Proposed roof Plan
- Drawing 3211 P130 B - Nursery Proposed Ground Floor Plan
- Drawing 3211 P131 C - Nursery Proposed First Floor Plan
- Drawing 3211 P132 A - Nursery Proposed Roof Plan
- Drawing 3211 P200 C - Proposed Lidl Elevations
- Drawing 3211 P220 A - Units 1-3 Proposed Unit Elevations
- Drawing 3211 P230 C - Nursery Front & Rear Elevations
- Drawing 3211 P231 D - Nursery Side Elevations

- Drawing 3211 P300 - Proposed Site Sections
- Drawing 3211 P401 T - Proposed Setting Out Masterplan
- Drawing 3211 P404 N - Master Surface Treatment Plan
- Drawing 3211 P405 P - Master Boundary Treatment Plan
- Drawing 3211 P406 J - Master Proposed Levels & Gradients
- Drawing 3211 P408 - Master Proposed Grid Levels
- Drawing 3211 P409 D - Cycle Stands Location & Schedule
- Drawing 3211 P500 - Master Boundary Details
- Drawing 0400995236 00 – Lias Design Notes & Luminaire Schedule
- Drawing 0400995236 01 – Proposed Lighting Layout
- Drawing 250487 4000 001 - Section 278 Standard Details
- Lidl Store, Glan Llyn, Newport: Tree Planting Schedule (Revision 3, April 2025)
- Planting Methodology & 10 Year Aftercare Landscape Management Plan (15 May 2025)
- Ecological Management Plan V1.1 (05.09.2024)
- Flood Consequences Assessment & Drainage Strategy (September 2024)
- Flood Consequence Assessment & Drainage Strategy (September 2024)
- Ecological Management Plan, Version 1.1 (05.09.2024)
- LiDL Newport Glan Llyn – Lighting Details (D-589513) (20.09.2024)
- Noise Assessment for Planning Application (25.11.2024)
- Foundation Works Groundwater Risk Assessment (June 2025)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based and to comply with national policy.

Pre –construction conditions

02 The wall along the northeast boundary of the site adjacent to Main Street shall not be built until such a time as details of materials and finishes of the wall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the wall shall be completed fully as agreed prior to the first use of the commercial units or nursery.

Reason: the wall is prominently located along a major thoroughfare on the site in close proximity to dwellings and must be completed to a high visual and design standard in the interests of wider amenity and placemaking. Its provision is necessary to suitably screen a commercial site from dwellings. Policies GP2 and GP6.

Pre –occupation conditions

03 Balcony Screen: Prior to the first use of the approved balcony on the nursery building a scheme showing the details of a privacy screen on the northeastern elevation of that balcony shall be provided in writing to the Local Planning Authority. Following the LPA's written agreement the balcony shall be installed as agreed prior to the first use of the balcony and shall be retained as approved.

Reason: to protect the privacy and amenity of neighbouring occupiers. Policy GP4.

04 ULEV charging infrastructure: Prior to the first beneficial occupation of the supermarket the 4no parking spaces identified in the approved drawings shall be provided with rapid chargers. Passive provision shall be provided to minimally a

further 10 spaces prior to first occupation of any part of the site to enable full compliance with national policy in the future.

Reason: to support the uptakes of ULEVs in the interests of sustainability and to comply with national policy. Policy SP1.

05 Units 1-3 Deliveries: Prior to the first trading of the commercial units hereby approved (Units 1-3) a delivery plan shall be submitted to the Local Planning Authority in writing. Following the LPA's written agreement to that plan the plan shall be implemented as agreed from first trading onwards.

Reason: to control deliveries to commercial units lacking designated delivery bays and to protect neighbouring amenity. Policies GP2 and GP4.

06 External Lighting: There shall be no beneficial use of any part of the site until such a time as the approved external lighting details have been provided for that part of the site. The approved external lighting shall be retained thereafter. No other external lighting shall be provided without the written approval of the Local Planning Authority.

Reason: to ensure external lighting is provided in a timely way in the interests of public safety and to protect wider amenity. Policies GP2, GP4 & GP7.

07 Additional Bio-diversity Measures: Prior to the first occupation of the site or any part of the site in the case of phased delivery; details of the bird and bat boxes proposed for the site or phase shall be submitted in writing to the Local Planning Authority. Following the LPA's written approval the bird and bat boxes shall be installed as agreed prior to the occupation of the site or phase and shall be retained as agreed thereafter.

Reason: to secure net-benefit for bio-diversity in accordance with national and local policy. Policy GP5.

General conditions

08 Window obscuration: First floor windows on the northeastern elevation of the nursery shall be obscured minimally to Level 2 of the Pilkington's obscuration scale and shall be retained as such.

Reason: to protect the privacy and amenity of neighbouring occupiers. Policy GP4.

09 Plant installation: No plant shall be installed serving the commercial units or the nursery without the prior written approval of the Local Planning Authority. Any plant agreed shall be retained as agreed. All supermarket plant shall be located within the 'plant area' identified in drawings.

Reason: to protect the visual amenity of neighbouring properties and to comply with the submitted Noise Impact Assessment. Policies GP2 & GP7.

10 Plant and Equipment Noise: Noise emitted from combined plant and equipment located at the site (commercial units (Units 1-3) & the nursery) shall be controlled such that the rating level, calculated in accordance with BS4142:2014+A1:2019, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant, as measured at the front façade of the nearest noise sensitive properties (Plots 74 and 183-186 of the Phase 3A housing).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected. Policies GP2 & GP7.

11 Nursery, External Areas: The external areas of the nursery to the rear of the building and the first-floor balcony shall only be used between the hours of 08:00 and

19:00. The canopy at the front of the building shall not be used as an elevated outdoor amenity area at any time without the prior written agreement of the Local Planning Authority.

Reason: to protect neighbouring amenity from noise and activity in unsocial hours. Policy GP2.

NOTE TO APPLICANT

01 This decision relates to the following unconditioned plans & documents:

- Drawing 3211 P240 A - Street View Elevation
- Drawing 3211 P241 - Perspective Street elevation
- Drawing 3211 P412 - Proposed GA Site Plan
- Drawing SCP/240426/ATR09 - Swept Path Analysis; Panel Van
- Drawing SCP/240426/ATR08 - Swept Path Analysis; Minibus
- Drawing SCP/240426/ATR07 - Swept Path Analysis; Large Refuse Vehicle
- Drawing SCP/240426/ATR06 - Swept Path Analysis; 16.5m Articulated Vehicle
- Drawing 3211 P630 B - Nursery Perspective CGI
- Drawing 3211 P600 - Lidl Perspective CGI
- Drawing 3211 P620 - Units 1-3 Front Perspective CGI
- Drawing 3211 P407 H - Design Risk Assessment Masterplan
- Drawing 3211 P402 C - Existing Site Plan
- Drawing CA-2024- GLY-01 Rev A – Existing Features
- Drawing CA-2024- GL-02 Rev D - Existing Features Overlay
- Drawing 250487 0000 001 - Contours & Setting Out
- Drawing 250487 0000 001 - General Arrangement
- Drawing 250487 0000 003 - Swept Path Analysis
- Drawing 250487 0200 001 - Site Clearance
- Drawing 250487 0700 001 - Pavement Construction
- Drawing 250487 1100 001 – Kerbing
- Design Compliance Statement (April 2025 Revision D)
- Green Infrastructure Statement (15 May 2025)
- Email from Clodagh Macken 07.05.2025 14:00
- Technical Note; SCP/240426/TN01 Rev 004 (23.09.2024)
- TECHNICAL NOTE TN03 (16.12.2024)
- TECHNICAL NOTE TN04 (24.01.2025)
- TECHNICAL NOTE TN06 REV 00 (10.04.2025)
- Design Compliance Statement (Revision D); April 2025
- Phase 2 Ground Investigation (Disposal Land) - Glan Llyn, Newport (September 2024)
- Phase 2 Ground Investigation (Lidl Store Zone) - Glan Llyn, Newport (September 2024)
- Glan Llyn Development - Proposed Local Centre - Validation Report (December 2014)
- Report D589513 - Lighting Calculations - LiDL Newport, Glan Llyn
- Preliminary Ecological Appraisal V1.1 (22.07.2024)

- Arboricultural Report (10.06.2024)
- Planning Statement (September 2024)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP11, SP12, SP18, GP1, GP2, GP4, GP5, GP6, GP7, CE1, T4, R8 & W3 were relevant to the determination of this application.

03 Outline Condition 28 has only been discharged in part and confirmation that remediation measures have been fully provided as agreed must be submitted to and approved in writing by the Local Planning Authority prior to the first occupation / beneficial use of the Local Centre in accordance with NMA approval 25/0056.

04 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

05 It is considered that the decision has been made in conformity with the Marine Policy Statement (2011) and in accordance with marine national planning policy contained within the Welsh National Marine Plan (2019) as demonstrated in the assessment of this proposal.