

Notice of Decision



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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0782**

Application Type: **Reserved Matters**

Proposal: **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**

Site/Location: **Land West Of 1, Kings Wall Drive, Newport, South Wales,**

Decision Date: **1st July 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 4th June 2025. The application has been:-

Approved & Conditions

Subject to the following standard condition:-

- (a) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of **FIVE YEARS** from the date of the OUTLINE permission to which these reserved matters apply; or
 - (ii) the expiration of **TWO YEARS** from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- (b) [In the case of any Reserved Matter, application for approval must be made not later than the expiration of **THREE YEARS** beginning with the date of the grant of OUTLINE planning permission.]
Reason: To conform to the requirements of Sections 91 and 92 of the Act 1990.

ADDITIONAL CONDITIONS

1. Plans: The development shall be implemented in accordance with the following plans and documents:
 - o Drawing CA-2024- GL-03 K - Landscape Proposals Overall
 - o Drawing CA-2024- GL04 H - Landscape Proposals: Trees, Hedges, Native Blocks
 - o Drawing CA-2024- GL-06 D - Landscape Sections
 - o Drawing CA-2024- GL-09 A - Structural Tree Pit Section

- o Drawing CA-2024- GLY-05 F - Landscape Planting Bed & Rain Gardens
- o Drawing CA 2024 GLY 11 - Landscape Rain Garden Trees, Native & Planting Beds
- o Drawing 3211 P100 B - Lidl Proposed Ground Floor Plan
- o Drawing 3211 P101 C - Lidl Proposed Roof Plan
- o Drawing 3211 P120 B - Units 1-3 Proposed Ground Floor Plan
- o Drawing 3211 P121 A - Units 1-3 Proposed roof Plan
- o Drawing 3211 P130 B - Nursery Proposed Ground Floor Plan
- o Drawing 3211 P131 C - Nursery Proposed First Floor Plan
- o Drawing 3211 P132 A - Nursery Proposed Roof Plan
- o Drawing 3211 P200 C - Proposed Lidl Elevations
- o Drawing 3211 P220 A - Units 1-3 Proposed Unit Elevations
- o Drawing 3211 P230 C - Nursery Front & Rear Elevations
- o Drawing 3211 P231 D - Nursery Side Elevations
- o Drawing 3211 P300 - Proposed Site Sections
- o Drawing 3211 P401 T - Proposed Setting Out Masterplan
- o Drawing 3211 P404 N - Master Surface Treatment Plan
- o Drawing 3211 P405 P - Master Boundary Treatment Plan
- o Drawing 3211 P406 J - Master Proposed Levels & Gradients
- o Drawing 3211 P408 - Master Proposed Grid Levels
- o Drawing 3211 P409 D - Cycle Stands Location & Schedule
- o Drawing 3211 P500 - Master Boundary Details
- o Drawing 0400995236 00 - Lias Design Notes & Luminaire Schedule
- o Drawing 0400995236 01 - Proposed Lighting Layout
- o Drawing 250487 4000 001 - Section 278 Standard Details
- o Lidl Store, Glan Llyn, Newport: Tree Planting Schedule (Revision 3, April 2025)
- o Planting Methodology & 10 Year Aftercare Landscape Management Plan (15 May 2025)
- o Ecological Management Plan V1.1 (05.09.2024)
- o Flood Consequences Assessment & Drainage Strategy (September 2024)
- o Flood Consequence Assessment & Drainage Strategy (September 2024)
- o Ecological Management Plan, Version 1.1 (05.09.2024)
- o LiDL Newport Glan Llyn - Lighting Details (D-589513) (20.09.2024)
- o Noise Assessment for Planning Application (25.11.2024)
- o 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.

2. Pre -construction conditions

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.

3. Pre -occupation conditions

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.

4. 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.

5. 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.

6. 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.

7. 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.

8. General conditions

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.

9. 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

The development should be carried out fully in accordance with the proposals granted in the outline consent shown in the plans and particulars accompanying that application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

1. This decision relates to the following unconditioned plans & documents:

- o Drawing 3211 P240 A - Street View Elevation
- o Drawing 3211 P241 - Perspective Street elevation
- o Drawing 3211 P412 - Proposed GA Site Plan
- o Drawing SCP/240426/ATR09 - Swept Path Analysis; Panel Van
- o Drawing SCP/240426/ATR08 - Swept Path Analysis; Minibus
- o Drawing SCP/240426/ATR07 - Swept Path Analysis; Large Refuse Vehicle
- o Drawing SCP/240426/ATR06 - Swept Path Analysis; 16.5m Articulated Vehicle
- o Drawing 3211 P630 B - Nursery Perspective CGI
- o Drawing 3211 P600 - Lidl Perspective CGI
- o Drawing 3211 P620 - Units 1-3 Front Perspective CGI
- o Drawing 3211 P407 H - Design Risk Assessment Masterplan
- o Drawing 3211 P402 C - Existing Site Plan
- o Drawing CA-2024- GLY-01 Rev A - Existing Features
- o Drawing CA-2024- GL-02 Rev D - Existing Features Overlay
- o Drawing 250487 0000 001 - Contours & Setting Out
- o Drawing 250487 0000 001 - General Arrangement
- o Drawing 250487 0000 003 - Swept Path Analysis
- o Drawing 250487 0200 001 - Site Clearance
- o Drawing 250487 0700 001 - Pavement Construction
- o Drawing 250487 1100 001 - Kerbing
- o Design Compliance Statement (April 2025 Revision D)
- o Green Infrastructure Statement (15 May 2025)
- o Email from Clodagh Macken 07.05.2025 14:00
- o Technical Note; SCP/240426/TN01 Rev 004 (23.09.2024)
- o TECHNICAL NOTE TN03 (16.12.2024)
- o TECHNICAL NOTE TN04 (24.01.2025)
- o TECHNICAL NOTE TN06 REV 00 (10.04.2025)
- o Design Compliance Statement (Revision D); April 2025
- o Phase 2 Ground Investigation (Disposal Land) - Glan Llyn, Newport (September 2024)
- o Phase 2 Ground Investigation (Lidl Store Zone) - Glan Llyn, Newport (September 2024)
- o Glan Llyn Development - Proposed Local Centre - Validation Report (December 2014)
- o Report D589513 - Lighting Calculations - LiDL Newport, Glan Llyn
- o Preliminary Ecological Appraisal V1.1 (22.07.2024)
- o Arboricultural Report (10.06.2024)
- o Planning Statement (September 2024)

2. 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.
3. 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.
4. 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.
5. 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.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

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Signed on behalf of the Council



Newport City Council
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Application Number: 24/0782

Decision Date: 1st July 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).