

Delegated Decision Report

Application No:	25/1092	Statutory Period Expires:	22 nd May 2026
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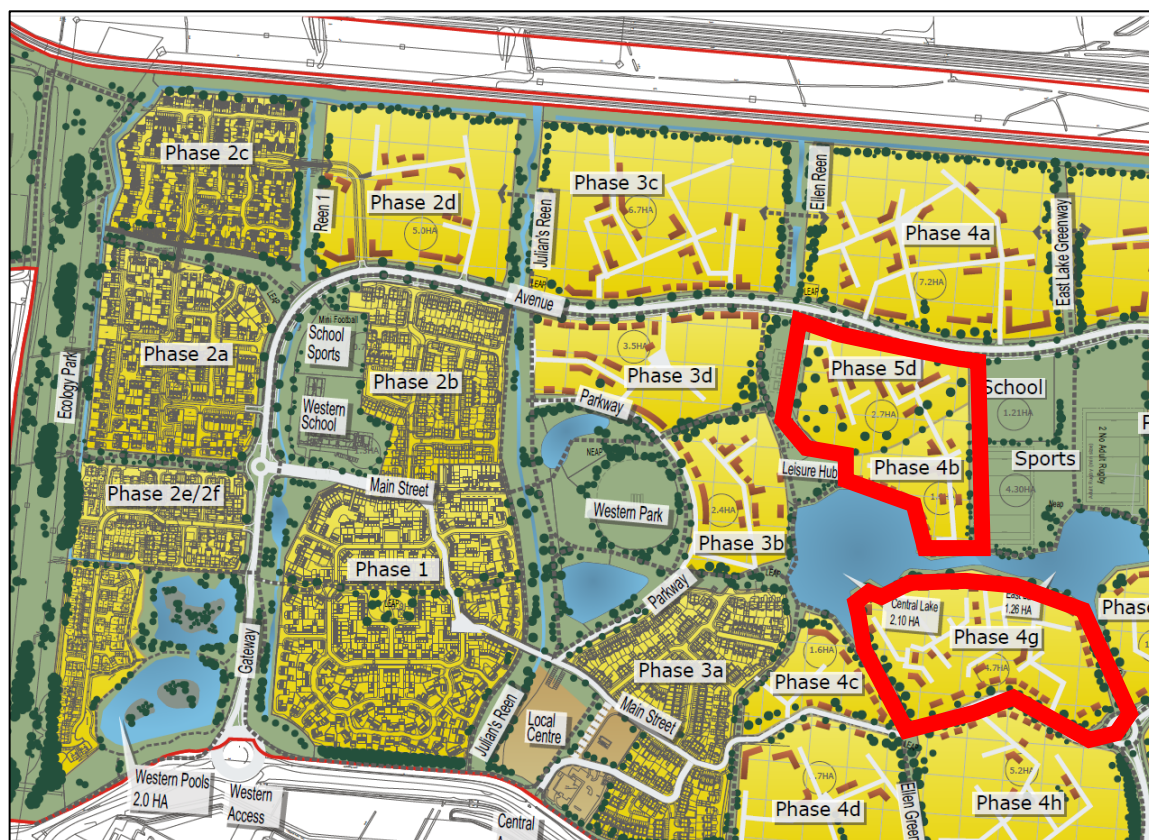
Site:	<i>Llanwern Works, Queensway, Llanwern, Newport, South Wales</i>		
Proposal:	PARTIAL DISCHARGE OF CONDITION 32 (PILING RISK ASSESSMENT) IN RELATION TO PHASES 4B, 5D AND 4G ONLY OF PERMISSION 06/0471 FOR REDEVELOPMENT OF THE SITE AS A MIXED-USE URBAN EXTENSION		
Applicant:	<i>M. Marsh</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	Approved		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is Phases 4B, 5D and 4G of the Glan Llyn Regeneration Site (Former Llanwern Steelworks). The site is post industrial and the phases have outline permission for housing and associated infrastructure.



3. DESCRIPTION OF DEVELOPMENT

- 3.1 The applicant is seeking to partially discharge Outline Condition 32 (Piling Risk Assessment) of Permission 06/0471 for a mixed Use Redevelopment of the former Llanwern Steelworks (Glan Llyn). That condition reads as follows:

32 Prior to commencement of any piling works or any other foundation designs using penetrative methods, details of these operations shall be submitted to and approved in writing by the local planning authority. Such details shall include evidence that there would be no resultant unacceptable risk to groundwater. The piling and foundation operations concerned shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment.

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
25/0769	PARTIAL DISCHARGE OF CONDITION 28 (VERIFICATION) (PART 1 ONLY) OF 06/0471 REDEVELOPMENT OF THE SITE TO CREATE A MIXED-USE URBAN EXTENSION (IN RELATION TO PHASE 4G ONLY)	A 11 December 2025
26/0149	PARTIAL DISCHARGE OF CONDITION 28 (VERIFICATION) (PART 1 ONLY) OF 06/0471 REDEVELOPMENT OF THE SITE TO CREATE A MIXED-USE URBAN EXTENSION (IN RELATION TO PHASE 4B/5D ONLY)	A 23 April 2026

5. PLANNING POLICY

- 5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

6. CONSULTATION RESPONSES

- 6.1 Cyfoeth Naturiol Cymru / Natural Resources Wales: No objection.
- 6.2 Heneb: No comment.
- 6.2 NCC Environmental Health: No objection in principle.

7. PUBLIC REPRESENTATIONS

No comments received.

8. ASSESSMENT

- 8.1 The applicant is seeking the partial discharge of condition 32 (Piling Methodology) of Permission 06/0471. The applicant has provided Technical Notes relating to the phases in question which conclude that driven piles are environmentally appropriate for this site.¹
- 8.2 Consultees have not objected to these conclusions and the discharge can be agreed in part.

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)***

¹ Piled solutions have been found acceptable on other parts of the site

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 information is acceptable and Outline Condition 32 (Piling Methodology) can be discharged in part in relation to Phases 4B, 4G and 5D.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to the following plans & documents:

- Technical Note 251166-RLL-25-XX-RP-O-0001-P01-S0 - Phase 4B/5D, Piling Risk Assessment.
- Technical Note 251166-RLL-25-XX-RP-O-0002-P01-S0 - Phase 4G, Piling Risk Assessment.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1 & GP7 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.

04 This discharge relates to housing Phases 4B, 4G and 5D of the Glan Llyn Regeneration Site.