

Delegated Decision Report

Application No:	25/0680	Statutory Period Expires:	24th December 2025
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Site:	<i>Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 4 (DETAILS OF METAL SCREEN) OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE</i>		
Applicant:	<i>N Thomas</i>		
Type:	Discharge Conditions	Ward:	Ringland
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is the Ringland Centre regeneration development site, Ringland Way.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking partial discharge of Condition 04 (Details of Metal Screen) of Reserved Matters approval 19/1207 linked to Outline planning permission 18/1181.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/1181	OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE	GRANTED WITH CONDITIONS (S106)	
19/1207	RESERVED MATTERS RELATING TO CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181	APPROVED & CONDITIONS	

5. PLANNING POLICY

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

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and

land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

NONE.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

NONE.

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Condition 04 (Details of Metal Screen) states;

04 Prior to its installation details of the perforated metal screen to be installed at the rear of Blocks R1 & R2 shall be submitted in writing to the Council. Following the Council's written agreement, the screen shall be installed as agreed prior to the first beneficial use of those blocks and shall be retained thereafter.

Reason: in the interests of good design and visual amenity. Policies GP2 and GP6.

8.2 The design and appearance of the proposal screen for rear of Block RB01 and RB02 has been subject to negotiation throughout the consideration of the application. The condition was applied to ensure that the screen is of an acceptable design quality, and the proposal initially submitted was considered to be substandard and not in with the design principles as per the approved elevation drawings.



Figure 1 – Proposed Rear Elevation of Block RB01

8.3 The revised design of the screen is now in line with the decorative appearance included on the plans submitted with the Reserved Matters application. It will be in a Slate Grey colour,

which appropriately references colours found on the building cladding. The screen will be attached to the rear of the brick wall and the posts will not be in public view. The revised design is considered to be acceptable.

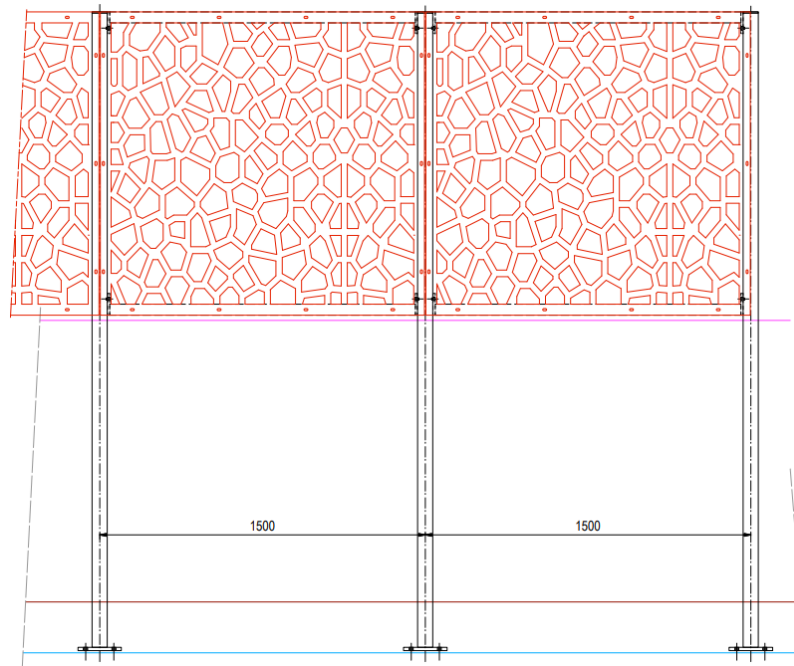


Figure 2 – Proposed Typical Screen Detail

- 8.4 The design, appearance and quality of the proposed screen is acceptable and the condition can be partially 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 revised details submitted for the partial discharge of Condition 04 (Details of Metal Screen) of Reserved Matters approval 19/1201 are acceptable.
- 10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 19075(05) 000 - Site Location Plan; Drawing No. J2008-WW-GA [A] - Proposed Walkway Ballustrade Panel Details RB1; 2603 (20) 50 Rev.N - RB 01 - Elevations A & B (Front & R.H Side); 2603 (20) 51 Rev.Q - RB 01 - Elevations C & C1 (Rear); 2603 (20) 50 Rev.L - RB 02 - Elevations A , B & D (Front, L.H & R.H Side); 2603 (20) 51 Rev.M - RB 02 - Elevations C1 & C2 (Rear Elevations).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 Adopted January 2015). No policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 This decision relates solely to the approval of details for the metal screen only. Any changes shown from the approved plans are not agreed.