

Delegated Decision Report

Application No:	25/0916	Statutory Period Expires:	18th December 2025
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Site:	Llanwern Works Queensway Llanwern Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 5 (PACKAGE TREATMENT PLANT) OF 25/0052 RETENTION OF ENGINEERING WORKS AND USE OF LAND AS AN OPEN STORAGE AND DISTRIBUTION FACILITY, WITH ANCILLARY STAFF WELFARE/SECURITY/OFFICE SPACE, ALONG WITH THE LAYING OF ROADS/MARSHALLING AREAS, THE ERECTION OF NEW FENCING AND LIGHTING AND ASSOCIATED GROUND, DRAINAGE, ENGINEERING AND LANDSCAPING WORKS		
Applicant:	C. Cairns		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	Approved		

1. BACKGROUND

- 1.1 The applicant is seeking to partially discharge condition 05 (Package Treatment Plant) of permission 25/0052 for a storage and distribution facility on land at the rear of Air Products off the Eastern Distributor Road. The land was formerly used for the dumping of slag generated by the former Llanwern Steelworks. That condition reads as follows:

Package Treatment Plant: There shall be no beneficial occupation of the site until such a time as the details of the proposed package treatment plant have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a written report demonstrating that it is of sufficient type and capacity to protect the quality of surface waters exiting the site and will prevent an unacceptable lowering of water quality in the wider environment. The package treatment plant shall thereafter be installed as approved prior to the beneficial occupation of the site and retained thereafter for the lifetime of the development. All foul drainage from the site shall be directed to the Package Treatment Plant. Reason: to protect water quality on and offsite and to prevent harm to the wider environment. Policies SP4, GP3 & GP7.

2. SITE LOCATION AND CONTEXT

- 2.1 See above.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 See above.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
25/0052	RETENTION OF ENGINEERING WORKS AND USE OF LAND AS AN OPEN STORAGE AND DISTRIBUTION FACILITY, WITH ANCILLARY STAFF WELFARE/SECURITY/OFFICE SPACE, ALONG WITH THE LAYING OF ROADS/MARSHALLING AREAS, THE ERECTION OF NEW FENCING AND LIGHTING AND ASSOCIATED GROUND, DRAINAGE, ENGINEERING AND LANDSCAPING WORKS	GC 05 June 2025

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability

SP4 – Water Resources

SP9 – Conservation of the Natural, Historic & Built Environment

GP3 – Service Infrastructure

GP5 – Natural Environment

GP7 – Environmental Protection & Public Health

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Wildlife and Development (December 2025)

6. CONSULTATION RESPONSES

6.1 Cyfoeth Naturiol Cymru / Natural Resources Wales: No objection.

7. PUBLIC REPRESENTATIONS

None received.

8. ASSESSMENT

8.1 The applicant has provided details of a sewage treatment plant provided by 'viltra'. The chosen model is the 'Oxcrete 9' which has capacity to serve a population of 9 people. The application form for permission 25/0052 advises that employment will be 10 persons full time equivalent but the applicant has confirmed that shift pattern means that the 9 person limit will not be exceeded.

8.2 CNC / NRW have issued an environmental permit for the proposed treatment plant (EPR/DB3596ZC) which has been included as part of this submission. CNC have not objected to the discharge of the condition.

8.3 The details of the submitted plant are acceptable and there is no reason to think that its installation would pose any risk to surface waters and the wider environment. In this case the treated effluent will be discharged to the private Tata surface water treatment system which includes extensive reed beds downstream of this site and further control via environmental permit of the discharge of this system to the Severn at Porton. Water quality will be protected and the condition can be discharged 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)***

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 proposal is acceptable and the condition can be discharged in part.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to the following plans & documents:

- Drawing 24/12/12 – Existing Site
- Drawing 24/12/02 N – Proposed Site Layout
- OPERATION AND MAINTENANCE MANUAL FOR OXCRETE 9
- CNC/NRW Permit EPR/DB3596ZC
- Viltr: DECLARATION OF CONFORMITY
- Email from Des Cairns: 05.01.2026

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP4, SP9, GP3, GP5 & 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.