

Our Ref/Ein Cyf AKPA/ 24/0768
Your Ref/Eich Cyf
Tel/Ffôn 01633 656656
Direct Dial/Rhif Union 01633 414711
DX 99463 Newport (Gwent) 3
E-Mail/E-Bost planning@newport.gov.uk

L Jones
LRJ Planning Ltd
Pen-y-Rhiw
Redbrook Road
Newport
NP20 5AB

23rd October 2024

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PLANNING [LISTED BUILDINGS AND CONSERVATION AREAS] ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)
TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS, DEEMED APPLICATIONS AND
SITE VISITS) (WALES) REGULATIONS 2015**

**PROPOSAL: CHANGE OF USE, CONVERSION, REFURBISHMENT AND
ALTERATIONS OF TREDEGAR CHAMBERS TO CREATE A
MIXED-USE SCHEME COMPRISING 15 APARTMENTS AND
5 RETAIL UNITS (A1/A2 USE)
SITE: 76-81 Bridge Street Newport South Wales NP20 4AQ
APPLICATION Full
TYPE:**

Please be aware that when you submit a planning application to us, the application, plans and any related documents or comments that you submit are permanently kept as part of the public record. We have a statutory duty to make them available for any member of the public to see (via our website www.newport.gov.uk). This includes documents and consultation responses received in paper format which we scan and keep electronically. Signatures, personal telephone numbers and personal e-mail addresses are redacted before being published on the internet.

We are currently experiencing a high volume of planning applications and it is therefore taking longer than usual to process applications at the present time. We will endeavour to determine applications as quickly as we can and will contact you if further information or extensions of time are required. Please note we will be determining applications as submitted, unless minor alterations could be made to make a proposal acceptable, and would still advise you to consider seeking pre-application advice prior to submission to identify any issues and allow you the chance to resolve them. We would request you bear with us at the present time and try to limit contact with Officers to allow them to progress applications in a timely manner.

I would encourage you to use this website to monitor progress of your application and view consultation responses. We will endeavour to upload additional or amended information received from you and the responses of statutory (not neighbour) consultees, following the validation of the application, within 5 days of its receipt by us. We will endeavour to upload neighbour consultations received in relation to the application within 10 working days of their receipt by us. Alternatively, you may wish to contact the Planning Officer dealing with the application at the telephone number above to keep you updated on your application.

Your application, as described above, was registered on 14th October 2024. The Council aims to determine your application by 9th December 2024. If by this date the Authority has determined the application (and you have not agreed with them in writing an alternative deadline), you may appeal to the Welsh Government in accordance with Section 78 of the Town and Country Planning Act 1990 (unless the application has already been referred by this Authority to the Welsh Government). An appeal must be made **within six months** from that date and must be made using a form obtained from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, or download from http://www.planning-inspectorate.gov.uk/cymru/wal/index_e.htm.

Please check the above description is an accurate reflection of your proposals. If you do not consider that it is an accurate description, please contact Francesca Sanders **within the next seven days**.

The Council is committed to the ongoing maintenance of a nationally recognised Land and Property database. The application site address above may therefore vary from that on your application form. If you do not consider that amendment accurately describes the location of your application site, contact the Council's Spatial Data Unit on 01633 210046.

For planning applications determined by Planning Committee, the Council has a scheme which allows applicants to speak at Committee, whether there are third party speakers or not. Should you require more information about speaking at committee please visit the Council's website at <http://www.newport.gov.uk> and search for the public speaking protocol under A-Z of Planning Services, or contact the case officer Francesca Sanders.

Unless you object by contacting the Planning Department immediately, any reference to 'do not scale' on drawings will be disregarded. All plans must be scaled for planning purposes and any instruction to not scale will otherwise make the application invalid.

If your proposal is unacceptable

If there are relatively minor alterations that could make the proposal acceptable, we will suggest this to you.

If you amend the proposal we may need to ask for more time to make a decision or may be able to add four weeks to the scheduled period for determination in accordance with current regulations.

We may also need to re-notify neighbours and other consultees.

For major applications, such amendments will likely attract a fee.

A process of continuing amendments to an application which delays the decision-making process will not be supported where we are satisfied that we have enough information to make a decision.

There is normally no agreement to defer the application unless there is a belief that the applicant could amend it satisfactorily.

We will not normally enter into discussions if:

- The proposal is unacceptable in principle*
- You would need a completely new design to overcome objections*
- You have chosen not to follow our pre-application advice*
- You did not ask us for pre-application advice*
- The development does not comply with our planning policies*

The deadline for receipt of additional information or amendments will either be confirmed with the case officer or will be 10 working days before the scheduled committee date or five working days before the application expiry date or the scheduled delegated decision date, whichever is sooner.

Yours faithfully

Francesca Sanders
Francesca Sanders