



27th November 2025
Our Ref: 19.257

Mr Geraint Roberts
Planning Department
Newport City Council
Civic Centre
Godfrey Road
Newport
CF82 7PG

Dear Sir / Madam

FULL PLANNING APPLICATION FOR PHASE 2 (BLOCK A) OF THE CRESCENT AT THE FORMER TRANSPORT YARD, CORPORATION ROAD, NEWPORT COMPRISING OF 14 RESIDENTIAL UNITS WITH ACCESS ARRANGEMENTS, PARKING AND ASSOCIATED WORKS

On behalf of my client, Hedyn, please find enclosed a full planning application for the development of Phase 2 Block A of the former Transport Yard at Corporation Road, now known as "The Crescent".

In addition to this covering letter/planning statement, this planning application is supported by a suite of documentation, as set out below:

DOCUMENT	PREPARED BY	REFERENCE / DATE
PAC Report	LRM Planning	November 2025
Design and Access Statement	Hammond Architects	August 2025
Arboricultural Assessment	Arboricultural Technician Services	August 2025
Ecology Summary Note	Soltys Brewster Ecology	July 2025
Flood Risk Assessment	JBA Consulting	November 2025
Noise Assessment Report	Stuart Michael Associates	August 2025
Transport Statement	Stuart Michael Associates	August 2025
Block A Elevations	Hammond Architects	S11 BLA_MP_ELE_01
Block A Ground Floor Plan	Hammond Architects	S01 BLA_MP_GF_00 B
Block A First Floor Plan	Hammond Architects	S02 BLA_MP_1F_01 B
Block A Second Floor Plan	Hammond Architects	S03 BLA_MP_2F_02 B

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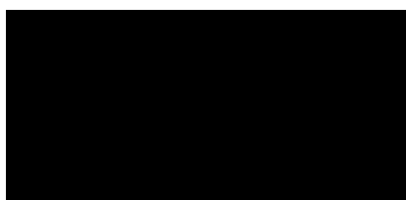
Block A Third Floor Plan	Hammond Architects	S04 BLA_MP_3F_02 B
Block A Roof Plan	Hammond Architects	S05 BLA_MP_RF_03 B
Block A Sections	Hammond Architects	S12 BLA_MP_SEC_02
Block A Elevations	Hammond Architects	S10 BLA_MP_ELE_00 A
Soft Landscape Proposals	MHP Design	25178.101 Rev A
SAB Compliance and Drainage Strategy	Quad	November 2023

The planning application is based on a through assessment of the site and its context. It consists of a four storey new build block comprising 14 residential apartments with on-site parking, access and associated landscaping and amenity space.

Further information in respect of the relationship of the proposals to the outline scheme, the evolution of the design and compliance with detailed policy components is set out in the accompanying design and access statement and planning statement.

I trust that this is of assistance and look forward to receiving confirmation that the application has been registered. Should you need any further information or explanation in the meantime, please do not hesitate to contact me.

Yours sincerely,



Michael Rees
 Director
 LRM Planning
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