

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

175

Suffix

A

Property Name

Address Line 1

Commercial Street

Address Line 2

Town/city

Newport

Postcode

NP20 1JN

Description of site location (must be completed if postcode is not known)

Easting (x)

331072

Northing (y)

188095

Description

Applicant Details

Name/Company

Title

First name

Ikenna

Surname

Enyinna

Company Name

Tomilmeriad LTD

Address

Address line 1

618

Address line 2

Beatrix, Victoria Wharf

Address line 3

Town/City

cardiff

Country

United Kingdom

Postcode

CF11 0SE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Section 73 – Variation of previous planning Condition 01, 03, & 04 (Approved Plans) and Discharge of Conditions 05,06 & 07

Reference number

22/0794

Date of decision (date must be pre-application submission)

03/05/2023

Please state the condition number(s) to which this application relates

Condition number(s)

1,3,4,5,6,7

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

We seek to update the condition(s) to reflect the latest design, structural, and compliance requirements identified during the technical review. The proposed amendments ensure improved functionality, enhanced fire safety, and compliance with Building Regulations (particularly regarding escape route headroom and drainage limitations), while maintaining or improving amenity standards. The changes do not increase occupancy, external impact, or reduce performance; rather, they provide practical, policy-compliant alternatives that secure the same or greater outcomes in terms of safety, amenity, and long-term usability of the HMO.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We request that the condition be varied to allow the revised internal layout and material specifications as set out in the updated Appendix A – Materials & Technical Specification Schedule (Section 73 submission).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes

☒ No

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

☐ Yes

☒ No

If No, can you give appropriate notice to ALL the other owners?

☒ Yes

☐ No

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Unit 12 Number: Suffix: Address line 1: Davy Court, Address Line 2: Castle Mound Way, Town/City: Rugby , Postcode: CV23 0UZ Date notice served (DD/MM/YYYY): 25/07/2025 Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Ikenna

Surname

Enyinna

Declaration Date

28/08/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☒ The Applicant

☐ The Agent

Title

First Name

Ikenna

Surname

Enyinna

Declaration Date

28/08/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ikenna Enyinna

Date

29/08/2025