

Newport City Council

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

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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

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

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

WEPCo Limited & Coleg Gwent

Company Name

Address

Address line 1

C/O Mweneni Nashilongo and Lisa Garfield

Address line 2

Temple Court

Address line 3

13a Cathedral Road

Town/City

Cardiff

Country

Postcode

CF11 9HA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Jake

Surname

Choules

Company Name

The Urbanists

Address

Address line 1

Westgate House Cardiff

Address line 2

11 Womanby Street

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1BR

Contact Details

Primary number

02920236133

Secondary number

Email address

planning@theurbanists.net

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

THE DEMOLITION AND REDEVELOPMENT OF THE SITE FOR CIRCA 54,000 SQUARE METRES OF FLEXIBLE FLOORSPACE FOR EDUCATIONAL USE, OR ANY OTHER USE WITHIN USE CLASSES A1 (SHOPS), A2 (FINANCIAL AND PROFESSIONAL SERVICES), A3 (FOOD AND DRINK), B1 (BUSINESS), C1 (HOTELS), D1 (NON-RESIDENTIAL INSTITUTIONS) AND D2 (ASSEMBLY AND LEISURE), WITH ALL MATTERS RESERVED

Reference number

24/0965 (s73)

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

06/02/2025

Please provide a description of the reserved matters for which you are seeking consent

Seeking to discharge conditions 2, 4, 5, 6, 7, 8, 9, 10, 11,12, 17, 18 and 22 of the outline planning permission

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

DAS - Project Reference: Norse/ELC/01
Ecology Report - Landmark Ref: 3556
Site Location Plan - 0814-Drawing - OS Site Location Plan-23092022
Archaeological DBA June 2022
Phase 1 Geo environmental - CC2439-CAM-ZZ-XX-RP-SC-0003
Drainage Report - CC2439-CAM-ZZ-XX-RP-C-0001
Kew Planning PAC Report 2022
FCA - HHX-JBAU-XX-XX-RP-Z-0001-S3-P01-Newport_Centre_FCA
Transport Statement CC2439-CAM-ZZ-XX-RP-C-0002

Please list all drawing numbers submitted with this application for approval

NE0101-ASL-00-XX-SH-L-06103 - Planting Schedule-P01.pdf
NE0101-ASL-00-ZZ-DR-A-00001 - Site Location Plan-P04.pdf
NE0101-ASL-00-ZZ-DR-A-00002 - Existing Site Plan-P04.pdf
NE0101-ASL-00-ZZ-DR-A-00912-Stopping Up Plan-I2-P03.pdf
NE0101-ASL-00-ZZ-DR-L-06901-P01 Planning - Landscape Masterplan.pdf
NE0101-ASL-00-ZZ-DR-L-06903-P01 Planning - Hard Landscape.pdf
NE0101-ASL-00-ZZ-DR-L-06904-P01 Planning - Detailed Soft Landscape.pdf
NE0101-ASL-00-ZZ-DR-L-06905-P01 Planning - Boundary Treatment.pdf
NE0101-ASL-00-ZZ-DR-L-06906-P01 Planning - Roof Terrace Landscape.pdf
NE0101-ASL-00-ZZ-DR-L-06907-P01 Planning - Retained and Removed Trees.pdf
NE0101-ASL-00-ZZ-DR-L-06908-P01 Planning - Plant Bed and Tree Pit Sections.pdf
NE0101-ASL-BA-00-DR-A-00600_Planning - Ground Floor GA Plan_P01.pdf
NE0101-ASL-BA-01-DR-A-00601_Planning - First Floor GA Plan_P01.pdf
NE0101-ASL-BA-02-DR-A-00602_Planning - Second Floor GA Plan_P01.pdf
NE0101-ASL-BA-03-DR-A-00603_Planning - Third Floor GA Plan_P01.pdf
NE0101-ASL-BA-04-DR-A-00604_Planning - Fourth Floor GA Plan_P01.pdf
NE0101-ASL-BA-05-DR-A-00605_Planning - Fifth Floor GA Plan_P01.pdf
NE0101-ASL-BA-R1-DR-A-00606_Planning - Roof GA Plan_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00613_Planning - Site Sections_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00630_Planning - GA Elevations_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00640_Planning - Detailed Elevations - North_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00641_Planning - Detailed Elevations - East_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00642_Planning - Detailed Elevations - South-East_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00643_Planning - Detailed Elevations - South-West_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00644_Planning - Detailed Elevations - West_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00645_Planning - Detailed Elevations - Upper Level Elevations_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00647_Planning - Detailed Elevations - South-East Main Building_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00649_Planning - Detailed Elevations - Yard_P01.pdf
NE0101-ASL-BA-ZZ-DR-A-00650-Planning - GA Building Sections - Sheet 01-P01.pdf
NE0101-STN-XX-XX-DR-TP-01001- Extended Vehicle and Trailer Swept Path.pdf
NE0101-STN-XX-XX-DR-TP-01002 - Large Refuse Swept Path.pdf
NE0101-STN-XX-XX-DR-TP-01003 - Fire Tender Swept Path.pdf
NE0101-STN-XX-XX-DR-TP-01004 - Rigid Vehicle Swept Path.pdf
NE0101-STN-XX-XX-DR-TP-01006 - Mini-bus Swept Path.pdf
NE0101-STN-XX-XX-DR-TP-01007 - Skip Truck Swept Path.pdf
NE0101-STN-XX-XX-DR-TP-01008 - Visibility Splays.pdf
NE0101-STN-XX-XX-DR-TP-01009 - Fire Vehicle entering Public Ream Swept Path.pdf
and supporting reports and assessments.

If applicable, please state the reasons for any changes to the original drawings

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

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

Pre-application Advice

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

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Grant

Surname

Hawkins

Reference

PRELET/ P/26/0029 and PREACK/ P/26/0054

Date (must be pre-application submission)

20/07/2026

Details of the pre-application advice received

As part of the preparation of the reserved matters application, pre-application advice has been sought at RIBA Stage 2 (LPA Reference PRELET/ P/26/0029) and Stage 3 (LPA Reference PREACK/ P/26/0054). The pre-application programme included two meetings held between the Local Planning Authority (LPA), applicants, consultant team, and various statutory consultees. A number of comments and formal responses were received, which allowed the reserved matters submission to address key issues raised.

See DAS and Planning Statement for further detail.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of reserved matters 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

Jake Choules

Date

24/08/2026