

Our Ref: 2442
Planning Portal Ref: PP-15171858

21st August 2026

Planning,
Newport City Council,
Civic Centre,
Godfrey Road,
Newport,
NP20 4UR

BY ELECTRONIC SUBMISSION

Dear Sir/Madam,

Approval of Reserved Matters in relation to: - Outline application for 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.

We act on behalf of WEPco in relation to the above development at the former Newport Leisure Centre, Usk Way, Newport City Centre.

The reserved matters application is submitted electronically via the Planning Portal (Ref: PP-15171858) following the approval of outline planning permission and extensive pre-application engagement. The submission schedule is provided with this covering letter, below. The schedule also sets out which condition from the outline consent is relevant for each piece of information submitted.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

A handwritten signature consisting of the letters 'JC' in a stylized, cursive font.

Jake Choules,
Senior Planner,
The Urbanists

Submission Schedule

Title	Reference(s)	Revision	Relevant Outline Condition
Site Location Plan	NE0101-ASL-00-00-DR-A-00001	P04	Condition 01: Approved Plans
Planning Statement	NE0101-TUT-XX-XX-RP-T-00002	P03	All
Green Infrastructure Statement	NE0101-TUT-XX-XX-RP-T-00003	P03	Condition 05: Landscaping Condition 10: Ecological Enhancements
Design and Access Statement	NE0101-ASL-XX-XX-RP-A-00310	P02	Condition 02: Approved Details Condition 07: Public Realm Condition 09: Layout and Access Condition 18: Materials
Shadow Habitat Regulations Assessment	NE0101-TLP-00-XX-RP-Z-38482	P02	Condition 10: Ecological Enhancements
Air Quality Assessment	NE0101-STN-XX-XX-RP-Y-00002	P02	Condition 12: Air Quality
Baseline Noise Survey	NE0101-STN-XX-XX-RP-U-10001	P02	Condition 22: Noise Assessment
Noise Planning Report	NE0101-STN-XX-XX-RP-U-10005	P01	Condition 22: Noise Assessment
Daylight and Sunlight Assessment	NE0101-STN-XX-XX-RP-N-00014	P02	Condition 08: Daylight/Sunlight
Townscape and Visual Appraisal	324055-ASL-XX-XX-RP-L-00010	P04	Condition 05: Landscaping Condition 07: Public Realm
Flood Response Plan	ZN-JBA-XX-XX-RP-PL-0001-S3	P03	Condition 04: FCA
Heritage Impact Assessment	NE101-ASL-XX-XX-RP-A-0020	P02	Condition 11: Heritage
Transport Statement	NE0101-STN-XX-XX-RP-TP-05000-D2	P06	Condition 09: Layout and Access
Travel Plan	NE0101-STN-XX-XX-RP-TP-06000-D2	P05	Condition 09: Layout and Access
Flood Consequences	NE0101-JBA-XX-XX-RP-Z-00001	P02	Condition 04: FCA

Assessment Update			
Landscape and Environmental Management Plan	NE0101-TLP-00-XX-RP-Z-38481	P03	Condition 05: Landscaping Condition 10: Ecological Enhancements
Construction and Environmental Management Plan for Biodiversity	NE0101-TLP-00-XX-RP-Z-38480	P03	Condition 05: Landscaping
Ecological Appraisal	NE0101-TLP-00-XX-RP-Z-00002	P03	Condition 10: Ecological Enhancements
Scheme of Ecological Enhancement	NE0101-TLP-00-XX-RP-Z-38483	P03	Condition 10: Ecological Enhancements
Archaeological Written Scheme of Investigation	NE0101-HEN-00-XX-RP-G-00081	P03	Condition 17: WSI
Drainage Strategy Report	NE0101-STN-XX-XX-RP-C-00001	P03	Condition 04: FCA
Landscape Masterplan	NE0101-ASL-00-ZZ-DR-L-00901	P01	Condition 02: Approved Details Condition 05: Landscaping Condition 06: 3m Buffer Condition 07: Public Realm
Planting Schedule	NE0101-ASL-00-XX-SH-L-00103	P01	Condition 05: Landscaping Condition 07: Public Realm
Soft Landscape	NE0101-ASL-00-ZZ-DR-L-00904	P01	Condition 05: Landscaping Condition 07: Public Realm
Hard Landscape	NE0101-ASL-00-ZZ-DR-L-00903	P01	Condition 05: Landscaping Condition 07: Public Realm
Boundary Treatment	NE0101-ASL-00-ZZ-DR-L-00905	P01	Condition 05: Landscaping Condition 07: Public Realm
Roof Terrace Landscape	NE0101-ASL-00-ZZ-DR-L-00906	P01	Condition 05: Landscaping Condition 07: Public Realm
Tree Removal Plan	NE0101-ASL-00-ZZ-DR-L-00907	P01	Condition 05: Landscaping Condition 07: Public Realm
Plant Bed and Tree Pit Sections	NE0101-ASL-00-ZZ-DR-L-00908	P01	Condition 05: Landscaping Condition 07: Public Realm
Soft Landscape Maintenance	NE0101-ASL-00-ZZ-SH-L-00500	P01	Condition 05: Landscaping Condition 07: Public Realm

Strategy and Schedule			
Existing Site Plan	NE0101-ASL-00-ZZ-DR-A-00002	P04	Condition 01: Approved Plans
Swept Path Analysis Plans	NE0101-STN-XX-XX-DR-TP-01001-Extended NE0101-STN-XX-XX-DR-TP-01002-Large Refuse NE0101-STN-XX-XX-DR-TP-01003-Fire Tender NE0101-STN-XX-XX-DR-TP-01004-Rigid Vehicle NE0101-STN-XX-XX-DR-TP-01006-Mini-bus NE0101-STN-XX-XX-DR-TP-01007-Skip Truck NE0101-STN-XX-XX-DR-TP-01008-Visibility Splay 2.4 x 25m (20mph) NE0101-STN-XX-XX-DR-TP-01009 Fire Vehicle Entering Into Public Realm	P04 P04 P04 P04 P04 P04 P04 P04 P05	Condition 09: Layout and Access
Proposed Elevations	NE0101-ASL-BA-ZZ-DR-A-00630 - GA Elevations NE0101-ASL-BA-ZZ-DR-A-00640 - Detailed Elevations North NE0101-ASL-BA-ZZ-DR-A-00641 - Detailed Elevations East NE0101-ASL-BA-ZZ-DR-A-00642 - Detailed Elevations South East NE0101-ASL-BA-ZZ-DR-A-00643 - Detailed Elevations South West NE0101-ASL-BA-ZZ-DR-A-00644 - Detailed Elevations West NE0101-ASL-BA-ZZ-DR-A-00645 - Detailed Elevations Upper NE0101-ASL-BA-ZZ-DR-A-00647 - Detailed Elevations South East Main NE0101-ASL-BA-ZZ-DR-A-00649 - Detailed Elevations Yard	P01 P01 P01 P01 P01 P01 P01 P01 P01 P01	Condition 02: Approved Details Condition 05: Landscaping Condition 07: Public Realm Condition 18: Materials
Site and Building Sections	NE0101-ASL-BA-ZZ-DR-A-00650 - GA Building Sections NE0101-ASL-BA-ZZ-DR-A-00613 - Site Sections	P01 P01	Condition 02: Approved Details Condition 05: Landscaping Condition 06: 3m Buffer Condition 07: Public Realm Condition 18: Materials
Floor and Roof Plans	NE0101-ASL-BA-ZZ-DR-A-00600 - Ground Floor GA NE0101-ASL-BA-ZZ-DR-A-00601 - First Floor GA Plan NE0101-ASL-BA-ZZ-DR-A-00602 - Second Floor GA Plan NE0101-ASL-BA-ZZ-DR-A-00603 - Third Floor GA Plan NE0101-ASL-BA-ZZ-DR-A-00604 - Fourth Floor GA Plan NE0101-ASL-BA-ZZ-DR-A-00605 - Fifth Floor GA Plan	P01 P01 P01 P01 P01 P01 P01	Condition 02: Approved Details Condition 05: Landscaping Condition 07: Public Realm

	NE0101-ASL-BA-ZZ-DR-A-00606 - Roof GA Plan		
Stopping-up Plan	NE0101-ASL-00-ZZ-DR-A-00912	P03	Condition 05: Landscaping Condition 09: Layout and Access