

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

10 September 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (Section 73)

St Marys Rc Junior And Infant School, Queens Hill, Newport, NP20 5HJ

I write on behalf of Newport City Council, to **vary conditions 1, 14, 15 and 16** of planning permission 24/0121 for the “*demolition of existing buildings, construction of a new multi-use canteen/hall building, new games court, landscaping, cycle and car park reconfiguration*”.

This section 73 application seeks to capture minor amendments to elevations, levels and materials following detailed design stages at St Marys RC School. The requirement and scope of this application has been prepared in line with advisory comments provided by the local planning authority following a presentation of the proposed changes.

The submitted amendments result in only minor changes to the site and subsequent elevations as approved. However, due to the quantity of changes required a S73 application was felt to be the most appropriate solution.

For clarity and ease of understanding a side-by-side comparison has been provided which demonstrates the drawings that are to be updated as part of this application.

Table 1 – S73 drawing amendments

Approved Drawings	Replacement Drawing
100556-MCC-00-XX-D-E-9002-External Electrical Services Layout-S4-P03	SMS-MCC-00-XX-D-E-9002-External Electrical Services Layout
SMS-HLM-XX-00-D-L-0009 P02 SITE SECTIONS	SMS-HLM-XX-00-D-0009-SITE SECTIONS
SMS-CAM-XX-00-D-C-0610-P03- Proposed Levels (Sheet 1 of 2)	SMS-CAM-XX-00-D-C-0610-P07 – Proposed Levels (Sheet 1 of 2)
SMS-CAM-XX-00-D-C-0611-P06-Proposed Levels (Sheet 2 of 2)	SMS-CAM-XX-00-D-C-0611-P10 Proposed Levels (Sheet 2 of 2)
SMS-HLM-XX-00-D-L-0002-PROPOSED SITE PLAN AND LANDSCAPE MASTERPLAN	SMS-HLM-XX-00-D-0002-PROPOSED SITE PLAN AND LANDSCAPE MASTERPLAN
SMS-HLM-XX-00-D-L-30201-HARD LANDSCAPE DETAIL PLAN 1	SMS-HLM-XX-00-D-3021-HARD LANDSCAPE DETAIL PLAN 1
SMS-CAM-XX-00-D-C-0111-P03-Vehicle Tracking - Large Car	SMS-CAM-XX-00-D-C-0111-P05-Vehicle tracking-Large Car

SMS-CAM-XX-00-D-C-0110-P03-Vehicle Tracking - Fire Tender	SMS-CAM-XX-00-D-C-0110-P05-Vehicle tracking-Fire Tender
SMS-CAM-XX-00-D-C-0870-P02-S278 Construction Details	SMS-CAM-XX-00-D-C-1190-P04-Externals Construction Details
SMS-CAM-XX-00-D-C-0113-P03 - Vehicle Tracking - Refuse Vehicle Proposed Route	SMS-CAM-XX-00-D-C-0113-P05-Vehicle tracking-Refuse Vehicle Proposed Exit
SMS-CAM-XX-00-D-C-0112-P03-Vehicle Tracking - Refuse Vehicle Existing Exit	SMS-CAM-XX-00-D-C-0112-P05-Vehicle tracking-Refuse Vehicle Existing Exit
SMS-HLH-XX-XX-RP-L-00080 Landscape Management Plan	SMS-HLM-XX-XX-RP-L-00080 Landscape Management Plan-P02
CC2452-CAM-XX-XX-DR-C-0630-P03 - Cut Fill Analysis Existing Levels to Proposed Levels	SMS-CAM-XX-00-D-C-P03-0622-Cut Fill Analysis Existing Stripped to Proposed Formation North SMS-CAM-XX-00-D-C-P04-0621-Cut Fill Analysis Existing Stripped to Proposed Formation South
SMS-HLM-00-00-DR-L-30003 - Plant Area Elevations	SMS-HLM-00-00-DR-30003-PLANT AREA ELEVATIONS
SMS-HLM-00-00-DR-L-30002 P01 - MUGA Elevations	SMS-HLM-00-00-DR-30002-MUGA ELEVATIONS
CC2452-CAM-XX-XX-DR-C-0500-P04 Drainage Strategy Plan (Sheet 1 of 2)	SMS-CAM-XX-00-D-C-0500-P11-Drainage Strategy Plan (Sheet 1 of 2)
CC2452-CAM-XX-XX-DR-C-0501-P03 Drainage Strategy Plan (Sheet 2 of 2)	SMS-CAM-XX-00-D-C-0501-P11-Drainage Strategy Plan (Sheet 2 of 2)
CC2452-CAM-XX-XX-DR-C-1500-P02-Surface Water Catchment Analysis	SMS-CAM-XX-00-D-C-1500-P05-Surface Water Catchment Analysis
SMS-HLM-01-00-DR-A-00101 - Proposed Ground Floor Plan	SMS-HLM-01-00-D-A-0101-Proposed Ground Floor Plan-S4-P12
SMS-HLM-00-00-DR-L-00004 - Existing Site Plan	SMS-HLM-00-00-DR-L-00004-EXISTING SITE PLAN-P01
SMS-HLM-00-00-DR-L-00005 - Site Location Plan	SMS-HLM-00-00-DR-L-00005-SITE LOCATION PLAN-P01
SMS-HLM-00-00-DR-L-00006 - BB99 Site Areas	SMS-HLM-XX-00-D-0006-BB99 SITE AREAS
SMS-HLM-00-00-DR-L-25001. - Fencing Plan	SMS-HLM-XX-00-D-2501-FENCING PLAN
SMS-HLM-XX-XX-SP-L-00601 - Outline Landscape Specification	SMS-HLM-XX-XX-SP-L-00601-Landscape Specification-P06
SMS-HLM-00-00-DR-L-45001 - Soft Landscaping Plan	SMS-HLM-XX-00-D-4501-SOFT LANDSCAPE PLAN
SMS-HLM-00-00-DR-L-45002. - Tree Removal and Protection Plan	SMS-HLM-XX-00-D-4502-TREE REMOVAL AND PROTECTION PLAN
SMS-HLM-01-R1-DR-A-00102 - Proposed Roof Plan	SMS-HLM-01-ZZ-D-A-0102-Proposed Roof Plan-S4-P13
SMS-HLM-01-ZZ-DR-A-00203 - Elevations Sheet 1	SMS-HLM-01-ZZ-DR-A-0203-GA Elevations Sheet 1 Colour-S4-P06
SMS-HLM-01-ZZ-DR-A-00204. - Elevations Sheet 2	SMS-HLM-01-ZZ-DR-A-0204-GA Elevations Sheet 2 Colour-S4-P06
SMS-HLM-01-ZZ-DR-A-00301. - Sections Sheet 1	SMS-HLM-01-ZZ-D-A-0301-GA Sections Sheet 1-S4-P13
SMS-HLM-01-ZZ-DR-A-00302 - Sections Sheet 2	SMS-HLM-01-ZZ-D-A-0302-GA Sections Sheet 2-S4-P13
Design & Access Statement	SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-01-15

	SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-16-30 SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-31-45 SMS-HLM-XX-XX-RP-A-00002-St Mary's RC School - Design and Access Statement - P05-46-52
Landscape Management Plan	SMS-HLM-XX-XX-RP-L-00080 Landscape Management Plan-P02
CC2452-CAM-XX-XX-RP-C-0003-P01-Drainage Strategy	SMS-CAM-XX-00-D-C-0500-P11-Drainage Strategy Plan (Sheet 1 of 2) SMS-CAM-XX-00-D-C-0501-P11-Drainage Strategy Plan (Sheet 2 of 2)

The amendments captured within the aforementioned drawing package are summarised:

- Windcatcher change of specification
- Confirmation of ventilation jet cowls, louvres, solar PV
- Fanlight omitted to canteen external doors
- Over hanging canopy omission on the proposed canteen
- Ridge Height reduced by 177mm
- Smaller ribbon windows
- Alterations of louvre sizes and locations
- Removal of battery storage
- Change of retaining wall specification from reinforced concrete to Tobermore block system
- Omission of MUGA Floodlighting
- Level of playing field altered to reduce cut and fill requirements
- Increased height of retaining wall following omission of connecting staircase
- Minor changes to internal fence lines

Conclusion

This proposal aims to introduce amendments to the previously approved drawings of permission 24/0121 at St Marys RC School. These changes are intended to formalize and address adjustments that have arisen during the detailed design stages. The submitted amendments result in only minor changes to the site and subsequent elevations as approved.

We hope that the information provided, along with the enclosed drawing updates, is sufficient to provide the LPA confidence in determining the proposed minor changes in a positive and timely manner. If there are any further queries or clarifications required please do not hesitate to contact the team.

Yours sincerely,



Kathryn Williams BSc (Hons) MA MRTPI
Managing Director
KEW Planning