

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

87

Suffix

C

Property Name

Address Line 1

Commercial Street

Address Line 2

Town/city

Newport

Postcode

NP20 1LS

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

Easting (x)

331321

Northing (y)

187608

Description

Applicant Details

Applicant Details

Name/Company

Title

MR

First name

EFREM

Surname

MENGISTEAB

Company Name

KESH TRAVEL LTD

Address

Address line 1

87C

Address line 2

COMMERCIAL STREET

Address line 3

Town/City

NEWPORT CITY

Country

WALES

Postcode

NP20 1LS

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☒ Yes
- ☐ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

I consider the existing use of the preimises was similar to the new proposed use.. Previously Nasa Travel has been operated in this property (87c) as a travel agent and booking holifays and travel activities within use of class A1.
KESH TRAVEL LTD is incorporated to provide travel services similar with the prvious travel company.
In addition Kesh travel made application to obtain taxi operator licenese to provide school run and contract taxi services in Newport.
I have been advice by the licencing department to get a Lawful Development Cretificate inorder to proceed with the application. I therfore apply in this portal to get the Lawful Development Certificate.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

A1 - Shops

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

A1 - Shops

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

the primises has been used as a shop to provide service like travel agencies. It is also categories withn Use Class A1. It shows no change in terms of use .However the Taxi Operator license need to confirm the suitability of the premise for the proposed use. I therfore consider the LDC will be granted.

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

29/09/2025

Details of the pre-application advice received

To prove that the use has not changed,a Lawful Development Certificate shoul be submitted,I cannot formally confirm that the use will not change without such application.

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use 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

EFREM MENGISTEAB

Date

06/10/2025