



Llywodraeth Cymru
Welsh Government

Application for removal or variation of a condition following grant of planning permission

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

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mrs	First name:	Shirin	
Last name:	Aksu			
Company (optional):				
Unit:		House number:	18c	House suffix:
House name:	Shop Adjacent to 18a Caerleon Rd			
Address 1:	18c Caerleon Rd			
Address 2:				
Address 3:				
Town:	Newport			
County:				
Country:				
Postcode:	NP19 7BW			

2. Agent Name and Address

Title:	Mrs	First name:	Sinem		
Last name:	Dilan				
Company (optional):	KSD Architecture Ltd				
Unit:		House number:		House suffix:	
House name:					
Address 1:	12 Cathedral Rd				
Address 2:	Pontcanna				
Address 3:					
Town:	Cardiff				
County:					
Country:					
Postcode:	CF11 9LJ				

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	18c	House suffix:	
House name:	Shop Adjacent to 18a Caerleon Rd				
Address 1:	18c Caerleon Rd				
Address 2:					
Address 3:					
Town:	Newport				
County:					
Postcode: (optional)	NP19 7BW				

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”.

Easting:		Northing:	
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Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much possible:

☐

Officer name:

Vicky Quinn

Reference:

22/1190

Date (DD/MM/YYYY): (must be pre-application submission)

25/09/2025

Details of the pre-application advice received:

We have contacted the planning authority to request clarification on the process for discharging the conditions of the approved planning permission. Following the guidance provided by the planning officer regarding the required forms and fees, we have completed the necessary forms and submitted them along with the payment as advised.

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

RETENTION OF HOT FOOD TAKEAWAY (A3 USE) AND EXTRACTION EQUIPMENT

Reference number:

22/1190

Date of decision (DD/MM/YYYY):

(Date must be pre-application submission)

24th August 2023

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

1.	Condition 2: General conditions	6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started?

Yes



No

☐

If Yes, please state when the development started (DD/MM/YYYY):

(Date must be pre-application submission)

04/09/2023

Has the development been completed?

Yes

☐

No



If Yes, please state when the development was completed (DD/MM/YYYY):

(Date must be pre-application submission)

6. Condition(s) – Removal

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

To allow business operations for viability purposes.

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

Change to extend the opening hours Monday-Saturday till 2:00a.m. and till 11:30am on Sunday

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant:

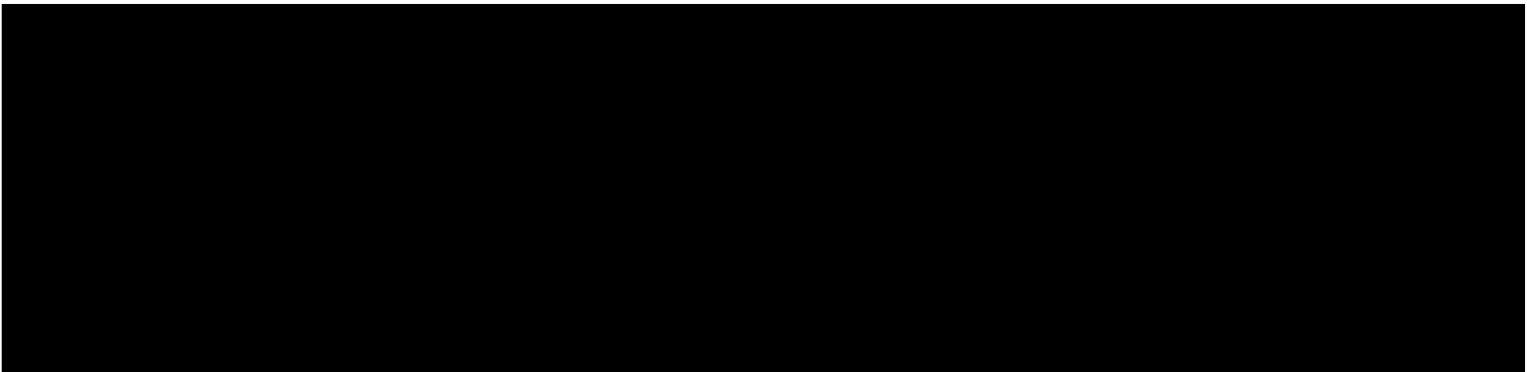
Or signed – Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate B
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
Mrs Charlotte Jones	The Meadows, Glaslwch Lane, Newport,	22/10/2025



Certificate of Ownership – Certificate C
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

7. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

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

I certify/The applicant certifies that:

- Certificate A cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

8. Agricultural Holdings

Agricultural Holding Certificate

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

Agricultural Land Declaration – You Must Complete Either A or B.

(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:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

9. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.



The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings).



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D – as applicable).



The correct fee.



The original and 3 copies of a design and access statement, if the proposed development:

- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or



- constitutes “major development”.



Depending on the type and scale of proposed development, your application – in order to be validated – may also need to be accompanied by the following technical documents:

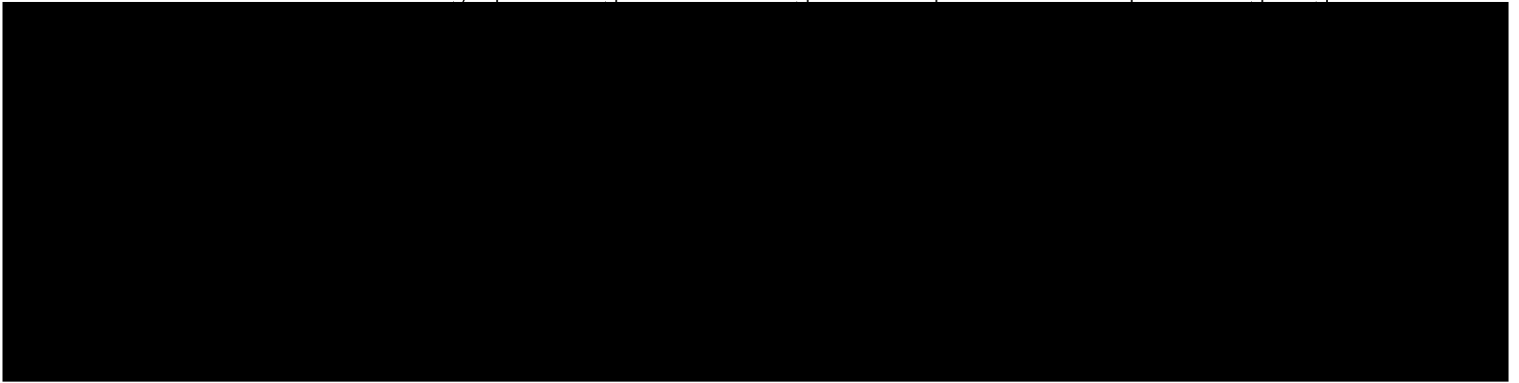
- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment – see Planning Policy Wales paragraph 6.9.26
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

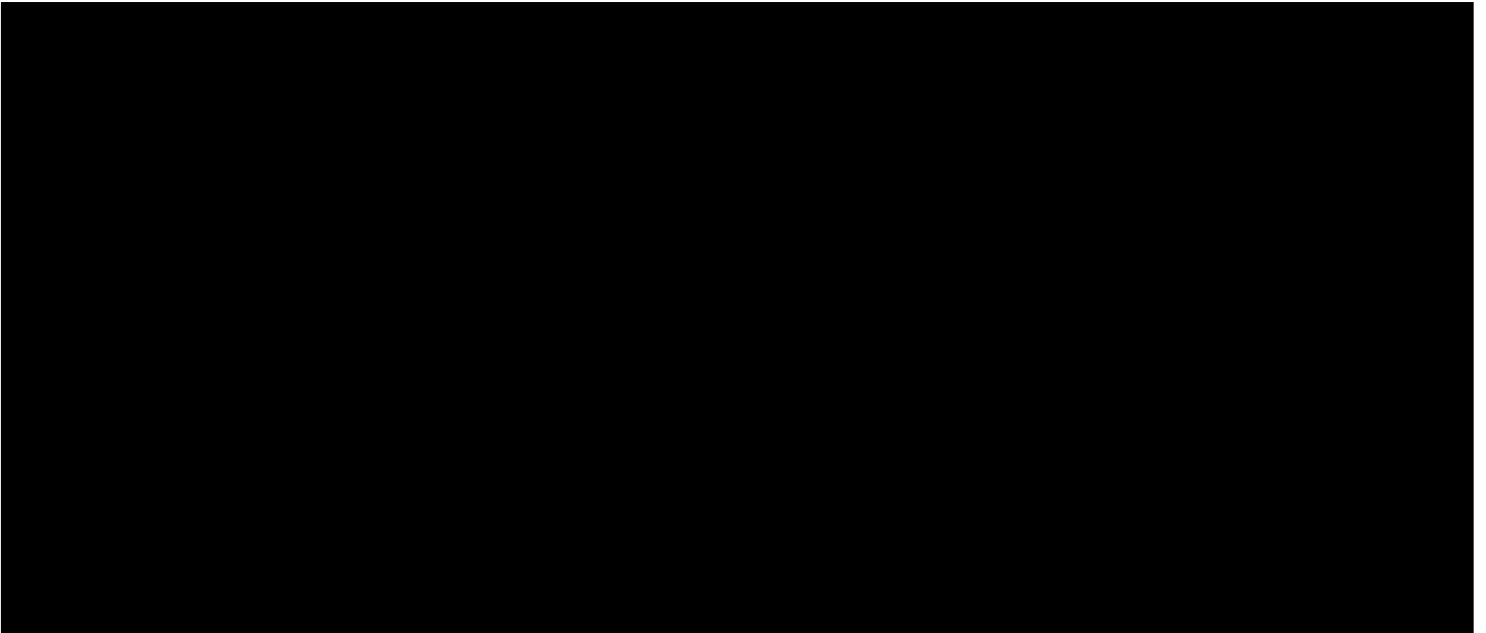
Welsh Government Circular 002/2012 will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted ‘Local Validation Requirements’ for some major developments. Information on any “Local Validation Requirements” will be available on the Local Planning Authority’s website.

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.





13. 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)*

Agent

☐

Applicant

☒

Other (if different from the agent/applicant's details)

☐

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: