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Grant Hawkins
Development Management
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

Ref: L001/CH/CR

Date: 15th April 2025

Dear Grant,

APPLICATION TO DISCHARGE CONDITIONS 11 AND 14 ATTACHED TO PLANNING PERMISSION REF. NO. 24/0424 TO ALLOW FOR THE VARIATION OF CONDITION 21 (CONTROL OF USE CLASS MIX) IN RESPECT OF 23/0477 PROPOSED CLASS B1(C)/B2/B8 DEVELOPMENT (PHASE 1) TOGETHER WITH ASSOCIATED DEMOLITION/ELEVATIONAL TREATMENT, PARKING, LANDSCAPING, DRAINAGE, ECOLOGICAL ENHANCEMENT AND PROVISION OF IMPROVED PEDESTRIAN/CYCLIST FACILITIES AT THE ORB SITE, STEPHENSON STREET, NEWPORT

On behalf of our client, Starburst UK Ltd, we hereby submit information in pursuit of discharging conditions 11 and 14 associated with planning permission 24/0424 described above. The application has been submitted via the planning portal (PP-13923658) and includes the following information:

- Application form
- Application fee (£115.00)
- Cover letter (this letter)
- Location Plan for new Fencing, Gates, and Pedestrian Walkways (drawing ref: 027042/PH1/19)
- Proposed Details of Fencing, Main Entrance & Pedestrian Access Gates (drawing ref: 027042/PH1/20)
- Typical Details of Pedestrian Access Way around site (drawing ref: 027042/PH1/21)

Background

An application for the proposed class B1(c)/B2/B8 development (phase 1) together with associated demolition/elevational treatment, parking, landscaping, drainage, ecological enhancement and provision of improved pedestrian/cyclist facilities was granted on the 10th April 2024 (application reference: 23/0477).

The subsequent S73 application was submitted to vary the wording of condition 21 (control of use class mix) of the original permission and was granted on the 4th September 2024. The following conditions are listed within the S73 Decision Notice and require discharge prior to use of the approved units.

Condition 11 (Footway and Cycle Way Implementation)

Condition 11 is worded as follows:

“Prior to the first use of any building hereby approved the proposed footway/cycle way on Stephenson Street and through the site to the River Usk walkway shall be provided in accordance with construction details that have firstly been submitted to and approved in writing by the Local Planning Authority and retained available for use and kept clear of any obstruction thereafter.”

Condition 14 (Boundary Treatments)

Condition 14 is worded as follows:

“Notwithstanding the existing boundary treatment, details of a replacement boundary treatment along the Stephenson Street boundary and the proposed new pathway leading to the River Usk walkway (including location, height, design and colour and details of gates) shall be submitted to and approved in writing by the Local Planning Authority prior to first beneficial use of any unit hereby approved. The approved details shall be installed in full prior to the first beneficial use of any unit hereby approved.”

The accompanying documents provide full details of the proposed footway and cycle way, and boundary treatments. Therefore, conditions 11 and 14 shall be discharged without delay.

Conclusion

We trust the above and submitted information is sufficient to fully discharge conditions 11 and 14 of planning permission 24/0424. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Chloe Horner



Assistant Planner

DPP

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