



Date: 15th June 2026

Our Ref: SH/23.194

Lydia Burrows
Planning Officer
Regeneration & Economic Development
Newport City Council
Civic Centre
Newport
NP20 4UR

Dear Lydia,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NON-MATERIAL AMENDMENT APPLICATION FOR AN AMENDED SET OF BOUNDARY TREATMENTS

PURSUANT TO APPLICATION REFERENCE 21/1068 RELATING TO S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) TO ACCOMMODATE 5.5M DRAINAGE EASEMENT IN NORTH WEST BOUNDARY IN RESPECT OF PLANNING PERMISSION 19/0768 FOR DEMOLITION OF EXISTING VACANT PROPERTIES, PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS

**LAND ENCOMPASSING LONGMEADOW COURT, LONGMEADOW COURT, NEWPORT
PLANNING PORTAL REFERENCE – PP-15011305**

LRM Planning is instructed by J G Hale Construction Ltd and Tai Hedyn Ltd. (formerly Newport City Homes) in the submission of a non-material amendment application for an amended set of boundary treatments in relation to the above consent for 35 affordable homes at Longmeadow Court in Lliswerry, Newport.

The application has been submitted via Planning Portal. The following documents comprise the submission documents in support of this application:

DOCUMENT (REFERENCE IF APPLICABLE)	PREPARED BY
Non-material amendment application forms	LRM Planning
Site location plan (ref. 3924-PEN-ZZ-ZZ-DR-A-1000-S3-rev. P2)	Pentan Architects
Proposed site plan (ref. 3924-PEN-ZZ-ZZ-DR-A-1002-CR-C4)	Pentan Architects

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
lrmpanning.com

AMENDED BOUNDARY TREATMENT DETAILS

The application seeks approval for a non-material amendment to provide an amended set of boundary treatments. The supporting information should be read alongside the extant approved plans for the development.

The change is indicated on the updated site layout, and shown in elevation form on the details drawing. This comprises addition of ball-top metal railings of 1100mm height to enclose the bio-retention areas and dwarf walls, and has arisen as a necessity from the perspective of fall protection. There is a Building Control requirement for this height of boundary treatment, and it has been confirmed that a knee rail is not adequate.

FEE

The applicable planning application fee of £242 will be paid separately by the applicant. Should you require proof of payment, please do not hesitate to contact me.

I trust the documentation submitted online enables you to register the non-material amendment application and I look forward to receiving confirmation of the validation of the application including the name of the case officer, reference number, and target determination date. In the meantime, should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Steffan Harries

Director

LRM Planning Ltd

Tel: 02920 349 737

Email: steffanharries@lrmplanning.com