

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Removal or Variation of a Condition following Grant of Planning Permission

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

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

Suffix

Property Name

34 First Floor

Address Line 1

Commercial Street

Address Line 2

Town/city

Newport

Postcode

NP20 1RL

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

Easting (x)

331175

Northing (y)

187963

Description

Applicant Details

Name/Company

Title

Mr

First name

Serkan

Surname

Sahin

Company Name

Address

Address line 1

31-34 First Floor Commercial Street

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 1RL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Erhan

Surname

Korkmazyurek

Company Name

SIXTHART

Address

Address line 1

43 Bedford Road

Address line 2

Bedford road

Address line 3

Town/City

ST ALBANS

Country

United Kingdom

Postcode

AL1 3BH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed conversion of first, second, and third floors, loft conversion, and extension of roof space to form 16 No. flats, with associated external alterations and improvements.

Reference number

24/0010

Date of decision (date must be pre-application submission)

23/05/2024

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

Condition number(s)

02, 03, 04, 05, 07, 08

These conditions relate to:

Construction Environmental Management Plan (CEMP)

Scheme of Sound Insulation

Details of Glazing and Ventilation

Waste Management Plan

Scheme of Ecological Enhancement

Details of External Materials

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/02/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Removal

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

We are submitting this application to discharge the conditions 02, 03, 04, 05, 07, and 08 attached to the approved planning permission (Ref: 24/0010) for the development at 31-34 Commercial Street, Newport, NP20 1RL. We have provided all the necessary supporting documents and reports, including:

Construction Environmental Management Plan (CEMP)

Scheme of Sound Insulation

Details of Glazing and Ventilation

Waste Management Plan

Scheme of Ecological Enhancement

Details of External Materials

These documents demonstrate compliance with the requirements set by the Local Planning Authority (LPA) and relevant UK building regulations. Therefore, we request the formal discharge of these conditions to allow the project to proceed in accordance with the approved plans.

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

No variation to the conditions is requested. The submission of the required documents and reports aims to fully discharge the conditions as per the planning approval requirements.

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

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

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

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Erhan

Surname

Korkmazyurek

Declaration Date

06/03/2025

☒ Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (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

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Erhan

Surname

Korkmazyurek

Declaration Date

06/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Erhan Korkmazyurek

Date

06/03/2025