



Llywodraeth Cymru
Welsh Government

Application for approval of details reserved by condition

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:	MR	First name:	FRANCIS		
Last name:	RICHLEY				
Company (optional):	EDEN GATE NEWPORT				
Unit:		House number:	25	House suffix:	
House name:	EDEN GATE				
Address 1:	HILL STREET				
Address 2:					
Address 3:					
Town:	NEWPORT				
County:	NEWPORT				
Country:	WALES				
Postcode:	NP20 1LZ				

2. Agent Name and Address

Title:	MR	First name:	FRANCIS		
Last name:	RICHLEY				
Company (optional):	EDEN GATE NEWPORT				
Unit:		House number:	25	House suffix:	
House name:					
Address 1:	HILL STREET				
Address 2:					
Address 3:					
Town:	NEWPORT				
County:	NEWPORT				
Country:	WALES				
Postcode:	NP20 1LZ				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	20A	House number:		House suffix:	
House name:					
Address 1:	KINGSWAY CENTRE				
Address 2:	LOWER GROUND FLOOR				
Address 3:					
Town:	NEWPORT				
County:	NEWPORT				
Postcode: (optional)	NP20 1EB				

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:

THE SITE ADDRESS IS BEING LEASED FROM BOYCE SPV 6 LTD AND IS A 7000 SQUARE FOOT AREA WITHIN THE LOWER GROUND FLOOR OF THE KINGSWAY CENTRE MADE UP OF A MAIN SPACE PLUS VARIOUS OFFICES AND TOILETS.

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:

ADAM FOOTE - PRINCIPLE PLANNING OFFICER

Reference:

SITE VISIT CARRIED OUT BY PRINCIPLE PLANNING OFFICER

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

19/06/2025

Details of the pre-application advice received:

PRODUCE AND SUBMIT SCALE DRAWING OF PROPOSED ROUTE FOR EXTRACTION DUCTING

CONSIDER REMOVING KITCHEN CEILING TILES TO PROVIDE MORE HEIGHT FOR EXTRACTION CANOPY

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:

CHANGE OF USE FROM USE CLASS A1, (RETAIL) TO USE CLASSES A1, A2, A3, B1, D1, AND D2, FACILITATING RETAIL, ASSEMBLY, AND LEISURE, HOSPITALITY, FOOD AND DRINK, FINANCIAL, AND PROFESSIONAL SERVICES.

Reference number:

24/0644

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

31/10/2024

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

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

Has the development already started?

YesNo

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If Yes, please state when the development started (DD/MM/YYYY):
(Date must be pre-application submission)

Has the development been completed?

YesNo

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If Yes, please state when the development was completed (DD/MM/YYYY):
(Date must be pre-application submission)

5

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

EDEN GATE IS LEASING SPACE IN THE SITE ADDRESS FROM THE LANDLORD, BOYCE SPV 6 LTD (BOYCE) TO CREATE THE EDEN GATE SKILLS TRAINING CENTRE (EGSTC). THIS IS DESIGNED TO HELP SOME OF THE MOST MARGINALISED PEOPLE IN NEWPORT GAIN IMPROVED LIFE AND ACCREDITED EMPLOYABILITY SKILLS. PLANNING PERMISSION IS ALREADY GRANTED TO BOYCE. (APPLICATION NO: 24/0644) WITH ADDITIONAL CONDITIONS PERTAINING TO:

- a) FOOD PREPARATION AND FUME EXTRACTION.
- b) WASTE DISPOSAL.
- c) OPENING HOURS.

WHICH NEED TO BE SUBMITTED BY EDEN GATE NEWPORT AND IT IS SEEKING APPROVAL

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

Yes



No



If Yes, please indicate which part of the condition your application relates to:

5. IF AT ANY TIME ANY PART OF THE PREMISES IS TO INVOLVE THE PREPARATION AND COOKING OF HOT FOOD, THE EXTRACTION OF ALL FUMES FROM THE FOOD PREPARATION AREAS SHALL BE MECHANICALLY EXTRACTED TO A POINT TO BE AGREED IN WRITING BY THE LOCAL PLANNING AUTHORITY, AND THE EXTRACTION SYSTEM SHALL BE PROVIDED WITH DE-GREASING AND DEODORISING FILTERS. DETAILS OF THE ABOVE EQUIPMENT SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY PRIOR TO ITS INSTALLATION AND THE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAILS PRIOR TO THE COMMENCEMENT OF USE FOR THE COOKING OF FOOD. THE EQUIPMENT SHALL THEREAFTER BE RETAINED IN ACCORDANCE WITH THE APPROVED DETAILS.

2. PRIOR TO ANY CONVERSION, A SCHEME FOR THE PROVISION OF WASTE STORAGE AND RECYCLING SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THE APPROVED SCHEME SHALL BE IMPLEMENTED PRIOR TO

8. 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 other plans and drawings or information necessary to describe the subject of the application.



9. 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

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

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No

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