

Newport City Council

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

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Ward

Company Name

Tirion Homes

Address

Address line 1

Tirion Homes

Address line 2

The Mill

Address line 3

Ely Bridge

Town/City

Cardiff

Country

Postcode

CF5 5AS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Liam

Surname

Hopkins

Company Name

The Urbanists Ltd

Address

Address line 1

Westgate House

Address line 2

11 Womanby Street

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1BR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

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

REMOVAL OF CONDITION 30 (ACOUSTIC BARRIER/BUND) AND VARY CONDITIONS 01 (RESERVED MATTER REQUIREMENTS OUTSIDE LOCKED DOWN AREA), 02 (RESERVED MATTERS REQUIREMENT WITHIN LOCKED DOWN AREA), 03 (PLANS), 13 (IMPORTATION OF MATERIAL), 14 (PHASING), 15 (BOULEVARD TREE PLANTING), 19 (COIL COLOUR VEHICLE ACCESS), 21 (REMEDIATION VERIFICATION REPORT), 22 (MANAGEMENT AND MAINTENANCE PLAN OF PHASE 4), 28 (BIODIVERSITY AND ECOLOGY ENHANCEMENTS), 33 (ECO-PARK PEDESTRIAN CROSSING POINTS), 34 (ECO-PARK BOUNDARY TREATMENTS), 35 (DRAINAGE), 41 (MONBANK FOOTPATH LINK), 43 (LAYOUT AND HEIGHT PARAMETERS OF APARTMENT BLOCK IN LOCKED-DOWN AREA), 48 (ASSISTED LIVING UNITS) OF PLANNING PERMISSION 15/0775 FOR CONSTRUCTION OF 529NO. RESIDENTIAL UNITS, 24NO. ASSISTED LIVING UNITS, PUB/RESTAURANT, RETAIL UNITS, PRIMARY SCHOOL AND ASSOCIATED LANDSCAPE AND HIGHWAY INFRASTRUCTURE

Reference number

19/0439

Date of decision

12/04/2021

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please see supporting Covering Letter.

Please state why you wish to make this amendment

Please see supporting Covering Letter.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

14022 (05) 106 Rev D) - Parameters Plan Landscape & Public Realm

New plan/drawing numbers

14022 (05) 106 Rev E) - Landscape and Public Open Space Parameter Plan

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

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Angelika Varudvari

Date

21/11/2025