

# Newport City Council

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

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www.newport.gov.uk



## Application for Approval of Details Reserved by Condition

### 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                                     | <input type="text" value="11"/> | Suffix | <input type="text" value="A"/> |
| Property Name                              |                                 |        |                                |
| <input type="text" value="Orchard House"/> |                                 |        |                                |
| Address Line 1                             |                                 |        |                                |
| <input type="text" value="Norman Street"/> |                                 |        |                                |
| Address Line 2                             |                                 |        |                                |
| <input type="text" value="Caerleon"/>      |                                 |        |                                |
| Town/city                                  |                                 |        |                                |
| <input type="text" value="Newport"/>       |                                 |        |                                |
| Postcode                                   |                                 |        |                                |
| <input type="text" value="NP18 1BB"/>      |                                 |        |                                |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="333956"/> | <input type="text" value="190830"/> |
| Description                         |                                     |
| <input type="text"/>                |                                     |

#### Applicant Details

Name/Company

Title

Mrs

First name

Julie

Surname

Page

Company Name

Pobl Group

Address

Address line 1

Exchange House

Address line 2

The Old Post Office

Address line 3

High Street

Town/City

Country

United Kingdom

Postcode

NP20 1AA

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

Mrs

First name

Lindsey

Surname

Rees

Company Name

Pentan Architects

Address

Address line 1

22 Cathedral Road

Address line 2

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF11 9LJ

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

Refurbishment and alterations to Orchard House to create 7no. self-contained supported living apartments, demolition of selected outbuildings and construction of single storey communal garden pavilion including associated landscaping work.

Reference number

18/1236

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

27/01/2022

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

Condition number(s)

08

Has the development already started?

☒ Yes

☐ No

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

08/09/2024

Has the development been completed?

☐ Yes

☒ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

## Discharge of Conditions

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

Biodiversity Strategy, prepared by Ecological Services Ltd, dated 26th March 2025.  
3258-PEN-ZZ-ZZ-DR-A-3100-B1-C6-Proposed Elevations

## 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

## Declaration

To submit your building control application you must agree to the below declaration.

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

Approval of details reserved by a condition (discharge): Approval of details reserved by a condition (discharge) I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council

- 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

PENTAN PARTNERSHIP

Date

25/04/2025