

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

1 Harlech Retail Park

Address Line 1

Cardiff Road

Address Line 2

Town/city

Newport

Postcode

NP20 3BA

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

Easting (x)

330014

Northing (y)

186468

Description

Applicant Details

Name/Company

Title

First name

Surname

The British Land Company PLC

Company Name

Address

Address line 1

c/o Agent

Address line 2

c/o Agent

Address line 3

Town/City

Country

c/o Agent

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Carney

Surname

Sweeney

Company Name

CarneySweeney Ltd

Address

Address line 1

Brunel House

Address line 2

2 Fitzalan Road

Address line 3

Town/City

Cardiff

Country

Postcode

CF24 0EB

Contact Details

Primary number

07519911394

Secondary number

Email address

peter.waldren@carneysweeney.co.uk

Description of the Proposal

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

Development of Superstore, Petrol Filling Station, DIY Retail Warehouse with Garden Centre, Associated Access Works, Car Parking Areas, Engineering Works and Landscaping.

Reference number

93/0261/O

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

04/11/1994

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

Condition number(s)

Condition 8 - The use of the DIY Retail warehouse hereby approved, shall be restricted to the sale of DIY goods (including building materials, kitchen and bedroom fittings, garden materials, and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods and household furnishings, and for no other purpose whatsoever, including any other purpose set out in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987.

Has the development already started?

☒ Yes

☐ No

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

04/12/1994

Has the development been completed?

☒ Yes

☐ No

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

04/12/1995

Condition(s) - Removal

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

Please refer to Covering Letter and accompanying Retail Impact Assessment

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

The retail sale of food and drink from Unit 1 (identified on drawing 32508-PL00 rev C) shall be ancillary in nature and limited to no more than 30% of the total net sales floorspace of the unit.

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

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):

Officer name:

Title

Mr

First Name

Jacob

Surname

Cooke

Reference

PS/23/0094

Date (must be pre-application submission)

09/10/2023

Details of the pre-application advice received

Unable to confirm if relevant criteria of LDP Policies SP19 or R11 are met. Further information is required as part of future application.

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

Peter

Surname

Waldren

Declaration Date

12/02/2026

☒ 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

Peter

Surname

Waldren

Declaration Date

12/02/2026

☒ 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

Carney Sweeney

Date

12/02/2026