

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 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	11	Suffix	A
Property Name			
Orchard House			
Address Line 1			
Norman Street			
Address Line 2			
Caerleon			
Town/city			
Newport			
Postcode			
NP18 1BB			

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

Easting (x)	Northing (y)
333956	190830
Description	

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)

1

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

Condition(s) - Removal

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

The garden pavilion is being reduced in size to suit supplier limitations on manufacturing sizes, changes to client requirements, increase distance from boundary for fire safety reasons and locate outside of tree root protection areas.

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

Reduction in size and amendment of design of garden pavilion as approved drawing 3258_PA_014C Proposed Communal Pavilion, as noted in Condition 01 for reasons outlined above. Approval of revised design requested and updated drawing references included.

Revised drawing references as follows:

3258-PEN-ZZ-00-DR-A-7000-B1-C4 Pavilion General Arrangement

3258-PEN-ZZ-ZZ-DR-A-7001-B1-C3 Pavilion 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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

11/02/2025

Details of the pre-application advice received

Discussion of procedure to agree change to design.

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

Mrs

First Name

Lindsey

Surname

Rees

Declaration Date

02/05/2025

☒ 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

Mrs

First Name

Lindsey

Surname

Rees

Declaration Date

02/05/2025

☒ Declaration made

Declaration

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

Removal/Variation of a condition: Removal#Variation of a condition 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

02/05/2025