

To: Building Control / Planning Department, **Newport City Council**

Planning Application No:- 18/0802

Subject: Application to Discharge Condition – Charging Points (Condition 9)

Site: The Crown Building, 11 Chepstow Road, Newport, Np19 8BQ (current/new postcode)

Dear Sir/Madam,

In accordance with Condition 9 of planning permission 18/0802, please find enclosed details of the proposed **EV Charging Points** for the approved flats at The Crown Building.

The submission includes:

- Design statement confirming compliance with Condition 9
- Confirmation that the system will be installed prior to occupation and retained thereafter.
- Design Drawing/schematic layout

We trust that this provides sufficient information to discharge the condition. Should you require any further details or clarification, please do not hesitate to contact me.

Kind regards,

Mo Rashid

GN & RB Ltd

Charging points

Site: The Crown Building, 11 Chepstow Road, Newport, ,NP19 8WA

Planning Ref: 18/0802

Condition: Charging Point (Pre-Occupation Condition 9)

Applicant: M. Rashid, GN & RB Ltd

Date: 28/11/2025

1. Purpose of Submission

This statement is submitted in support of the discharge of the planning condition requiring details of the **charging point** to be agreed in writing with the Council prior to occupation of the approved flats.

The scheme demonstrates compliance with **Policies SP1 and GP7** of the Newport Local Development Plan.

2. Proposed Charging Point(s) for Electric Vehicles

This scheme will provide for:-

- the provision of electrical charging points for electric vehicles (as outlined in the drawing/schematic included in this document
- The capacity to provide such charging points in the future to any spaces not to be provided with charging points in the first instance - As part of the scheme:-
 - o underground ducting is already in place which will provide the ability to run cables from the plant room to different parts of the Car Park, these will be used to provide charging points to other car parking spaces.

3. Compliance & Performance

The scheme for Charging Points for Electric Vehicles is:-

- Provision of 2 number of charging points to be installed in spaces 46 & 47 as shown appendix 1. This cabling can be extended further to cover parking spaces 48 through to 56.
- Underground Ducting – Underground ducting has been provided (one located by the Cycle Storage area and the other towards parking space 28) and this will enable cables to be run from the plant/electrical room to different parts of the car park and can be used in the future to provide all spaces with charging points.

4. Installation and Commissioning

- 2 number of charging points will be **installed prior to occupation** of any flat.
- **Commissioning certificates** for these will be provided on completion.

- The systems will be **retained and maintained thereafter** to ensure continuous effective operation.

5. Supporting Documents

This submission is accompanied by:

- Appendix 1 showing where the 2 charging points will be installed (Parking Spaces 46 and 47 as indicated on the drawing)

6. Summary

The proposed Charging Point Scheme meets the requirements of condition 9 and is in accordance with **Policies SP1 and GP7**.

Accordingly, we request that **Condition 9 – Charging Points** be formally discharged.

Name: Mo Rashid

GN & RB Ltd

Position: Director

Date: [28/11/2025]

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Appendix 1 – Provision of EV Charging Points



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size

NOTE:
READ INCONJUNCTION WITH BUILDING REGULATION SPECIFICATION DOCUMENT

- CONSTRUCTION LEGEND**
1. - FOUNDATIONS & GROUND FLOOR CONSTRUCTION
 2. - EXTERNAL WALL CONSTRUCTION
 3. - INTERNAL PARTITION CONSTRUCTION
 4. - EXTERNAL WINDOW / DOOR & GLAZING SPECIFICATION
 5. - INTERNAL DOOR SPECIFICATION
 6. - STAIRCASE & RAMP SPECIFICATION
 7. - INTERMEDIATE FLOOR CONSTRUCTION
 8. - FLAT ROOF ROOF CONSTRUCTION
 9. - METALWORK, LEADWORK AND FLASHING SPECIFICATION
 10. - SURFACE WATER DRAINAGE SPECIFICATION
 11. - FOUL DRAINAGE SPECIFICATION
 12. - VENTILATION SPECIFICATION
 13. - HEATING / PLUMBING SPECIFICATION
 14. - FACILITIES FOR THE DISABLED
 15. - ELECTRICAL SPECIFICATION
 16. - FIRE PROTECTION SPECIFICATION
 17. - FALL PREVENTION SPECIFICATION
 18. - INTERNAL FINISHES SPECIFICATION
 19. - EXTERNAL FINISHES SPECIFICATION

- PARKING:**
- 56 No Standard Spaces
 - 4 No Motorcycles Spaces
 - 20 No Cycles Spaces

For Information

18/12/25	E	PL	IK	Parking & refuse storage revised
30/01/24	D	PL	IK	Flat layouts & smoke vents amended
03/08/21	C	PL		Building Regulation notes added
09/10/20	B	PL		Building Regulation notes added
31/05/18	A	PL		Footways added & title amended
date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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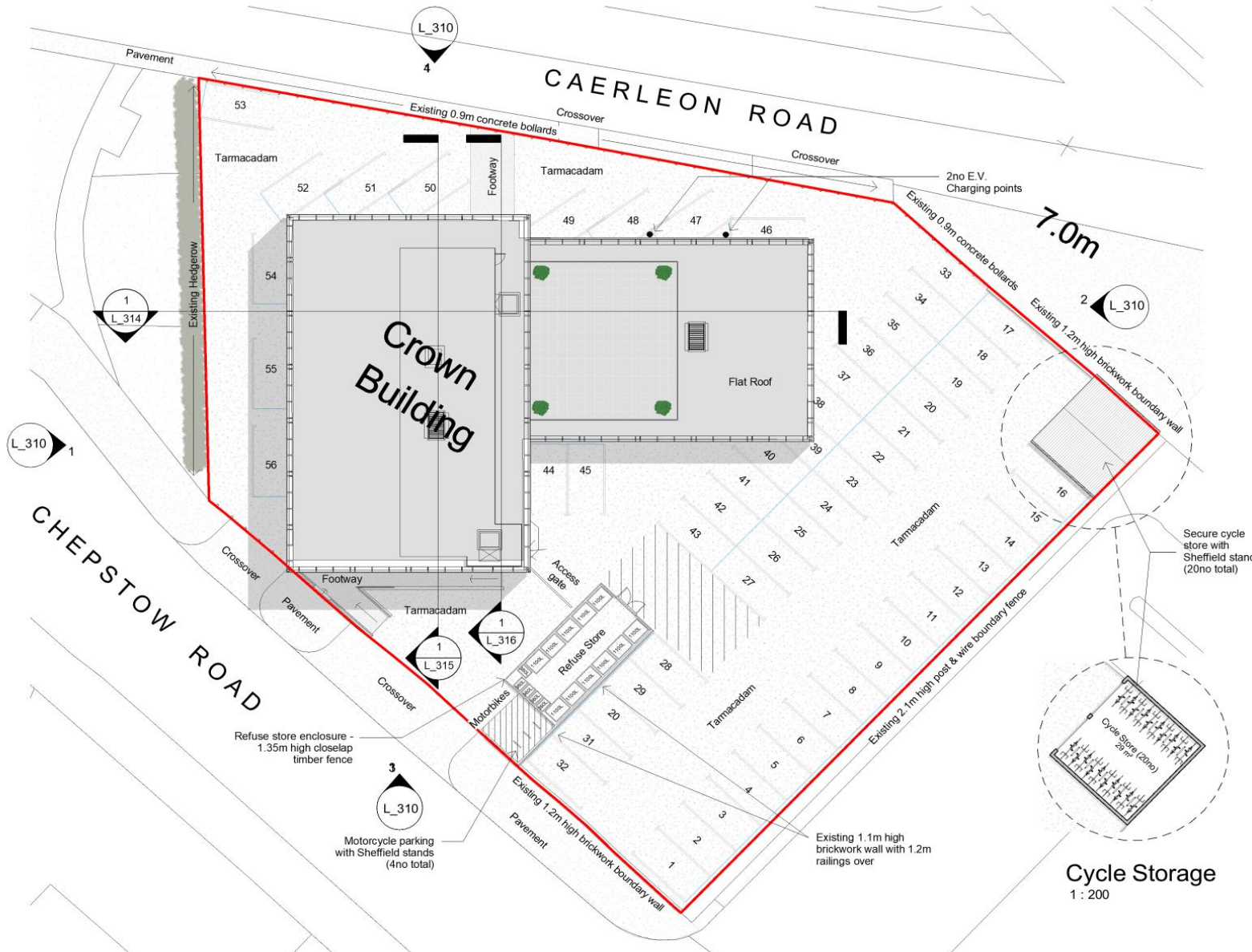
PROJECT
Change of use of floors 1 to 8 from office (B1 use) to residential (C3 use) to form 56 flats and use of ground floor as residents only gym and storage area

Crown Buildings, 11, Chepstow Rd, Newport, Gwent, NP19 8WA

DRAWING TITLE
Site Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	21/12/17	PL	Naz
DRAWING NUMBER	REVISION		
P563	L_003	E	

18/12/2025 11:50:18



Site Plan as Proposed

1 : 250

Cycle Storage

1 : 200