

To: Building Control / Planning Department

Newport City Council

Subject: Application to Discharge Condition – Provision of Bike Storage (Condition 7)

Site: The Crown Building, 11 Chepstow Road, Newport Np19 8BQ

Planning Reference: 18/0802

Dear Sir/Madam,

In accordance with Condition 7 of planning permission 18/082, please find enclosed details of the Bike storage provided on site for the approved flats at The Crown Building.

The submission includes:

- Appendix 1 - showing the Storage area for Bikes

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

07966382612

GN & RB Ltd

Provision of Parking

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

Planning Ref: 18/0802

Condition: Provision Bike Storage (Pre-Occupation Condition 7)

Applicant: M. Rashid, GN & RB Ltd

Date: 27/11/2025

1. Purpose of Submission

This statement is submitted in support of the discharge of the planning condition requiring details of Storage area for Bikes, this will be located in the Garages as shown on the diagram in Appendix 1.

Reason: to provide for sustainable and active transport and in the interests of residential amenity. Policies SP1 & GP2 and to comply with the advice of Planning Policy Wales Edition 10.

2. Proposed System

Key to the lock-up garage for the storage of Bikes will be provided to residents upon request and registration of their bike with the Management Company or Builder, ,there is ample storage for at least 20 number of bikes (this will be reviewed on a regular basis). CCTV is already installed and operational for security purposes

3. Supporting Documents

This submission is accompanied by:

- **Appendix 1 - showing the Bike Storage location .**

4. Summary

The proposed solution will provide storage for Bikes.

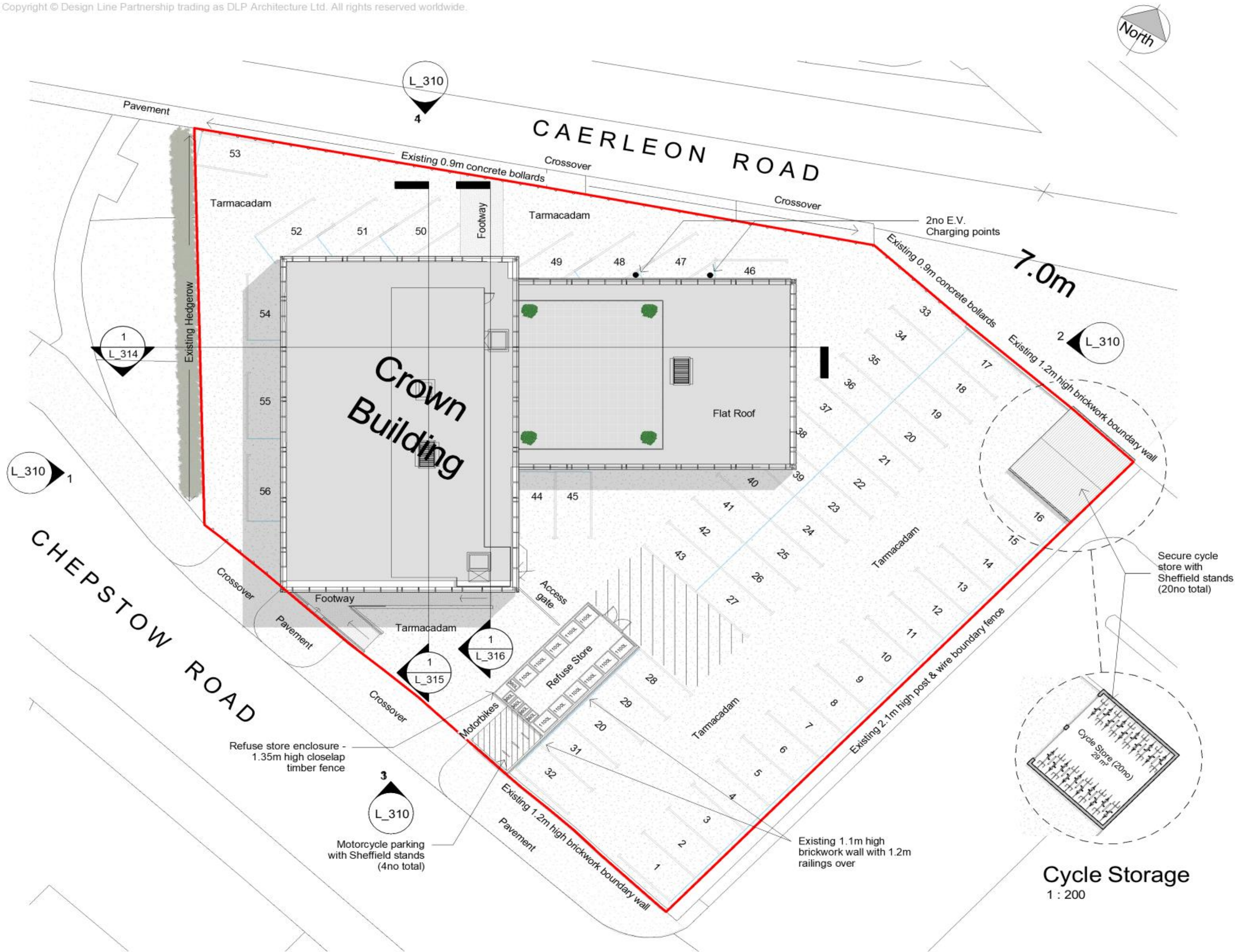
Accordingly, we request that **Condition 7 – Provision of Bike Store** to be formally discharged.

Name: Mo Rashid

Position: Director, GN & RB Ltd

Date: 05/01/2025

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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
03/06/21	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

dlp ARCHITECTURE

Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Hed Don Cardiff CF14 2AT
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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