

To: Building Control / Planning Department

Newport City Council

Subject: Application to Discharge Condition – Provision of Parking (Condition 6)

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

Planning Reference: 18/0802

Dear Sir/Madam,

In accordance with Condition 6 of planning permission 18/082, please find enclosed details of the Parking spaces provided on site for the approved flats at The Crown Building.

The submission includes:

- Appendix 1 - showing the Parking Area

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 Parking (Pre-Occupation Condition 6)
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 the Parking, there is ample parking with at least 1 space available for each flat.

Reason: to ensure off-road parking is provided in the interests of residential amenity, highway safety and the free flow of traffic. Policies

2. Proposed System

Each flat will be provided with 1 parking space. .

3. Supporting Documents

This submission is accompanied by:

- 1. **Appendix 1 - showing the layout of the parking area on site.**

4. Summary

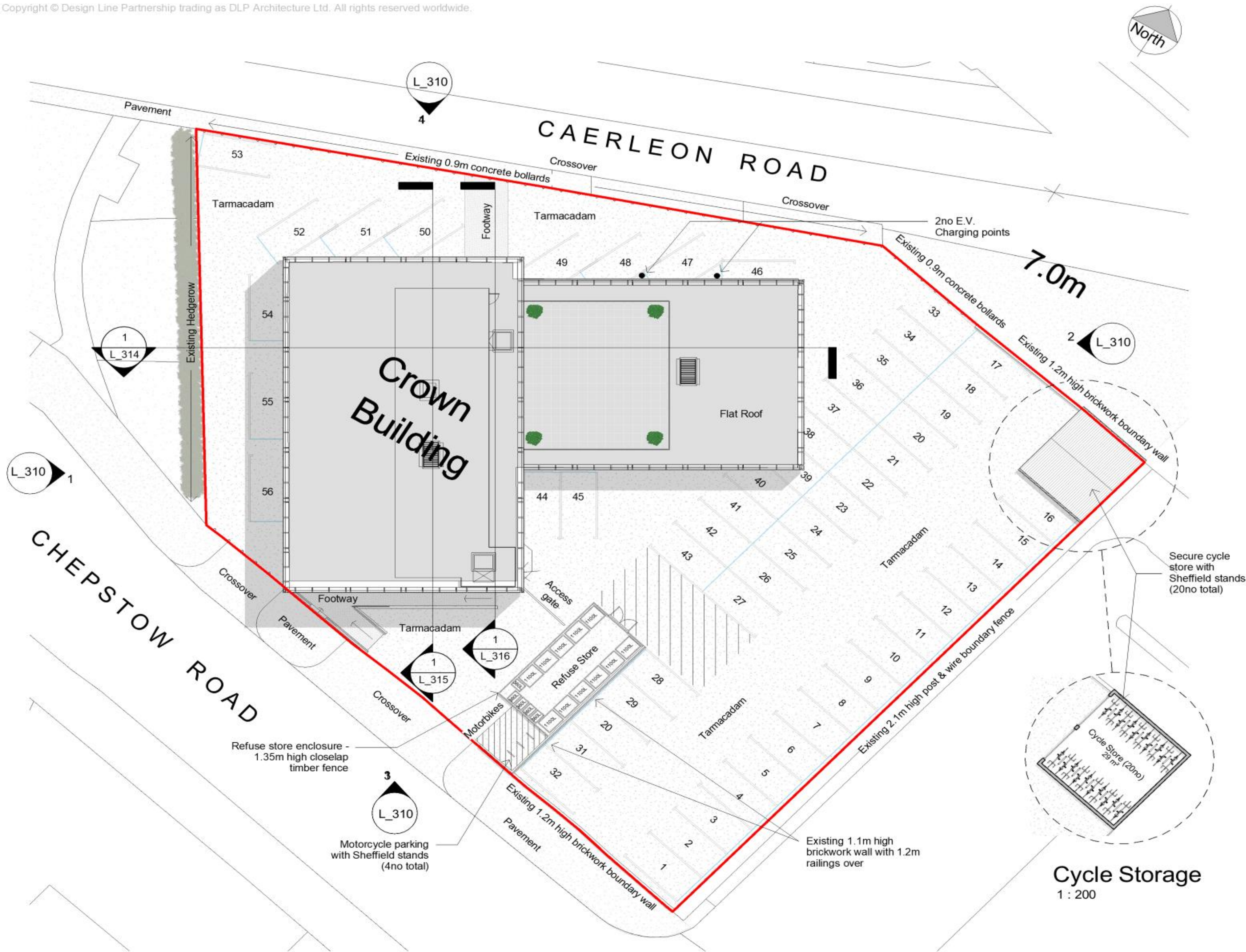
The proposed parking area will provide 1 parking space to each flat.

Accordingly, we request that **Condition 6 – Provision of Parking** be formally discharged.

Name: Mo Rashid
Position: Director, GN & RB Ltd
Date: 27/11/2025

Appendix 1 – Crown Building – Onsite Parking Provision

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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 Or iginal 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

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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