

To: Building Control / Planning Department
Newport City Council
Subject: Application to Discharge Condition – Provision of Secure Motorcycles Storage (Condition 10)
Site: The Crown Building, 11 Chepstow Road, Newport Np19 8BQ
Planning Reference: 18/0802

Dear Sir/Madam,

In accordance with Condition 10 of planning permission 18/082, please find enclosed details of the provision of secure Motorcycle Parking provided on site for the approved flats at The Crown Building.

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.



Provision of Motorcycle Parking

Secure Motorcycle Storage Scheme

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

Planning Ref: 18/0802

Condition: Secure Motorcycle Storage (Condition 10)

Applicant: M. Rashid, GN & RB Ltd

1. Purpose of Submission

This statement is submitted in support of the discharge of Condition 10, relating to the provision of secure motorcycle storage.

The approved plans identify the location of the motorcycle storage area at ground floor level. This scheme sets out how the approved arrangement will be implemented in practice, including the provision of appropriate security and anti-theft measures.

The motorcycle storage will be provided in accordance with the approved plans and retained thereafter.

2. Approved Location

The motorcycle storage is located at ground floor level in accordance with the approved planning drawings, within the designated parking and circulation area.

The arrangement allows convenient access for residents via the site access, with suitable space provided for manoeuvring motorcycles safely.

3. Security and Anti-Theft Measures

The motorcycle storage area will incorporate the following security features:

- Secure Anchoring Points:** Motorcycle stands incorporating locking points will be provided to enable motorcycles to be secured using chains or similar devices
- CCTV Coverage:** CCTV is already installed and provides full coverage of the building and parking areas, including the motorcycle storage area
- Passive Surveillance:** The location of the motorcycle storage within an active area of the building provides natural surveillance and discourages unauthorised use
- Lighting:** The area will be adequately lit to ensure visibility and improve safety and security

These measures are designed to ensure that the motorcycle storage is secure, usable, and minimises the risk of theft in accordance with the requirements of the planning condition.

4. Management and Operation

The motorcycle storage will be managed as part of the overall building management strategy. The appointed Property Management Company will ensure that:

- The storage area is used only by authorised residents
- Security features (anchors, CCTV and access arrangements) are maintained
- The area is kept clear, safe, and accessible at all times
- Any issues relating to use or security are promptly addressed

5. Supporting Information

This submission is supported by:

- Approved Ground Floor Plan (showing motorcycle storage location)

Summary

This scheme demonstrates that:

- Motorcycle storage is provided in accordance with the approved plans

- Appropriate security and anti-theft measures are in place
- The facility is safe, accessible, and usable for residents
- Ongoing management arrangements are in place

Accordingly, the requirements of Condition 10 are satisfied, and the condition can be discharged.