



07 August 2026
Our Ref: AB/26.112

Regeneration and Economic Development
Newport City Council
Civic Centre
Newport
NP20 4UR

To whom it may concern,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSED CHANGES TO THE DEVELOPMENT LAYOUT TO ACCOMMODATE NEW REQUIREMENTS UNDER THE BUILDING SAFETY ACT 2022

FORMER CAR PARK ADJACENT TO ENDEAVOUR HOUSE, USK WAY, NEWPORT

PLANNING PORTAL REFERENCE - PP-14757356

LRM Planning is instructed by Tai Hedyn Ltd ('Hedyn') in the submission of a Section 73 application to amend the approved conditions to enable the proposed development outlined above at the Former Car Park Adjacent to Endeavour House, Usk Way, Newport.

The application has been submitted via Planning Portal. The following documents comprise the submission documents in support of this application:

DOCUMENT (REFERENCE IF APPLICABLE)	PREPARED BY
Variation of condition application forms	LRM Planning
Planning Statement	LRM Planning
Site Location Plan	Pentan Architects
Proposed Site Plan	Pentan Architects
External Bike & Bin Store Treatment	Pentan Architects

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
lrmpanning.com

External Boundary Treatments	Pentan Architects
Proposed Floor Plans – Block A	Pentan Architects
Proposed Floor Plans – Block A	Pentan Architects
Proposed Floor Plans – Block A	Pentan Architects
Proposed Floor Plans – Block A	Pentan Architects
Proposed Floor Plans – Block A	Pentan Architects
Proposed Floor Plans – Block B	Pentan Architects
Proposed Floor Plans – Block B	Pentan Architects
Proposed Floor Plans – Block B	Pentan Architects
Proposed Floor Plans – Block B	Pentan Architects
Proposed Floor Plans – Block B	Pentan Architects
Proposed Floor Plans – Block C	Pentan Architects
Proposed Floor Plans – Block C	Pentan Architects
Proposed Floor Plans – Block C	Pentan Architects
Proposed Floor Plans – Block C	Pentan Architects
Proposed Floor Plans – Block C	Pentan Architects
Proposed Floor Plans – Block D	Pentan Architects
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Proposed Floor Plans – Block D	Pentan Architects
Proposed Floor Plans – Block E	Pentan Architects
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Proposed Floor Plans – Block E	Pentan Architects
Proposed Floor Plans – Block E	Pentan Architects
Proposed Site Elevations	Pentan Architects
Proposed Elevations – Block A	Pentan Architects
Proposed Elevations – Block B	Pentan Architects
Proposed Elevations – Block C	Pentan Architects
Proposed Elevations – Block D	Pentan Architects
Proposed Elevations – Block E	Pentan Architects
Proposed Roof Plan – Block A	Pentan Architects
Proposed Roof Plan – Block B	Pentan Architects
Proposed Roof Plan – Block C	Pentan Architects
Proposed Roof Plan – Block D	Pentan Architects
Proposed Roof Plan – Block E	Pentan Architects
Engineering Layout	PHG Consulting
Transport Note	Apex Transport Planning
Planting Management Plan	Catherine Etchell Associates Ltd
Landscape, Biodiversity & Amenity Strategy with Green Infrastructure Statement	Catherine Etchell Associates Ltd

Views Assessment	Catherine Etchell Associates Ltd
Planting Plan	Catherine Etchell Associates Ltd
Landscape Sections	Catherine Etchell Associated Ltd
Flood Consequences Assessment	JBA Consulting
Drainage Strategy	PHG Consulting
Preliminary Ecological Appraisal	JBA Consulting
Ecological Impact Assessment	JBA Consulting
Habitat Regulations Assessment	JBA Consulting
Noise Assessment	InAcoustic
Tree Survey	Treescene
Tree Constraints Plan	Treescene

The applicable planning application fee of £474 will be paid separately by the applicant.

I trust the documentation submitted online enables you to register the application and I look forward to receiving confirmation of the validation of the application, reference number, and target determination date. In the meantime, should you require any further information or clarification, please do not hesitate to contact me.

Kind regards,

Steffan Harries

Director

LRM Planning

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