

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 07 August 2025 12:55
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0556 (Land To South Of 9 Jessop Close Rogerstone Newport South Wales) (FULL)

Hi Jacob

Re: REMOVAL OF CONCRETE FOUNDATION STRUCTURES AND CONSTRUCTION OF 2NO. DETACHED RESIDENTIAL DWELLINGS AND ASSOCIATED DETACHED GARAGES AND ACCESS.

This application proposes demolition of existing, now-redundant pumping station tanks and development of two detached two-storey dwellings, upon a site located just to the north of the Monmouthshire & Brecon Canal Conservation Area. The proposed infill development will continue a line of already established two-storey properties, with the new constructed to the same approximate overall height.

The conservation area is, unsurprisingly, of linear form. In this location, the canal runs to the north with footpath to its southern bank, the whole passing through a cutting in the landscape. The swathe of TPO trees along the boundary form an important, positive contributor towards the conservation area, being key to its green and enclosed character, and acting as a buffer against surrounding modern development.

The abovementioned trees also bound the southern edge of the proposed site, and I note that they are proposed for retention barring removal of 3 of U category. This will maintain the important tree buffer to the northern edge of the conservation area and provide considerable visual screening for the proposed infill development from the footpath set some distance away to the south.

As noted by the Ecology Officer, I would look to the Trees & Woodlands consultees to ensure that measures to protect trees are implemented. We also need to be certain that future residents are aware of this protection.

Provided suitable tree protections are in place as part of any consent, it is considered that there would be minimal impact upon the setting of the Monmouthshire & Brecon Canal Conservation Area.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 31 July 2025 09:07
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0556

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 14 July 2025.

Your sincerely
Development Management