

Webster, Ben (Planning Officer)

From: NCC - Tree Team
Sent: 07 July 2026 15:59
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hi Ben,

From the information provided if the retaining wall had not been constructed we would have objected due to the significant incursion into the Category A Oak T3 in the Arb report. This appears around 25% of the RPA has been impacted, as per BS5837 no works should ideally be undertaken in the RPA as this is the volume of soil required for its current life requirement and into the immediate future.

However as the wall has been in position for 12 months or so all the harm that will happen regarding root damage has occurred and cannot be rectified. Therefore works beyond the wall towards the house will have no additional harm.

The following conditions would apply:

- 1) During development a Tree Protection fence with signs will need to be installed to protect the current RPA and signed off by the appointed Tree Consultant (this will need to be shown in a Tree Protection Plan). This needs to be in place prior to works commencing and be removed post completion. No kit or materials are to be stored behind the fence at any time and any works that require the fence moved must be supervised by the Arb Consultant.
- 2) A arb watching brief during the period of development to ensure compliance with periodic reports to the Tree Officer.
- 3) A scheme/plan for how to assist T3 in recovering / minimising the harm caused by the retaining wall.

Cofion Cynnes / Kind Regards,

Richard Baron

Swyddog Coedyddiaeth / Arboricultural Officer

Cefn gwlad a Chadwraeth/ Countryside & Conservation
Gwasanaethau'r Ddinas / City Services
Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 07583 140076

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 06 July 2026 16:44
To: NCC - Tree Team <Tree.Team@newport.gov.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon,

I hope you are well.

Please could a member of the team provide comments in relation to the attached information.

The development is proximity to a number of protected trees so I just want to establish whether we are satisfied that the development would not adversely affect the trees before determining.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

🌐: www.newport.gov.uk

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NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

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*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*

From: Webster, Ben (Planning Officer)

Sent: 18 June 2026 12:01

To: NCC - Tree Team <Tree.Team@newport.gov.uk>

Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon,

I hope you are well.

Please could a member of the team provide comments in relation to the attached information.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
🌐: www.newport.gov.uk

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From: Webster, Ben (Planning Officer)
Sent: 22 May 2026 16:19
To: NCC - Tree Team <Tree.Team@newport.gov.uk>
Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon,

I hope you are well.

Please see attached Tree information in relation to 24 Park End (25/0757).

Once you have had chance to review the attached, please could you provide updated comments.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

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Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

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From: Antonella Mariani <amariani@ra-architects.co.uk>
Sent: 21 May 2026 12:46
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

I hope you're well.

Please find attached the tree survey and tree constraints plan for this application, along with the updated proposal and landscaping plan.

Kind Regards
Antonella Mariani
Associate | B.Arch.(Hons)

www.ra-architects.co.uk
amariani@ra-architects.co.uk
+44 (0) 1633 744144

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

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 21 April 2026 17:44

To: Antonella Mariani <amariani@ra-architects.co.uk>
Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon Antonella,

Thank you for agreeing the extension of time.

The new determination date is 15th May 2026.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk
b: <http://www.newport.gov.uk/>

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Cyhoeddwyd y Ddogfen Ffigoedd ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: Ffigoedd ceisiadau cynllunio | LLYW.CYMRU

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

From: Antonella Mariani <amariani@ra-architects.co.uk>
Sent: 20 April 2026 09:03
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Good morning Ben,

We agree to the extension of time request. Please can you confirm what the new determination date is. Thank you.

Kind Regards
Antonella Mariani
Associate | B.Arch.(Hons)(Italy)

<http://www.ra-architects.co.uk/>
amariani@ra-architects.co.uk
+44 (0) 1633 744144

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

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 17 April 2026 16:26
To: Antonella Mariani <amariani@ra-architects.co.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon Antonella,

I hope you are well.

Thank you for the update.

If possible, please could we agree a 28-day extension of time while we await the tree information?

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk
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-----Original Message-----

From: Antonella Mariani <amariani@ra-architects.co.uk>
Sent: 17 April 2026 15:27
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

I hope you're well.

I just wanted to let you know that the applicant has appointed an arboriculturist to provide the information requested by the tree team.

We will submit this information as soon as this becomes available.

Kind Regards
Antonella Mariani

Associate | B.Arch.(Hons)(Italy)

<http://www.ra-architects.co.uk/>
amariani@ra-architects.co.uk
+44 (0) 1633 744144

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

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 06 March 2026 15:52
To: Antonella Mariani <amariani@ra-architects.co.uk>
Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon Antonella,

Please see attached comments from the Tree Team regarding 24 Park End (25/0757).

My apologies for the late request. The request was sent on the 13th of February but I am only now receiving the response.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk
b: <http://www.newport.gov.uk/>

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

From: NCC - Planning <Planning@newport.gov.uk>
Sent: 06 March 2026 10:06
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

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

From: NCC - Tree Team <Tree.Team@newport.gov.uk>
Sent: 06 March 2026 10:01
To: NCC - Planning <Planning@newport.gov.uk>
Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

FYI

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

From: Vaughan Lewis <vaughan@amblerlewistrees.com>
Sent: 06 March 2026 09:14
To: NCC - Tree Team <Tree.Team@newport.gov.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello all,

Please find the arb planning response to the above application. Please note that a Tree Survey and Tree Constraints Plan will be required in the first instance, followed by a combined Arboricultural Implications Assessment and Arboricultural Method Statement to support the scheme.

Recommend an objection until arb reports are submitted.

Kind Regards,

Vaughan Lewis – Director. Tec.Arbor.A. MArborA.

Head of Consultancy – Arboriculture & Woodland Consultant Email - vaughan@amblerlewistrees.com Mob - 07961 322908

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

From: NCC - Tree Team <Tree.Team@newport.gov.uk>

Sent: 23 February 2026 11:40

To: Vaughan Lewis <vaughan@amblerlewistrees.com>

Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

Hi Vaughan,

Please could you comment on the below application.

Cofion Cynnes / Kind Regards,

Richard Baron

Swyddog Coedyddiaeth / Arboricultural Officer Cefn gwlad a Chadwraeth/ Countryside & Conservation
Gwasanaethau'r Ddinas / City Services Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 07583 140076

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 13 February 2026 09:36

To: NCC - Tree Team <Tree.Team@newport.gov.uk>

Subject: Planning Re-Consultation Request for case ref: 25/0757

Dear Head Of Environment & Public Protection

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0757

Address: 24 Park End Langstone Newport NP18 2NB

Proposal: CONSTRUCTION OF A GARDEN RETAINING WALL AND DOUBLE GARAGE TO THE SIDE OF THE PROPERTY

submitted on 12 September 2025.

View details of 25/0757 at Newport Council - Planning Online:
<https://publicaccess.newport.gov.uk/online-applications/plan/25/0757>

Your sincerely

Development Management

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>

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