

Webster, Ben (Planning Officer)

From: NCC - Tree Team
Sent: 11 November 2025 16:44
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Application ref: 25/0834 - (No. 499 Malpas Road, Newport)

Hi ben,

I have reviewed the supplied documents from Tree Check, and am satisfied with the information and suggestions enclosed within their report.

Therefore I am happy to consent to the application with the following conditions.

- 1) Works must be compliant with the instructions enclosed within the method statement and impact assessment.
- 2) A pre commencement site meeting must happen between the Arboricultural officer ncc, appointed tree consultant and the builder prior to any works on site that impact the trees.
- 3) Arboricultural supervision from the tree consultant for the installation of the cellular confinement system.
- 4) Arboricultural watching brief to be undertaken on a basis to be agreed by the ncc tree officer but at least monthly with a report submitted to the NCC Tree officer. To ensure compliance with the above conditions.

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: 11 November 2025 13:25
To: NCC - Tree Team <Tree.Team@newport.gov.uk>
Cc: Baron, Richard (Arboricultural Officer) <Richard.Baron@newport.gov.uk>
Subject: RE: Planning Application ref: 25/0834 - (No. 499 Malpas Road, Newport)

Good afternoon,

I hope you are well.

I am sorry to chase as I appreciate the volume of information forwarded last week.

I'm afraid this application is rather time sensitive as there is a house sale on the line, in addition to a few other factors i.e. the children's school applications.

If there is any way in which this could be prioritised, I would be very grateful.

Many thanks,
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

This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter/Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio

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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.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

*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: 05 November 2025 10:12

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

Cc: Baron, Richard (Arboricultural Officer) <Richard.Baron@newport.gov.uk>

Subject: FW: Planning Application ref: 25/0834 - (No. 499 Malpas Road, Newport)

Importance: High

Good morning,

I hope you are well.

Please see attached Tree information regarding application ref.25/034 (499 Malpas Road).

Once you have had chance to review the information, please could you let me know if you wish to update your 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

🌐: 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

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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: Amol Pisal <amol@magna-transport.co.uk>

Sent: 31 October 2025 08:19

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>; NCC - Planning <Planning@newport.gov.uk>

Cc: NCC - Tree Team <Tree.Team@newport.gov.uk>; Young, Leah (Team Manager, Countryside & Conservation) <Leah.Young@newport.gov.uk>; 'Lynne Lewis' <lynnelewis152447@msn.com>; ben@treecheck.co.uk

Subject: Planning Application ref: 25/0834 - (No. 499 Malpas Road, Newport)

Importance: High

Dear Ben / Planning Team,

Good morning.

Following comments from the Arboricultural Officer, my Applicant appointed **Tree Check Arboriculture Ltd** (one of the consultants on the trusted list of tree consultants that you kindly provided my Client).

Please see attached the following documents that Tree Check Arboriculture Ltd has prepared in support of the planning application, to address the concerns:

- An **Initial Tree Survey and Categorisation Report** with an embedded Tree Constraints Plan (TCP).
- A standalone **TCP** in DWG and PDF format.
- An **Arboricultural Impact Assessment (AIA) and Method Statement** with an embedded Tree Protection Plan (TPP).
- A standalone **TPP** in DWG and PDF format.

The AIA was necessary in this case due to the RPA of T1 extending beneath the proposed driveway and the fact that the Tree Officer has specifically requested methodology to prevent damage to that tree. To summarise the recommendations of the Method Statement, the consultant has suggested that a no-dig, load spreading driveway construction be used within the RPA, and outlined the required design principle.

We hope that the attached addressed the Arboricultural Officer's concerns.

Should you have any queries, please do get in touch.

Many thanks.

Kind regards

Amol Pisal MSc BSc CIHT

Managing Director

MAGNA

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