

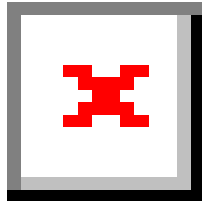
From: Llyr Morris <llyr.morris@castellgroup.co.uk>
Sent: 06 October 2025 15:25:47 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>;
"Thomas Evans" <thomas.evans@castellgroup.co.uk>
Cc: "Dyfan Williams" <Dyfan@castellgroup.co.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0460

Hi Jacob,

I confirm that this is acceptable.

Thanks in advance,

Llyr Morris



Llyr Morris
Senior Planning and Development Manager
[07443123824](tel:07443123824)
llyr.morris@castellgroup.co.uk
www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



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Property Development Specialists

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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 06 October 2025 14:41
To: Llyr Morris <llyr.morris@castellgroup.co.uk>; Thomas Evans

<thomas.evans@castellgroup.co.uk>

Cc: Dyfan Williams <Dyfan@castellgroup.co.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

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Hi Llyr,

No problem – can you confirm agreement to the description of development to the below please?

PARTIAL DISCHARGE OF CONDITIONS 4 (DRAINAGE) OF 23/0163 RESIDENTIAL DEVELOPMENT OF 43 UNITS

Kind regards,

Jacob Cooke MRTPI
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 831699

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Nid yw cynnwys yr e-bost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / 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.

From: Llyr Morris <llyr.morris@castellgroup.co.uk>

Sent: 03 October 2025 17:14

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>; Thomas Evans <thomas.evans@castellgroup.co.uk>

Cc: Dyfan Williams <Dyfan@castellgroup.co.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

Hi Jacob,

I hope you are well.

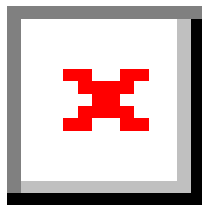
Apologies for the delay in getting the additional information for the Landscaping condition to you.

We are eager to secure the Decision Notice for Condition 4 (Drainage) – as such, are we able to remove conditions 6 and 7 from the application and we will resubmit these under a separate Planning Portal submission please.

Thanks in advance, if you could confirm receipt of this email that would be great.

Thanks,

Llyr Morris



Llyr Morris
Senior Planning and Development Manager
[07443123824](tel:07443123824)
llyr.morris@castellgroup.co.uk
www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



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From: Llyr Morris

Sent: 31 July 2025 14:33

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>; Thomas Evans <thomas.evans@castellgroup.co.uk>

Cc: Foote, Adam (Principal Planning Officer) <Adam.Foote@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

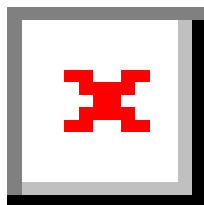
Thanks Jacob,

We will submit via the portal.

Thanks again,

Kind regards,

Llyr Morris



Llyr Morris
Planning and Development Manager
[07443123824](tel:07443123824)
llyr.morris@castellgroup.co.uk
www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 31 July 2025 12:24

To: Llyr Morris <llyr.morris@castellgroup.co.uk>; Thomas Evans <thomas.evans@castellgroup.co.uk>

Cc: Foote, Adam (Principal Planning Officer) <Adam.Foote@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

The Sender is not a part of our Organization

Hi Llyr,

Thank you.

No preference from me. Whatever is easiest for you.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / Cyngor Dinas Casnewydd
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 831699

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email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

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Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / 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.

From: Llyr Morris <llyr.morris@castellgroup.co.uk>

Sent: 31 July 2025 12:17

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>; Thomas Evans <thomas.evans@castellgroup.co.uk>

Cc: Foote, Adam (Principal Planning Officer) <Adam.Foote@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

Hi Jacob,

Hope you enjoy your leave!

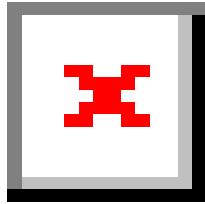
No problem – I'll follow the instructions below regarding the landscaping plan.

Thanks for splitting out Condition 14. We'll prepare the resubmission once we receive the necessary information from Terra Firma. We're still a few weeks away from that, but it's likely to be before 1st September.

Would you prefer us to submit via the Planning Portal or by email to the address you referenced below?

Thanks again,

Llyr Morris



Llyr Morris
Planning and Development Manager
07443123824
llyr.morris@castellgroup.co.uk
www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 31 July 2025 11:52

To: Llyr Morris <llyr.morris@castellgroup.co.uk>; Thomas Evans
<thomas.evans@castellgroup.co.uk>

Cc: Foote, Adam (Principal Planning Officer) <Adam.Foote@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

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Hi Tom,

Very lucky! Hope he enjoys the trip.

I'll also be out of the office from tomorrow until the 1st September.

When the hard landscaping plan is ready, can you please email to me, and cc the Principal Planning Officer Adam Foote also?

Following receipt of the hard landscaping, a consultation request will be sent to our Landscape Architect for comment.

Regarding Condition 14 - I trust this is in hand and you are preparing separate submission? When ready, you can send this through to planning@newport.gov.uk

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
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Telephone: 01633 831699

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From: Llyr Morris <llyr.morris@castellgroup.co.uk>

Sent: 31 July 2025 11:33

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>; Thomas Evans

<thomas.evans@castellgroup.co.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

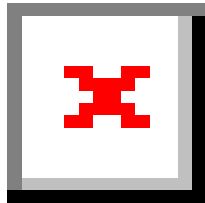
Hi Jacob,

Tom is on annual leave for a few weeks (in Australia following the lions the lucky bugger!) so I'll be picking this up.

We are still waiting for the updated Hard Landscaping Plan – I'll chase this now. I don't know whether it will be ready by COP tomorrow so will give you an update later today.

Kind regards,

Llyr Morris



Llyr Morris
Planning and Development Manager
[07443123824](tel:07443123824)
llyr.morris@castellgroup.co.uk
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Citation ISO Certification
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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 31 July 2025 11:13

To: Thomas Evans <thomas.evans@castellgroup.co.uk>

Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

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Hi Tom,

Thank you for the green roof details.

We are still waiting for hard landscaping details?

Will these be submitted by close of play tomorrow?

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 831699

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From: Thomas Evans <thomas.evans@castellgroup.co.uk>

Sent: 28 July 2025 13:18

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

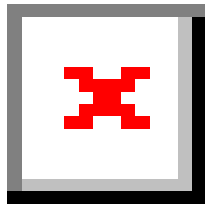
Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>

Subject: Re: Planning Consultation Request for case ref: 25/0460

Afternoon Jacob,

Please see attached the green roof strategy with updated rev number.

Kind regards,
Tom



Thomas Evans

Land and Development Graduate

07350 395974

thomas.evans@castellgroup.co.uk

www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 28 July 2025 10:06

To: Thomas Evans <thomas.evans@castellgroup.co.uk>

Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

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Good morning Tom,

I just wanted to check that the file you sent through named CA2023-4 (002) has the correct revision letter, because the current version I have is Rev B. So are you reverting back to an earlier revision Rev A?

Or should this be Rev C?

Regarding the hard landscaping details – when will these be coming through?

Kind regards,

Jacob Cooke

Senior Planning Officer / Uwch Swyddog Cynllunio

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Newport City Council / *Cyngor Dinas Casnewydd*

Civic Centre

Godfrey Road

Newport NP20 4UR

Telephone: 01633 831699

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From: Thomas Evans <thomas.evans@castellgroup.co.uk>
Sent: 21 July 2025 13:00
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>
Subject: Re: Planning Consultation Request for case ref: 25/0460

Hi Jacob,

Please see attached updated soft landscaping plans to address the comments raised regarding increasing the tree stock across the frontage to 16-18cmg semi mature rather than nursery tree stock.

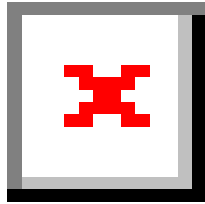
The updated documents include:

- Landscape proposals trees, native block, grass, and rain gardens.
- Landscape Green Roof
- Landscape Sections
- Landscape Proposals Planting Beds
- Planting Methodology and Landscape Management Plan
- Planting Schedule

Please note that we are still waiting on the hard landscaping and I will send that to you as soon as it has been received and reviewed.

Please let me know if you have any more questions regarding this information.

Kind regards,
Tom



Thomas Evans

Land and Development Graduate

07350 395974

thomas.evans@castellgroup.co.uk

www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



From: Thomas Evans <thomas.evans@castellgroup.co.uk>

Sent: 15 July 2025 15:11

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>

Subject: Re: Planning Consultation Request for case ref: 25/0460

Afternoon Jacob,

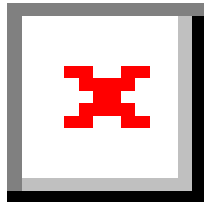
To address the comments raised regarding condition 7 please see attached an updated boundary enclosure plan, outlining the details for all boundaries, including any retaining wall finishes, sloped and railing details.

Also note that the frontage on to Factory Road is shown and will not contain a retaining wall as level access will be possible for the entry into the building.

I will follow in due course with updated landscaping information, and do you have an update in regard to the splitting of condition 12 from this submission as we are keen to get these conditions discharged as soon as possible.

If you have any further questions, please let me know.

Kind regards,
Tom



Thomas Evans

Land and Development Graduate

07350 395974

thomas.evans@castellgroup.co.uk

www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



From: Thomas Evans <thomas.evans@castellgroup.co.uk>

Sent: 14 July 2025 11:34

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>

Subject: Re: Planning Consultation Request for case ref: 25/0460

Morning Jacob,

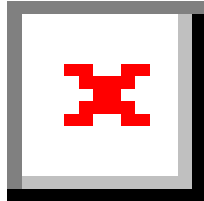
We would like to proceed with splitting condition 14 from the previous application, what is the best way for us to resubmit and pay for this resubmission?

Also, please note that the additional information for conditions 6 and 7 are being produced by our consultants and should be ready to issue to you in the coming week.

If you have any further questions, please let me know.

Kind regards,

Tom



Thomas Evans

Land and Development Graduate

07350 395974

thomas.evans@castellgroup.co.uk

www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 11 July 2025 14:37

To: Thomas Evans <thomas.evans@castellgroup.co.uk>

Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

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Hi Tom,

Yes I can split COND14 off the application.

However, I would like to point out that if you do that you will need to put in a further application to discharge and this would command a new fee.

Let me know how you would like to proceed.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 831699

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Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / 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.

From: Thomas Evans <thomas.evans@castellgroup.co.uk>

Sent: 09 July 2025 10:52

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Cc: Llyr Morris <llyr.morris@castellgroup.co.uk>

Subject: Re: Planning Consultation Request for case ref: 25/0460

Hi Jacob,

Thanks for the comments below, noted on the need for further Si works.

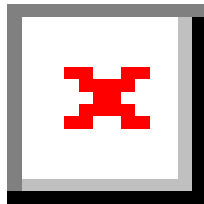
We have scheduled the further works to take place post demolition and will share this with you as soon as it becomes available.

I note that the Condition 14 (SI) has been grouped with Conditions 4, 6, and 7. We are eager to progress the discharge of these Conditions and are cautious that condition 14 may delay their determination.

Would it be possible to separate Condition 14 from Conditions 4, 6, and 7 to ensure the timely discharge of those conditions?

We are in the process of acquiring the requested information for conditions 6 and 7 and I will issue them to you as soon as they are received.

Kind regards,
Tom



Thomas Evans

Land and Development Graduate

07350 395974

thomas.evans@castellgroup.co.uk

www.castellgroup.co.uk

Unit 5, Dyffryn Court, Swansea Vale,
Llansamlet, Swansea, SA7 0AP



From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 09 July 2025 10:22

To: Thomas Evans <thomas.evans@castellgroup.co.uk>

Subject: FW: Planning Consultation Request for case ref: 25/0460

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Hi Tom,

The Senior Scientific Officer has provided the comments below setting out further assessment is needed to address COND14.

Can you please address this and provide an indicative timeline for the additional survey to be submitted.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
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Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor

Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / 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.

From: Wescott, Thomas (Senior Scientific Officer) <Thomas.Wescott@newport.gov.uk>

Sent: 08 July 2025 15:50

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Cc: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>; NCC - Planning <Planning@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0460

Dear Jacob,

I have no comments regarding air quality.

In terms of contaminated land, I have the following comments:

It is noted that the consultants, Earth Science Partnership, had limited access to undertake their investigation and as such concluded the following.

“Generally low levels of potential contaminants have been identified, however some PAH contamination recorded, and large portions of the site not yet investigated. Asbestos was encountered in two locations and further assessment is recommended.”

In view of the above further investigations are warranted and it will not be possible to comment fully until these have been done. These investigations will need to include further ground gas monitoring and an updated risk assessment. It is also noted that asbestos fibres have been observed in two out of the seven samples. Further asbestos sampling is essential.

At this stage there does not appear to be sufficient evidence to satisfactorily characterise the site based on the sampling undertaken.

Further to my comments above I am unable to support discharge of condition 14. Once further investigations are concluded and reported we look forward to receiving further submissions associated with supplementary investigations.”

Cofion gorau / Kind regards,

Thomas Wescott BSc AMIEnvSc MIAQM

Uwch Swyddog Gwyddonol / Senior Scientific Officer

Tîm Diogelu'r Amgylchedd / Environmental Protection Team

Gwarchod y Gymuned / Community Protection

Amgylchedd a Diogelu'r Cyhoedd / Environment & Public Protection

Cyngor Dinas Casnewydd / Newport City Council

(Rhif Ffôn /Tel No: 01633 631729

* E-bost/Email: Thomas.Wescott@newport.gov.uk

8 Gwefan/Website: www.casnewydd.gov.uk / www.newport.gov.uk

Please note my typical working days are Monday Mornings, Tuesdays and Wednesdays

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SYLWCH: Unrhyw wybodaeth dechnegol fanwl a roddir yn yr e-bost hwn byddwn yn ymdrechu eto i sicrhau bod y wybodaeth yn gywir ac yn gyfredol, nid ydym yn gyfrifol ac ni fyddwn yn atebol am unrhyw anghywirdebau a'u canlyniadau, gan gynnwys unrhyw golled sy'n deillio o ddibynnu ar y wybodaeth hon. Please NOTE: Any detailed technical information given in this email we will endeavour to ensure that the information is accurate and up to date, we are not responsible and will not be held liable for any inaccuracies and their consequences, including any loss arising from relying on this information.

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

From: NCC - Planning <Planning@newport.gov.uk>

Sent: 12 June 2025 14:18

To: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0460

Dear Steve Manning

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 6 June 2025.

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.

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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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