

From: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>
Sent: 31 October 2025 12:17
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: RE: 25/0689 - Nursery Privacy Screen - Glan Llyn, Newport

Hi Geraint,

Agreed – the glazing allows light to penetrate so are not fully opaque and obscured is a more accurate description.

The screens will have a minimum level 3 obscure glazing. With moderate obscurity, allowing natural light flow while protecting the privacy, as suggested.

I hope that assists.

Kind regards
Clodagh

Clodagh Meehan Macken MRTPI
Principal Planner

Tel: 07517 149527
Email: clodagh.macken@carneysweeney.co.uk
Address: Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB

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From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 30 October 2025 17:27
To: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>

Subject: RE: 25/0689 - Nursery Privacy Screen - Glan Llyn, Newport
Importance: High

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Hello Clodagh

Yes – we have them.

The plans say the screen will be opaque i.e. will not let light through but they are not drawn like that.

If the glass is to be obscured (rather than fully opaque) can you tell me to what level? Typically we have used the Pilkington's scale which although not a British Standard seems to have been acceptable to Inspector's in the past. See:

[Pilkington Decorative Glass Range](#)

I'd suggest something Level 3 or above i.e. not that see through.

Can you confirm by return of email please?

Geraint N. Roberts

Prif Swyddog Cynllunio / Principal Planning Officer

Tîm yr Dwyrain / East Team

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

01633 831692

(If I am unable to take a phone call from you please contact me by return of email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams is mutually agreed).

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: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>
Sent: 30 October 2025 09:27
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: RE: 25/0689 - Nursery Privacy Screen - Glan Llyn, Newport

Hi Geraint,

Just want to follow up on the below to check you received the amended plans and whether they are sufficient to discharge the condition please?

Kind regards,
Clodagh

Clodagh Meehan Macken MRTPI
Principal Planner

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From: Clodagh Macken
Sent: 21 October 2025 12:34
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>

Subject: RE: 25/0689 - Nursery Privacy Screen - Glan Llyn, Newport [Filed 22 Oct 2025 09:00]

Hi Geraint,

Please find attached revised plans which show the 2m screen extending the width of the balcony in line with the back wall, as requested.

- 3211 P230G Nursery Front and Rear Elevations
- 3211 P231H Nursery Side Elevations

I trust this provides what you need to discharge the condition and look forward to hearing from you.

Kind regards,
Clodagh

Clodagh Meehan Macken MRTPI
Principal Planner

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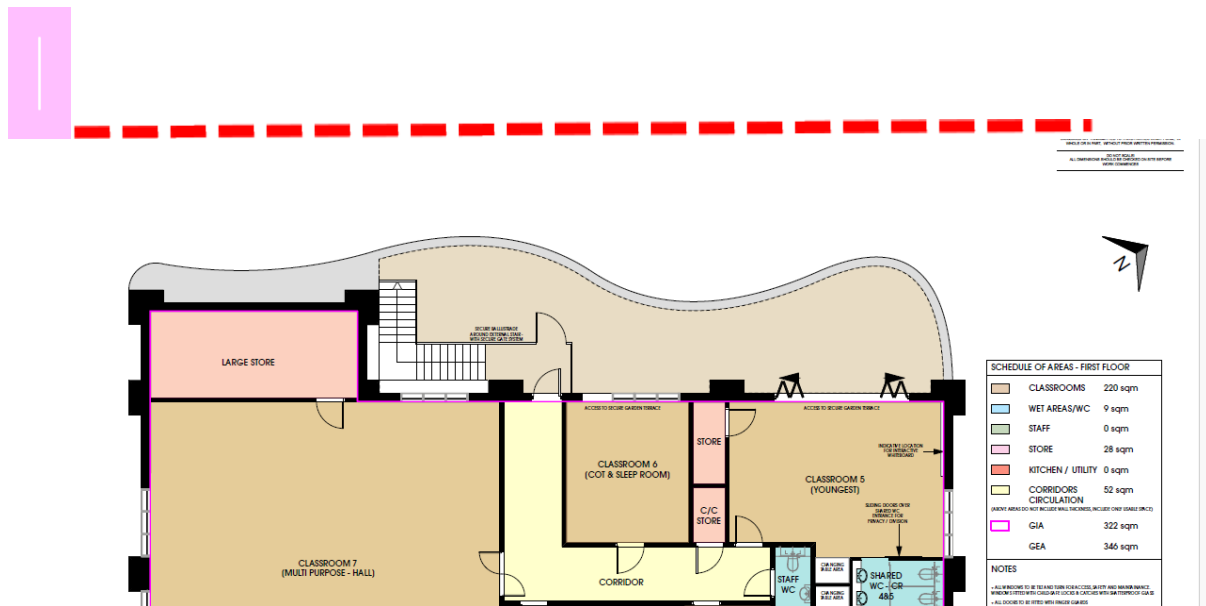
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From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 06 October 2025 16:16
To: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>
Subject: RE: 25/0689 - Nursery Privacy Screen - Glan Llyn, Newport
Importance: High

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Hello Clodagh

I think we will need the higher screen to come out as far as the back wall of the building. See purple shading:



From: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>

Sent: 03 October 2025 11:23

To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>

Cc: Rob Mitchell <rob.mitchell@carneysweeney.co.uk>

Subject: RE: 25/0689 - Nursery Privacy Screen - Glan Llyn, Newport

Hi Geraint,

The balcony would be used as an extension to the first-floor classrooms, enabling outdoor play at an elevated level, and increasing the usable outdoor space for the Nursery.

To address your comments, please find attached an amended Nursery Side Elevations Plan (ref: 3211 P231 Rev G) and Front and Rear Elevations (ref: 3211 P230 Rev F), which show the balcony screen increased to 2m height on the northern boundary and made opaque to protect adjacent housing from overlooking.

I trust these amended details are now suitable to enable the condition to be discharged.

Kind regards,
Clodagh

Clodagh Meehan Macken MRTPI
Principal Planner

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Email: clodagh.macken@carneysweeney.co.uk
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From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 29 September 2025 16:57
To: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>
Subject: 25/0689 - Nursery Privacy Screen - Glan Llyn, Newport
Importance: High

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Hello Clodagh

On review the screen on the side elevation facing the houses is drawn at 0.9m high i.e. you can see over it.

We applied the condition to protect the amenity of the adjacent building plot – so that you couldn't stand on the balcony and look directly to bedroom windows at relatively close distance.

We acknowledged this was a front elevation adjacent to Main Street but considered that this was an additional harm materially different to say views from a domestic dwelling since the balcony was of a scale to allow outdoor play for the nursery i.e. we wanted a screen you couldn't see over.

That said it was difficult to judge what the relationship between the plot and the house. However this feels about right:



As such we would not accept the current proposal as mitigating the harm.

I see two approaches here:

1. A higher screen is proposed.
2. You can provide assurance that the relationship would not be harmful i.e. there are no meaningful views available from the balcony towards the building plot.

As it stands I would be minded to refuse this application.

Geraint N. Roberts

Prif Swyddog Cynllunio / Principal Planning Officer

Tîm yr Dwyrain / East Team

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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