

From: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Sent: 05 June 2026 13:34
To: Parsons, Kelsey (Planning Officer (Student Placement))
<Kelsey.Parsons@newport.gov.uk>
Subject: RE: 26/0239

Hi Kelsey

I can confirm that we would recommend partial discharge for Cond 4 in so far as the scheme is approved but remains to be provided and retained.

Thanks
Kevin

From: Parsons, Kelsey (Planning Officer (Student Placement))
<Kelsey.Parsons@newport.gov.uk>
Sent: 05 June 2026 11:32
To: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Subject: FW: 26/0239

Hi Kevin,

Please see below- would you please be able to send revised comments/ if you still object?

Kind regards,

Kelsey Parsons {BA MA hons}
Myrfyriw Swyddog Cynllunio / Student Planning Officer
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Please Note: I am currently working from home and may not always be reachable through telephone number. Should you call and fail to get through, please contact me via 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.

*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.*

*Wrth gyflwyno dogfennau dros ebost 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.
When submitting by email documents that are large or those that may contain macros, such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.*

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: Paul Hurley <paul@aegisarchitects.co.uk>

Sent: 28 May 2026 15:29

To: Parsons, Kelsey (Planning Officer (Student Placement))

<Kelsey.Parsons@newport.gov.uk>

Cc: 'Aegis Architects' <mail@aegisarchitects.co.uk>; 'mohan sidhu'

<mohan@worthmoreinvestments.com>

Subject: RE: 26/0239

Hi Kelsey,

Thank you for your email.

Following the Highway Officer comments, we have revised the proposed cycle parking arrangement to improve accessibility and inclusivity.

The amended scheme now provides:

- 10 no. semi-vertical cycle spaces within a dedicated covered cycle store
- 3 no. Sheffield cycle stands providing 6 no. accessible cycle spaces
- A minimum 1500mm clear aisle width to the semi-vertical parking area to improve manoeuvrability and ease of use

The cycle store remains fully enclosed, covered and accessed via secure keypad entry for residents.

The use of semi-vertical cycle parking has been retained in part due to the operational requirements of the development. The rear commercial yard area need to be functional and attractive to future occupiers of the retained ground floor unit, which is currently vacant. The cycle parking arrangement has therefore been designed to balance accessibility and usability whilst avoiding the yard becoming overly dominated by cycle parking for the residential units above.

We trust the revised arrangement addresses the Highway comments.

Kind regards,
Paul