

Webster, Ben (Planning Officer)

From: Jackson, Kevin (Traffic Transport & Development Engineer)
Sent: 19 September 2025 16:31
To: Webster, Ben (Planning Officer)
Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Ben

I can confirm that the plan/notes are acceptable. However I can't see anything to spec the chargers.

As I recall a brochure was provided previously but that covers lots of options. I just want to ensure we have a suitable rating. Content for that to be an additional note on the plan. Along the lines of minimum 7kw output in line with parts of the building Regs.

Regards
Kevin

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 18 September 2025 17:09
To: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Subject: FW: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Kevin,

I hope you are well.

The agent has submitted an External Ducting Layout showing how the passive provision of electrical charging points for the remaining parking provision on site can be achieved at Ringland Centre.

Can I just check that you are satisfied with the details provided in the attached plan & below email?

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

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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

From: Geraint Jones <Geraint@asbriplanning.co.uk>
Sent: 18 September 2025 16:52
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Jon Hurley <jon@asbriplanning.co.uk>
Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Ben,

Please see attached updated External Ducting Layout. Note that that the chargers in black rectangles and red circles will be 'active' provision with chargers being installed. These are denoted as being in different Phases on the key plan but these phases relate to the M&E contractors installation and not Planning phases so essentially will be installed when the car parking spaces are provided in line with the condition.

Those in blue circles comprise the passive provision where ducting and draw pits will be provided to allow for future conversion.

As noted below, given that car parking spaces 1-21 for the retail spaces are located centrally with highway infrastructure around the spaces, ducting to these areas isn't possible. Notwithstanding, the scheme is Policy compliant by providing 8no. active EV charger spaces for the retail element to the front of Retail Block 3 which far exceeds the 10% requirement contained in Policy 12 (Regional Connectivity) of Future Wales.

Thanks, if you need anything further on this please don't hesitate to contact.

Kind regards,

Geraint Jones – Principal Planner

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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 16 September 2025 17:01

To: Geraint Jones <Geraint@asbriplanning.co.uk>

Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Geraint,

Thank you for submitting the attached layout. I can confirm safe receipt.

I will run this past the Highways Officer just to confirm that they are satisfied with the future provision. Providing that they are satisfied with the plan, I will then resubmit my report to the delegated agenda (likely next week).

I will update you in due course.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
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From: Geraint Jones <Geraint@asbriplanning.co.uk>

Sent: 16 September 2025 16:48

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

Cc: Jon Hurley <jon@asbriplanning.co.uk>

Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Ben,

Apologies for the delay, please see attached External Services layout which demonstrates that further electric vehicle charging points and future provision will be established for the residential parking to the rear of Retail Block 2. Given that car parking spaces 1-21 for the retail spaces are located centrally with highway infrastructure around the spaces, ducting to these areas isn't possible. Notwithstanding, the scheme is Policy compliant by providing 7no. active EV chargers for the retail element to the front of Retail Block 3 which far exceeds the 10% requirement contained in Policy 12 (Regional Connectivity) of Future Wales.

Let us know if you need anything further to progress the discharge of condition.

Kind regards,

Geraint Jones – Principal Planner

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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 15 August 2025 17:49

To: Geraint Jones <Geraint@asbriplanning.co.uk>

Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Geraint,

No problem, thank you for letting me know.

If possible, please could we agree a 28-day extension of time to keep the application from being flagged for being out of time?

Kind regards,
Ben.

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

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From: Geraint Jones <Geraint@asbriplanning.co.uk>
Sent: 15 August 2025 16:53
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Ben,

Apologies for the delay. Leave it with me and I'll see what we can get back to you.

Kind regards,

Geraint Jones – Principal Planner

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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 29 July 2025 17:08
To: Geraint Jones <Geraint@asbriplanning.co.uk>
Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Geraint,

Thank you for confirming your agreement to the extension.

I submitted my officer report for checking this week but in doing so, it has been flagged that the condition also required a scheme showing how the passive provision of electrical charging points for the remaining parking provision on the site can be achieved.

Is such a scheme available for submission?

I apologise for not picking up on this aspect sooner. If you have any queries, please let me know.

Kind regards,
Ben.

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

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From: Geraint Jones <Geraint@asbriplanning.co.uk>
Sent: 28 July 2025 17:58
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Thanks Ben,

Happy to agree to an extension until the 1st August.

Kind regards,

Geraint Jones – Principal Planner

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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 28 July 2025 17:31

To: Geraint Jones <Geraint@asbriplanning.co.uk>

Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Geraint,

Thank you for specifying.

The Highways Officer has not offered any objection.

If possible, please could we agree an extension of time until Friday (1st August)?

The report is written, I just need to submit for checking as part of this weeks agenda.

I apologise for the delay.

Kind regards,
Ben.

Ben Webster

Planning Officer / Swyddog Cynllunio

Regeneration and Economic Development / Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Dinas Casnewydd

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From: Geraint Jones <Geraint@asbriplanning.co.uk>

Sent: 25 July 2025 14:46

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

Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Ben,

Apologies, I thought I had specified which one through highlighting below?

It's the Single Phase Unit with 2 x Type 2 charging sockets. Charging output is up to 7.4kW per socket and input supply is Single Phase 230V AC 50/60Hz. Colour is block and product code is ROLEC0221B.

Thanks, let me know if anything further is needed.

Kind regards,

Geraint Jones – Principal Planner

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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 23 July 2025 14:30

To: Geraint Jones <Geraint@asbriplanning.co.uk>

Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Geraint,

Thank you for submitting details. I have spoken with the Highways Officer however received the following response in relation to your last email:

"The brochure lists various alternative chargers, the issue is it is too vague. I need them to specify one of them. It is the spec that matters, not the brand. I probably won't object to any of them, but just need to know what they are proposing"

Are you able to specify?

Kind regards,
Ben.

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

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From: Geraint Jones <Geraint@asbriplanning.co.uk>
Sent: 22 July 2025 20:04
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Hi Ben,

Thanks for the below. I can confirm that the ROLEC ROLEC0221B EV is the charging unit being installed. Screenshot and highlighted below:

DATA SHEET

ROLEC EV

Specifications

Product Overview:

	Connection Type	Charging Output	Input Supply	Unit Colour	Product Code
Single Phase Units	1x Type 2 (IEC 62196) charging socket	Up to 7.4kW (32A)	1x 32A Single Phase 230V AC (±10 %) 50/60Hz	● Black	ROLEC0211B
				● Grey	ROLEC0211G
				○ White	ROLEC0211W
	2x Type 2 (IEC 62196) charging sockets	Up to 7.4kW (32A) per socket	1x 63A Single Phase 230V AC (±10 %) 50/60Hz	● Black	ROLEC0221B
				● Grey	ROLEC0221G
				○ White	ROLEC0221W
Three Phase Units	1x Type 2 (IEC 62196) charging socket	Up to 22kW (32A)	1x 32A Three Phase 400V AC (±10 %) 50/60Hz	● Black	ROLEC0213B
				● Grey	ROLEC0213G
				○ White	ROLEC0213W
	2x Type 2 (IEC 62196) charging sockets	Up to 22kW (32A) per socket	1x 63A Three Phase 400V AC (±10 %) 50/60Hz	● Black	ROLEC0223B
				● Grey	ROLEC0223G
				○ White	ROLEC0223W

If any further information is required to discharge the condition please don't hesitate to contact.

Kind regards,

Geraint Jones – Principal Planner

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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 22 July 2025 09:47

To: Geraint Jones <Geraint@asbriplanning.co.uk>

Subject: 25/0435 (DofC 5, EV Charging at Ringland Centre)

Good morning Geraint,

I hope you are well.

I recently inherited application ref.25/0435 (Discharge of Condition 5, EV charging at Ringland Centre) from my colleague Harpreet Khela who has now left the department.

I have just reviewed the response from the Highways Officer who at present is recommending no discharge.

The comments are as follows:

“The submission shows the locations of charging bays and includes a sales brochure. We would need confirmation of what is being ordered to be able to consider a partial discharge.”

Please could you advise what is being ordered so that I can confirm with Highways.

I apologise for the late request – I am unsure whether Harpreet may have raised this with you before she left but again, my apologies if not.

Once the details have been confirmed, I will seek updated comments which should hopefully resolve any issues.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio

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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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