

From: kieran.2.maguire@openreach.co.uk <kieran.2.maguire@openreach.co.uk>
Sent: 24 August 2026 09:08:29 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Cc: "andrew.lusty@openreach.co.uk" <andrew.lusty@openreach.co.uk>
Subject: Re: 26/0527 Invalid Notice - Common Farm, Broad Street Common Nash,
Newport NP18 2AZ

General

Hi Francesca,

Apologies for the delayed response.

Generally our duct is buried at least 350mm deep in footpaths or service strips but as this is all going on our customer's private land we can lay this shallower or deeper if you require it.

Our underground ducts are rigid, solid-wall grey uPVC plastic pipes with a smooth internal bore. It typically comes in standard 54mm or 96.5mm outer diameter and contain a pre-installed internal draw-rope used by engineers to pull through fibre-optic cables.

I have included an example of how the duct looks below.



Kind regards

Kieran Maguire

FTTP L2C Complex Planning

Openreach

Web: www.openreach.co.uk

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Registered Office: 6 Gracechurch Street, London EC3V 0AT

Registered in England and Wales no. 10690039

General

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: Monday, August 17, 2026 8:45 AM
To: Kieran Maguire (BMF4 R) <kieran.2.maguire@openreach.co.uk>
Cc: Andrew Lusty (BMF4 R) <andrew.lusty@openreach.co.uk>
Subject: RE: 26/0527 Invalid Notice - Common Farm, Broad Street Common Nash, Newport NP18 2AZ

Thanks keiran,

Would it just be possible to provide a section of the proposed cables so we have a record of depth and diameter please?

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
Newport NP20 4UR
Tel/Ffôn 01633 831694
francesca.sanders@newport.gov.uk

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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

From: kieran.2.maguire@openreach.co.uk <kieran.2.maguire@openreach.co.uk>
Sent: 14 August 2026 15:11
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Cc: andrew.lusty@openreach.co.uk; NCC - Planning <Planning@newport.gov.uk>
Subject: Re: 26/0527 Invalid Notice - Common Farm, Broad Street Common Nash, Newport NP18 2AZ

Hi Francesca

Thank you for your reply. I would like to provide the following information in support of the proposal.

As an Electronic Communications Code Operator, our proposal to install underground ducting and cabling constitutes development under Section 55(1) of the Town and Country Planning Act 1990.

We benefit from Permitted Development Rights under Part 24 of Schedule 2A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2019 for the proposed works. However, as the site is located on protected land, we recognise the applicable restrictions and have therefore submitted a prior approval application for the Local Planning Authority's consideration.

We have identified that the proposed route lies within the Gwent Levels – Nash and Goldcliff Site of Special Scientific Interest (SSSI). Natural Resources Wales has been consulted regarding the proposed works and has provided assent for the scheme.

In addition, we have consulted with the landowner, who has granted permission for the works.

With regard to the request for elevation plans, the proposal relates solely to the installation of underground telecommunications infrastructure. No above-ground apparatus, including telegraph poles, cabinets, or other structures, forms part of this development. All trenching, ducting, and cabling will be installed below ground level, and the works will not result in any permanent alteration to the above-ground profile of the site. Consequently, elevation drawings have not been included as part of the application, as the above-ground elevation impact is effectively zero metres. We are happy to adhere to any requests for depth of the duct being installed.

In terms of the Block / Layout plan not received / inadequate - I can get this over to you as soon as possible.

I trust this clarifies the nature of the proposed works and addresses the points raised. Could you please let me know if this is ok to continue the application for consideration?

Kieran Maguire
FTTP L2C Complex Planning
Openreach

Web: www.openreach.co.uk

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General

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: Monday, July 20, 2026 3:25 PM
To: Kieran Maguire (BMF4 R) <kieran.2.maguire@openreach.co.uk>
Cc: Andrew Lusty (BMF4 R) <andrew.lusty@openreach.co.uk>
Subject: RE: 26/0527 Invalid Notice - Common Farm, Broad Street Common Nash, Newport NP18 2AZ

Hi Kieran,

I would suggest discussing with an architect/cad technician if you're not sure what to provide. There are also examples of other applications on the council's website you can look at.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
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From: kieran.2.maguire@openreach.co.uk <kieran.2.maguire@openreach.co.uk>
Sent: 20 July 2026 13:48
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Cc: andrew.lusty@openreach.co.uk
Subject: Re: 26/0527 Invalid Notice - Common Farm, Broad Street Common Nash, Newport NP18 2AZ

General

Hi Francesca,

Hope you are well.

Could you advise what is required here to get reviewed correctly?

What sort of elevation plans would be required for the digging and laying of duct? I have never had this request before.

Happy to provide a layout for the ducting plan to scale and the direction of north.

Signed permission from the land owner was uploaded from to the application. Assent from Natural England was also provided.

Kind regards
Kieran Maguire
FTTP L2C Complex Planning
Openreach

Web: www.openreach.co.uk

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From: NCC - Planning <Planning@newport.gov.uk>
Sent: Monday, July 20, 2026 11:52 AM
To: Kieran Maguire (BMF4 R) <kieran.2.maguire@openreach.co.uk>
Subject: 26/0527 Invalid Notice - Common Farm, Broad Street Common Nash, Newport NP18 2AZ

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Good Morning

Please find attached notice advising of further information required to process the above application. Please contact the officer named on the notice with any queries.

Kind regards / Cofion gorau

Development Services Technical Support Assistant/Cynorthwydd Rheoli Datblgu
Regeneration, Investment and Housing / *Adfywio, Buddsoddi a Thai*
Newport City Council / *Cyngor Dinas Casnewydd*
Tel No. 01633 839415

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](#)



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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

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