

From: Gill Mackley <gill@mackleydavies.co.uk>
Sent: 22 June 2026 14:49:10 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Re: 26/0358 Coach And Horses Newport Road Cardiff South Wales CF3 2UQ

Hi Jacob

Having looked at my earlier comments I don't think there is anything to change - replacement native tree and hedge planting would be required which should also be planted to mitigate views from the public right of way to the rear of the building.

Thanks.

Regards

Gill Mackley CMLI

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landscape architecture . environmental planning . tree surveying

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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 19 June 2026 13:29
To: Gill Mackley <gill@mackleydavies.co.uk>; Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>; NCC - Tree Team <Tree.Team@newport.gov.uk>
Subject: 26/0358 Coach And Horses Newport Road Cardiff South Wales CF3 2UQ

Good afternoon all,

On the above application, I have received your consultation responses and reviewed them. Following this, I visited the site this week and found that it appears the works have been undertaken within the Green Wedge and outside of a settlement boundary. Evidence was seen on site of tree felling, and roots severed of several trees along with regrading of the land and loss of further green infrastructure.

I have attached my site photos for reference.

The purpose of my email is ask whether you have any additional comments to make following your review of my site photographs?

If so, can you please provide an updated response which I will then add to the public case file.

Just so I can manage workflow, would you please be able to indicate when a response will be received?

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

Please Note: I am currently working from home and may not always be reachable on this 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.

When submitting documents by email 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.

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.

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](https://www.newport.gov.uk/ffioedd-ceisiadau-cynllunio)

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](#)*

Invalid Notices:

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The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025. This means that any applications invalid at this time will incur the new higher fee.

*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](#)*

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.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorffaint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fydddech cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

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>