

From: Karl Lewis <karl@letruccodesign.co.uk>
Sent: 09 March 2026 19:13:26 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "Darran Watts (darranwatts@riversee.co.uk)" <darranwatts@riversee.co.uk>;
"Paolo Carnevale" <paolo@bear-consult.com>
Subject: RE: 26/0068 Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Hi Jacob

Thanks for the email below.

Extending the application to the 31st May seem sensible, so please accept this email as agreement or the EOT.

Many thanks

Karl Lewis
Director

For and on behalf of LeTrucco Design Limited



35 Stow Park Circle - Newport - NP20 4HF
Company Registration No. 09351648

Tel:
07710 390800
01633 843129

www.letruccodesign.co.uk



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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 06 March 2026 15:16
To: Karl Lewis <karl@letruccodesign.co.uk>
Cc: Darran Watts (darranwatts@riversee.co.uk) <darranwatts@riversee.co.uk>; Paolo Carnevale <paolo@bear-consult.com>
Subject: RE: 26/0068 Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Hi Karl,

If this is your preferred approach, can we get an extension of time in place to cover this period, plus time to reconsult?

Shall we say the 31st May 2026? This is on the assumption that a pre-app SAB report is provided within 4 weeks from today. Please suggest an alternative EOT if my suggestion is not suitable.

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
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Telephone: 01633 831699

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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

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Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](https://www.llyw.cymru/ffioedd-ceisiadau-cynllunio)

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From: Karl Lewis <karl@letruccodesign.co.uk>

Sent: 28 February 2026 13:25

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Cc: Darran Watts (darranwatts@riversee.co.uk) <darranwatts@riversee.co.uk>; Paolo

Carnevale <paolo@bear-consult.com>

Subject: RE: 26/0068 Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Hi Jacob

Thanks for the email.

The drainage drawing provided prepared by Bear Structures, whilst a high-level design, deals with the SW and how it will be treated and discharged via the Sudds design

The client has now instructed Bear structure to submit a new pre-sab application and consult with Welsh Water to hopefully remove their concerns.

We will supply the pre-sab application to you, so can you retain the Surface water design as part of the application please?

Many thanks

Karl Lewis

Director

For and on behalf of LeTrucco Design Limited



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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 27 February 2026 09:04

To: Karl Lewis <karl@letruccodesign.co.uk>

Cc: Darran Watts (darranwatts@riversee.co.uk) <darranwatts@riversee.co.uk>

Subject: RE: 26/0068 Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Hi Karl,

Thank you for the updated GIS.

I have received a response from WW, and they state that the application needs to address the SUDs hierarchy to justify connection to the public sewer for surface water.

As you say, this appears to be a SAB legislative consideration, rather than a planning one, as such, I would request that the surface water drainage scheme is removed from your proposal, retaining the foul water connection information.

What are your thoughts on this?

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*
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From: Karl Lewis <karl@letruccodesign.co.uk>

Sent: 26 February 2026 16:24

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Cc: Darran Watts (darranwatts@riversee.co.uk) <darranwatts@riversee.co.uk>

Subject: RE: 26/0068 Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Hi Jacob

Further to your email below, please see attached our updated GIA.

I note the comments from Welsh Water and ask if you could keep me updated with their response? The response does relate more towards the SAB design, which we would of course submit and deal with via Welsh Water, but it would be wise to negotiate any concerns with them at this stage.

Many thanks

Karl Lewis

Director

For and on behalf of LeTrucco Design Limited



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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 26 February 2026 14:57

To: Karl Lewis <karl@letruccodesign.co.uk>

Subject: 26/0068 Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Hi Karl,

I am just reviewing the application and note that the Landscape Architect has requested the GIS to be updated, as the site description section relates to a different site.

Also, I am querying the consultation from Welsh Water as they have now raised an issue with surface water connection, but on the previous they outlined it was acceptable subject to flow controls.

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*
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