

Cooke, Jacob (Senior Planning Officer)

From: Cooke, Jacob (Senior Planning Officer)
Sent: 13 January 2026 10:18
To: Cooke, Jacob (Senior Planning Officer)
Subject: FW: Highway Response 25 0949 Mezzanine Floors, Exchange House at the Corn Exchange

From: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Sent: 09 January 2026 16:06
To: NCC - Planning <Planning@newport.gov.uk>; Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: FW: Highway Response 25 0949 Mezzanine Floors, Exchange House at the Corn Exchange

Hi Ellie and Jacob

I would have to say that butterfly parking is not appropriate. It is not appropriately spaced or secure. However given little extra demand; that it is within an area that presumably has limited access; and it appears to have been approved for the rest of the building we would not raise any formal objection

----- Forwarded message -----

From:
Date: Wed, Jan 7, 2026 at 1:16 PM
Subject: Re: FW: Highway Response 25 0949 Mezzanine Floors, Exchange House at the Corn Exchange
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Cc:

Hi Jacob,

Many thanks for getting in touch. We have permission from the landlords (The Corn Exchange) to use their existing cycle storage facilities which were implemented according to the plans submitted with their planning permission application. The decision notice was submitted with our application but I did not have access to the other documentation they submitted. However please now see their floorplans attached which indicate the location of the cycle storage on site (see the upper right area on the attached plans) which we have full permission to use as needed. Although we will be employing a much larger team, the absolute maximum number of staff that will ever be rota'd to work at the same time on the Corn Exchange site would be 3 and 1-2 would be the day to day norm. We are also a disability positive employer and have several members of staff with disabilities (I myself have mobility issues and a Blue Badge) so, in truth, even fewer of our staff are likely to be able to cycle to work though I will be sure to inform and encourage any that are able to do so, to make full use of the cycle storage provided.

I hope this covers everything you might need but please do let us know with urgency if there's anything outstanding that we can do to help move things along. We're at somewhat of an impasse on progress we can make until the planning permission is granted, as we are unable to invest in the vast majority of our start-up technology until the NCC grant has been approved - They are unable to

approve without written confirmation that we have permission to trade under the changed use of the site. Therefore if there's anything we can do to move the process along we'd be so grateful. Alternatively, if there's the option of getting anything informal in writing which might confirm we're ok to go ahead that would also be a massive help.

Warmest regards,

Due to auditory processing difficulties I find it difficult to communicate by telephone. Written communication is preferred and where this is not possible, video calls or voice notes are appreciated. Phonecalls can be accommodated but best to drop me a note/text beforehand so I can ensure low background noise on my end, with thanks.

Add me on WhatsApp:



On Tue, Dec 30, 2025 at 9:23 AM Cooke, Jacob (Senior Planning Officer)
<Jacob.Cooke@newport.gov.uk> wrote:

Dear E Chopping,

The Highways Officer has raised a query regarding the cycle parking.

It is noted that you are intending on using existing cycle parking, can you provide further information on the quantity and quality of the cycle parking and its location.

Could you please provide this information by the 9th January 2026.

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](#)

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](#)*

From: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>

Sent: 24 December 2025 13:34

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

Subject: Highway Response 25 0949 Mezzanine Floors, Exchange House at the Corn Exchange

Highway comments attached.

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 ragorfraint 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>