

Cooke, Jacob (Senior Planning Officer)

From: Cooke, Jacob (Senior Planning Officer)
Sent: 24 October 2025 15:10
To: Cooke, Jacob (Senior Planning Officer)
Subject: FW: FW: 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport

From: Ken Sheppard <K.Sheppard@treemaintenance.co.uk>
Sent: 22 October 2025 14:00
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: FW: 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport

Hi Jacob, very confusing!

If the fencing is the thick Red Line I don't understand why it is going all the way round the group rather than carrying on around the construction area.

However, if this is the position shown within the site this would be acceptable as it follows the edge of the regrading.

Kind regards

Ken Sheppard

MICFor, F.Arbor.A, Dip.Arb.(RFS), Tech.Cert (Arbor.A) , CUEW

Senior Arboricultural Consultant

Mobile: [07817 262569](tel:07817262569)



Tree Maintenance Ltd, Unit 60, Aston Down, Stroud, Gloucestershire GL6 8GA
Office: [01285 760466](tel:01285760466)

www.treemaintenance.co.uk
Follow @TreeMaint on twitter
Find us on Facebook

Registered Office: Unit 60, Aston Down, Stroud, Gloucestershire GL6 8GA
Registered Company No: 3389558 VAT No: 39027360
Directors: Stephen Cullis, K Usher.

Tree Maintenance Ltd holds your name, contact details and works information on file securely for the purposes of contacting you and conducting our business. If you wish for your details to be removed at the end of our contract or contact with you, please email hello@treemaintenance.co.uk or call our office on 01285 760466.

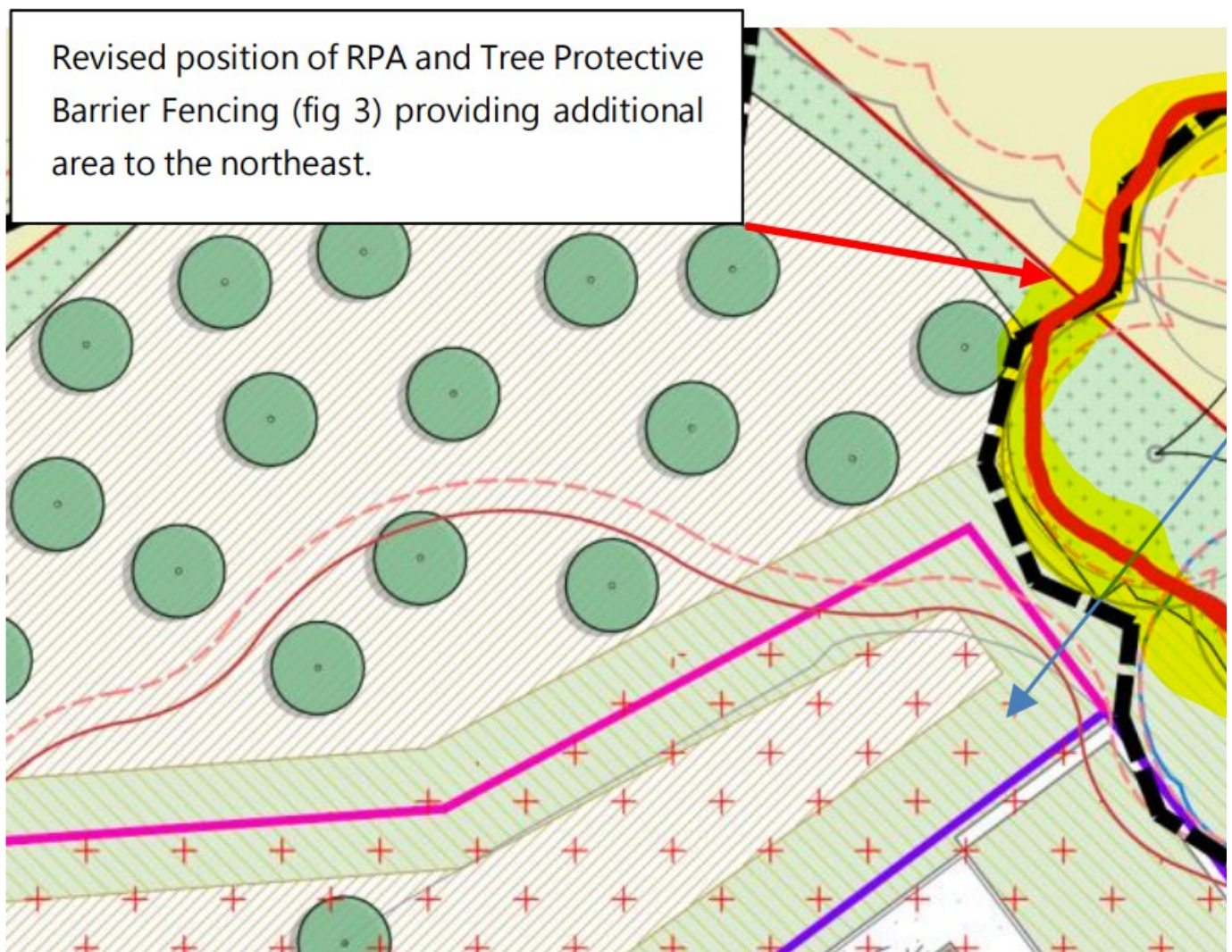
From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 22 October 2025 13:11
To: Ken Sheppard <K.Sheppard@treemaintenance.co.uk>
Cc: Baron, Richard (Arboricultural Officer) <Richard.Baron@newport.gov.uk>
Subject: RE: FW: 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport

Hi Ken,

Thank you for your comments.

Just to clarify, the RPA fencing is proposed to be located as shown by the thick red line annotation (the thinner line is the site edge as you rightly say). I have highlighted the proposed RPA for ease and this ties into the submitted Area 7 Tree and Vegetation Protection and Removal Plan (Drawing ref: CWL12-SOLB-ZZ-SI-DR-L-900102 Rev C05). I note that there appear to be labelling issues with the legend on this drawing which I will pick up with the agent separately.

In light of the above, do you feel this addresses your objection sufficiently?



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:

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. 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: Ken Sheppard <K.Sheppard@treemaintenance.co.uk>

Sent: 22 October 2025 12:36

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

Cc: Baron, Richard (Arboricultural Officer) <Richard.Baron@newport.gov.uk>

Subject: RE: FW: 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport

Jacob

I have reviewed the proposals in regards application 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport.

Summary

Objection – Lack of clear Information

The minor incursion for excavation in the RPA for the reprofiling of the embankment is acceptable. Trees are low grade, a species which will tolerate a degree of root disturbance but are still shown for retention.

Appendix D of the Steve Ambler & Sons Tree Specialists Ltd report is unclear as to which red line the fence position.

The arrow appears to show the Tree Barrier Protective Fencing set back to red line of the application site and beyond the beyond two of the retained trees within the group which will then not have any protection. The fencing will be acceptable if fencing is installed 500mm from the edge of the excavation as would provide adequate protection to the trees.

Documents

The following documents as available on Newport City Council web Site ([Documents for reference 25/0709: Public Access](#)) were considered:

- VDC Plot 7 s73 - Arboricultural Method Statement
- Site Location Plan

Policy Guidance

Newport City Council's Climate Change Emergency declared

“in November (2021) Newport Council declared an ecological and climate emergency that recognised the need to protect Newport’s local environments and reduce carbon emissions across the City. The motion would ensure that all future decisions and policies made by Newport Council would be integrated across all areas of Council activity and the Council would lead by example through partnership working.”

Relevant policies :-

Planning Policy Wales

2.1 Planning Policy Wales (PPW) provides the national strategic guidance with regard to land use planning matters in Wales. Sustainable Development Principles are inherent to national planning policy which expects all those involved in the planning system to adhere to those SD Principles. Of particular relevance in this case is the need to ensure a long term perspective to safeguard the interest of future generations, to respect environmental limits so that the environment is not irreversibly damaged and to assist in tackling climate change. This can be achieved through good design of development which takes into account the relationship between the natural and built environment.

Well-being of Future Generations (Wales) Act 2015

Long term: A greener city is a healthier city environmentally, and encourages investment and employment opportunities. Natural green space supports social resilience and community wellbeing, making the environment healthier for both people and wildlife.

Planning decisions aim to build sustainable and cohesive communities in both the built and green environment.

Prevention: Sound decisions help promote a greener environment, via TPOs for trees and woodlands and hedgerows, and reduces the loss of trees and woodlands and hedgerows on private land. Trees and woodlands and hedgerows are essential in the fight against climate change, as they sequester carbon, and assist with increased biodiversity.

Local Development Plan 2011-2026.

Policy GP5: General Development Principle, Natural Environment, Criterion vii):

[DEVELOPMENT WILL BE PERMITTED WHERE] THE PROPOSAL INCLUDES APPROPRIATE TREE PLANTING OR RETENTION WHERE APPROPRIATE AND DOES NOT RESULT IN THE UNACCEPTABLE LOSS OF OR HARM TO TREES, WOOLDAND OR HEDGEROWS THAT HAVE WILDLIFE OR AMENITY VALUE.

GP2 General Development Principles “ *there will not be an adverse effect on local amenity*” - is relevant

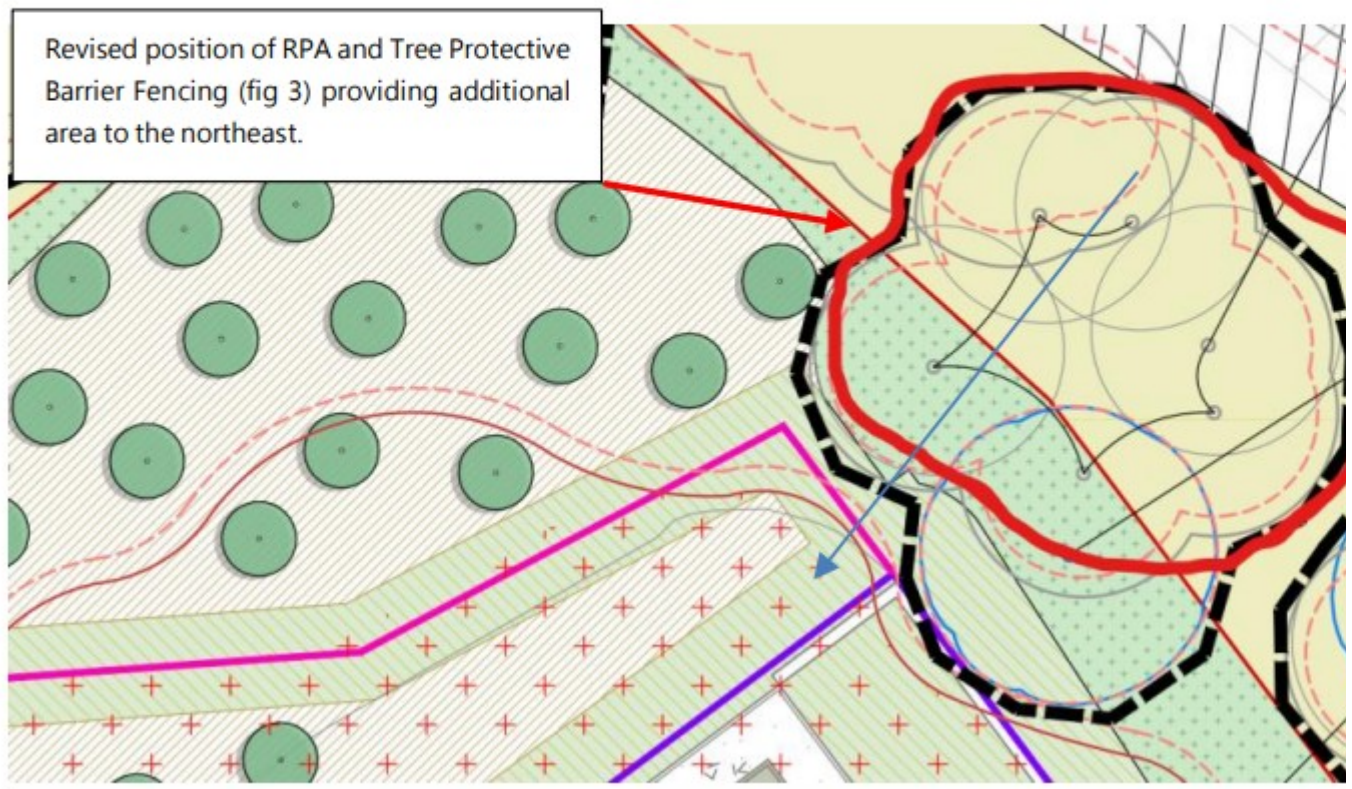
Discussion

Works to complete the attenuation basin can be achieved from the south with no access required beneath the tree canopies. The current position shown (figure 1) appears to indicate the fencing set back to the red line of the application site leaving the trunks and much of the remaining root protection area unprotected from working operations. This would be contrary to Policy GP5 and GP2 above.

The introduction 1.0 states: *Steve Ambler and Sons Tree Specialists Ltd are instructed by Soltys Brewster to undertake an Arboricultural Method Statement (AMS) for earthworks to reprofiling an embankment close to Group 008, on land at the Vantage Data Centre, Cardiff (CWL1). The group comprises of six mature Goat Willow (Salix caprea) with a retention category of C.*

Figure 1. Extract of Arboricultural Method Statement. Steve Ambler and Sons Tree Specialists Ltd are instructed by Soltys Brewster to undertake an Arboricultural Method Statement (AMS) for earthworks to reprofiling an embankment close to Group 008, on land at the Vantage Data Centre, Cardiff (CWL1). The group comprises of six mature Goat Willow (Salix caprea) with a retention category of C. The Tree Protection Plan indicates Group 005.

APPENDIX D - TREE PROTECTION PLAN



The line of protective fencing should be set back to 500mm beyond the upper edge of the proposed basin therefore providing protection to the trunks and root protection area of the two closest trees.

The type of protection fencing proposed would be acceptable in this case, but trees may require minor crown lifting to allow its installation and this should also be detailed in the Arboricultural Method Statement.

Actions Required

Clarification obtained via a revised Tree protection Plan clearly showing the location of Tree Protective fencing and specifying any additional pruning works required.

I trust this is of assistance.

Ken Sheppard

MICFor, F.Arbor.A, Dip.Arb.(RFS), Tech.Cert (Arbor.A) , CUEW
Senior Arboricultural Consultant
Mobile: [07817 262569](tel:07817262569)



Tree Maintenance Ltd, Unit 60, Aston Down, Stroud, Gloucestershire GL6 8GA
Office: [01285 760466](tel:01285760466)

www.treemaintenance.co.uk
Follow @TreeMaint on twitter
Find us on Facebook

Registered Office: Unit 60, Aston Down, Stroud, Gloucestershire GL6 8GA
Registered Company No: 3389558 VAT No: 39027360
Directors: Stephen Cullis, K Usher.

Tree Maintenance Ltd holds your name, contact details and works information on file securely for the purposes of contacting you and conducting our business. If you wish for your details to be removed at the end of our contract or contact with you, please email hello@treemaintenance.co.uk or call our office on 01285 760466.

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 22 October 2025 10:08
To: Ken Sheppard <K.Sheppard@treemaintenance.co.uk>
Subject: RE: FW: 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport

Good morning Ken,

Thanks for popping into the office – it was nice to meet you.

Background

23/0954 gave consent for a new substation to serve the data centres along with some boundary treatments, lighting etc.

They are seeking to vary CONDITION12 (below for reference), specifically the tree protection fencing to allow for a change to the positioning.

12. No development shall commence until the protective tree fencing has been installed in accordance with the Tree Protection Plan (Drawing ref: 5217851-ATK-ARB-PL7-TPP Rev P02) and the Arboricultural Method Statement by Steve Ambler & Sons Tree Specialists Ltd, dated November 2023. The fencing shall be retained for the duration of construction.
REASON: To protect importance landscape features in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Hopefully this is rather straightforward, however like previously mentioned it is a high profile site.

Speak soon.

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:

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. 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: Ken Sheppard <K.Sheppard@treemaintenance.co.uk>

Sent: 22 October 2025 09:39

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

Subject: Fwd: FW: 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport

Contact details

Ken Sheppard

MICFor, F.Arbor.A, Dip.Arb.(RFS), Tech.Cert (Arbor.A) , CUEW

Senior Arboricultural Consultant

Mobile: 07817 2625

Tree Maintenance Ltd, Unit 60, Aston Down, Stroud, Gloucestershire GL6 8GA

Office: 01285 760466

www.treemaintenance.co.uk

Follow @TreeMaint on twitter

Find us on Facebook

Registered Office: Unit 60, Aston Down, Stroud, Gloucestershire GL6 8GA

Registered Company No: 3389558 VAT No: 39027360

Directors: Stephen Cullis, K Usher.

Tree Maintenance Ltd holds your name, contact details and works information on file securely for the purposes of contacting you and conducting our business. If you wish for your details to be removed at the end of our contract or contact with you, please email hello@treemaintenance.co.uk or call our office on 01285 760466

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

From: "Baron, Richard (Arboricultural Officer)" <Richard.Baron@newport.gov.uk>

Date: 21 Oct 2025 10:52

Subject: FW: 25/0709 Celtic Technology Centre Celtic Way Celtic Lakes Newport

To: Ken Sheppard <K.Sheppard@treemaintenance.co.uk>

Cc: "Young, Leah (Team Manager, Countryside & Conservation)" <Leah.Young@newport.gov.uk>

Hi Ken,

As discussed on the phone,

Could you please attend and provide comments regarding the below.

Please can you bill to the call off order.

Cofion Cynnes / Kind Regards,

Richard Baron

Swyddog Coedyddiaeth / Arboricultural Officer

Cefn gwlad a Chadwraeth/ Countryside & Conservation

Gwasanaethau'r Ddinas / City Services

Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 07583 140076