

From: Ben Sayers <[REDACTED]>
Sent: 05 February 2026 09:04
To: Helen Lynch (Planning) <[REDACTED]>
Subject: FW: 97 Newcastle Road, NE34 9AA

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Hi Helen,

Please see below response from MWA regarding the RPA

Kind regards,

Ben Sayers

Architectural Technician

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From: MWA Arboriculture Office [REDACTED]
Sent: 02 February 2026 15:12
To: Ben Sayers [REDACTED]
Subject: 97 Newcastle Road, NE34 9AA

Good afternoon Ben,

It should be noted that the initial tree report for the development (completed by others) shows the trees near Hyperion Avenue have RPAs which stop well short of the original hard surfacing so would be unlikely to reach the proposed road, although we did not do an overlay to confirm this as we only had pdf files of that report and associated documents.

During our conference call I was led to believe that the houses to the rear of the plot (within the grassed area of the original pub site) had already been built and that we were being asked to specifically address the highways issues, not the entire site.

The houses to the rear of the site sit between the proposed road and Hyperion Avenue and their footings would be much deeper than the new road would be founded, unless they were built on rafts or with piled foundations. This would mean that no trees to the rear of the houses would be likely to be more affected by the road than by the house foundations which are already (?) in place. We did not therefore consider that those trees would be affected by the road, even if their notional RPAs did reach the proposed highway, which the is not likely to be the case.

Kind regards,

Mark Bisley BSc (Hons)

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