

NCC PLANNING CONSULTATION _ TREES	Date:5.1.26
NCC /TM/KS	Planning Application No. 25/1074
Planning Officer: Marnie Ostler	
Site Address: ACORN NURSERIES, LIGHTHOUSE, ROAD, DUFFRYN, NP10 8TG	
Plans Provided: 201 - Proposed Site Plan. 200 - OS plan 105 - Existing Roof Plan Site Location Plan Design Statement 206 - Proposed Ancillary Buildings Green Infrastructure Statement	
<p>Summary: The site borders the M4 motorway embankment which runs along the north west boundary where there is a substantial belt of young and semi-mature trees. Those on the edge of the group are at a low risk of damage . The trees are of low amenity value being partially viewed from Blacksmith Way. Google Earth indicates that many of the Ash present within the roadside groups are showing evidence of Ash Dieback and are therefore likely to be removed in the near future.</p> <p>There is no survey or constraints information, arboricultural implications assessment or Tree Protection Method Statement on which a more detailed assessment could be made.</p>	
Policy Consideration : Planning Policy Wales (PPW) – Edition 12 (February 2024) LDP Policy GP5 – General Development Principles (Natural Environment) LDP Policy EN8 – Trees, Woodlands and Hedgerows SPG: Trees, Woodland, Hedgerows & Development Sites (2017)	
<p>Discussion: Risk reduction works (removal of declining Ash) is likely to be required along the motorway embankment in the coming years and therefore damage to declining trees is unlikely to significantly reduce their current life expectancy.</p> <p>Individual trees along the embankment are of low amenity value with only partial glimpsed views of them when travelling east-west along Blacksmith Way.</p>	
<p>Conclusion: Although there is no arboricultural information provided on which to make an assessment the risk to boundary trees is minimal and therefore there are no objections on arboricultural grounds.</p>	
<p>Recommendation:</p> <p>Green infrastructure Statement indicates the planting of Eucalyptus gunnii and Arbutus unedo along the north east boundary. Consideration should be given to replacing the Eucalyptus (a non native tree) which is known to be problematic in middle age and when mature. Consideration should be given to planting native trees and shrubs which will have greater habitat and ecological value in the future.</p>	
<p>Conditions:</p> <p>Detailed Landscape Planting Scheme (Pre-Commencement) Condition: <i>Prior to commencement, a detailed landscape scheme including new tree and shrub</i></p>	

planting (species, sizes, densities, and planting methods) shall be submitted to and approved by the LPA. Planting shall be implemented in the first planting season following occupation or completion.

Reason:

To enhance landscape quality and compensate for any potential future tree loss.

5-Year Replacement Planting

Condition:

Any tree or shrub that dies, is removed or becomes seriously damaged within 5 years of planting shall be replaced in the next planting season with a plant of similar size and species, unless otherwise agreed by the LPA.

Reason:

To ensure successful establishment of new landscape planting.