

From: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>
Sent: 28 March 2025 09:49:17 UTC+01:00
To: "Khela, Harpreet" <HARPREET.KHELA@newport.gov.uk>
Cc: "NCC - Tree Team" <Tree.Team@newport.gov.uk>; "Williams, John (Team Manager - Countryside & Conservation)" <John.Williams@newport.gov.uk>
Subject: FW: Application number 24/0939 - 36 The Nurseries Langstone Newport
Attachments: 36 The Nurseries TTN 2025.pdf

Hello Harpreet ,

No objections.

Conditions as below please :-

A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with the appointed Arboricultural Consultant /NCC Tree Officer and construction personnel. To formally agree the methods of work, material storage, parking and tree protection measures prior to commencement of the development and the associated clearance work.

At the time of the meeting, points of contact and lines of communication will be established prior to commencement of the works on site.

Details of the meeting and project contacts should be forwarded to the Tree Officer at Newport City Council .

Arboriculturalist

CO11

() No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

(a) Pre construction site meeting

(B) Ensuring compliance **with the Technical Note Treecare Consulting (James Pinder) 21 March 2025**

c)Oversee working within any Root Protection Area

d)Reporting to the Local Planning Authority;

e)The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Councils Tree Officer.

Reason: To protect important landscape features within the site.

Cofion Cynnes / Kind Regards,

Shona Carle

Swyddog Coed / Tree Officer (TPOs & Private Land)

Cefn gwlad a Chadwraeth/ Countryside & Conservation

Gwasanaethau'r Ddinas / City Services
Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 01633 210556
Shona.Carle@newport.gov.uk

From: Khela, Harpreet <HARPREET.KHELA@newport.gov.uk>
Sent: 24 March 2025 13:06
To: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>
Subject: RE: Application number 24/0939 - 36 The Nurseries Langstone Newport

Hi Shona,

I've received the Tree Technical Note from the tree consultant (attached). Please let me know if you have any additional comments.

Kind regards

Harpreet Khela
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd
harpreet.khela@newport.gov.uk

Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio.
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Wrth gyflwyno dogfennau dros ebost 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.
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From: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>
Sent: 29 January 2025 17:53
To: Khela, Harpreet <HARPREET.KHELA@newport.gov.uk>
Cc: NCC - Tree Team <Tree.Team@newport.gov.uk>; Williams, John (Team Manager -

Countryside & Conservation) <John.Williams@newport.gov.uk>

Subject: FW: Application number 24/0939 - 36 The Nurseries Langstone Newport

Hello Harpreet ,

The easiest way to resolve this is to ask the applicant to engage the tree consultant to dig the trial holes in the garden to establish the presence of any roots .

Also what is the expected spread of the tree canopies into the garden as the trees grow ?

Cofion Cynnes / Kind Regards,

Shona Carle

Swyddog Coed / Tree Officer (TPOs & Private Land)

Cefn gwlad a Chadwraeth/ Countryside & Conservation

Gwasanaethau'r Ddinas / City Services

Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 01633 839835

Shona.Carle@newport.gov.uk

From: Khela, Harpreet <HARPREET.KHELA@newport.gov.uk>

Sent: 29 January 2025 12:53

To: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>

Subject: FW: Application number 24/0939 - 36 The Nurseries Langstone Newport

Hi Shona,

I've received a report from the tree officer concerning the side extension for planning application 24/0939. Please can you take a look and let me know your comments?

Kind regards

From: James Pinder <james@treecareconsulting.co.uk>

Sent: Monday, January 27, 2025 4:30:46 PM

To: 'Terry Jones' <terrymjones@hotmail.co.uk>

Subject: RE:

Hi Terry,

Looking at the image I can see the field boundary trees to the east of the house. Is there also a ditch/watercourse on the house side of the trees? If there is it is good news as roots don't like to go under watercourses. If no ditch is present it'd be reasonable to expect the roots extend around 5m into the garden – this will be why the house has been built where it is. It was placed there to avoid the theoretical rooting area of the trees.

If tree friendly building techniques could be used such as micro piles, pads or some other low impact (on roots) method can be used to provide a foundation, you could still build but not right up to the trees.

Ideally you would need to undertake some carefully hand dug trial pits at each corner and one in the centre of the proposed foundation line. These only need to be 0.5m across but they'd need to go down to full foundation depth. No roots larger than 10mm must be cut. You have to work around them without damaging them. If you can get the pits without root issues, the council may entertain strip foundations but if roots are found they will say no.

Any foundation needs to be designed with trees in mind. The combined effect of the trees could be problematic if the trees end up placing physical root pressure on foundation or they significantly desiccate the soils around foundations.

It might be worth going back to NCC and asking if you were to follow the above approach would they be happy?

Regards,

James

James Pinder Tech Cert (Arbor A)

Treecare Consulting

07939 150457

01633 882890

james@treecareconsulting.co.uk

www.treecareconsulting.co.uk

From: Terry Jones <terrymjones@hotmail.co.uk>

Sent: 26 January 2025 09:09

To: james@treecareconsulting.co.uk

Subject:

James please find attached the pictures I took of the site at 36 The Nurseries Newport which are not sufficient for you to assess the extent of your survey unfortunately.

However the application number is 24/0939 which can be viewed on the City Councils planning website and there should be photographs on there which the case officer took at a recent site meeting.

If you need to make a site visit please contact the owner Stephen Hagerty on 07910735554 to arrange a site visit and discuss your fee.

We have recently agreed an extension of time for determination so we need this survey as soon as possible.

Kind regards

Terry

Tel. 07710107412

Sent from [Outlook for Android](#)