

Newport City Council – Planning Consultation

Application Number: 25/1004

Proposal: DEMOLITION OF THE FORMER DAYCARE CENTRE BUILDINGS AND THE CONSTRUCTION OF 6 NO DWELLINGS, ACCESS ROAD, TURNING AREA AND ASSOCIATED WORKS

Site: Kensington Court Day Centre Oaklands Road Newport South Wales NP19 8GQ

Date: 12.12.25

Arboricultural Remarks.

1. The Arboricultural Implications Assessment (Treecare Consulting) references a Tree Survey and Tree Constraints Plan by Treescene, but does not provide its date and there is not a copy in the related documents to review. Root Protection Areas and shading plan are based on the original data – if it current i.e. within 12 months? I will need to review this report and plan. If not current, then it requires updating.
2. The tree cover around and within the site seems quite dense and potentially oppressive for those living on site, especially given that the east side has elevated housing on an embankment. Please provide photographs of the relationship between trees and the development footprint. The protected trees on site, the adjoining woodland under NCC ownership and the proposed tree planting in close proximity to the proposed houses, will certainly come under pressure for tree works in the future, and the Local Planning Authority should be aware of this potential burden in relation to their trees and those protected.
3. Have all trees within 15m of the site boundary been plotted/considered. I am aware that felling has occurred in the adjoining woodland but there does seem to be very few trees marked on the plan outside of the site boundary. This needs confirming or please provide an updated Tree Survey & Tree Constraints Plan. The plans in the AIA show the dominant trees but not the level of shrubs or scrub cover. Is this shown on the Tree Constraints Plan? If not it needs updating. Aerial photography would suggest there is greater tree/shrub/scrub cover than is being shown.
4. It is unclear which trees are protected under a Tree Preservation Order. This needs to be shown on the tree plans and in tree data tables.
5. Where is the current Tree, Removal, Retention, & Protection Plan or draft Tree Protection Plan, to go with the Arboricultural Implications Assessment?
6. T23 – do we have photographic evidence of its condition, to support the removal of this protected tree, under the 'dead, dying or dangerous' exemption or U category rating?
7. T27 – I note decay detection testing is recommended by Treecare Consulting and this should be undertaken prior to the Arboricultural Method Statement and results provided within that document.
8. The layout drawing refers to an Arboricultural Method Statement for erecting fencing by Treecare Consulting. There is no copy of this in the related documents on the planning portal, and fencing installation is not discussed in the AIA? An Arboricultural Method Statement must cover this operation.
9. Arboricultural Method Statement required (can be conditioned) – this must include as a minimum methods for erecting fencing in the Root Protection Area of trees; demolition of existing structures, referencing a demolition

method statement by the appointed demolition company; AIA recommendation point 4 , the marking out exercise must occur prior to writing an Arboricultural Method Statement and include any findings;

10. The final Arboricultural Implications Assessment should consider the following in detail and at present can only be regarded in **draft** format :-
 - Levels plan – clearly showing proposed and current levels. Where work is required in the RPA of T4 this must include cross section drawings clearly showing the trees location and Root Protection Area. This will then confirm if a ‘no dig construction’ as recommended in the report is going to be viable. If it is viable this must be detailed within an Arboricultural Method Statement.
 - Landscape plan – E.g. it is noted that planting is occurring within the Root Protection Area of existing trees.
 - Service runs both existing and proposed.
 - SUDS including the location of swales.
 - This site is going to be very tight to construct with trees providing a notable constraint – please provide the location of contractor compounds, car parks, access and temporary access (if known at this stage). If not known at this stage, this must be included in an Arboricultural Method Statement (point 9).

11. Are the storm water manholes and connections shown in D001 – Outline Stormwater Drainage layout’ current or proposed. If proposed this needs considering in the AIA

12. It is noted in the NCC Highways response letter that they require further information /amendments and if this results in layout changes, this must be considered within the final Arboricultural Implications Assessment and subsequent Arboricultural Method Statement.

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