

APPLICATION DETAILS

No: 25/0976 **Ward:** Malpas

Type: Full

Expiry Date: 6th March 2026

Applicant: C Balfry

Site: Malpas Park Primary School Wavell Drive Newport NP20 6LE

Proposal: **DEMOLITION OF OLD, UNSECURE FENCE FOR THE INSTALLATION OF NEW 2.4M SECURITY FENCE. REPLACEMENT OF EXISTING GATES TO UPGRADED SECURITY DESIGNED GATES. PLANTING OF HOLLY AND/OR HAWTHORN ON THE NORTH BOUNDARY TO CREATE A SECURE NATURAL BOUNDARY TO ENSURE PROTECTION OF SURROUNDING PROTECTED TREE SPECIES**

Recommendation: GRANTED WITH CONDITIONS

1. INTRODUCTION

- 1.1 Planning permission is sought for the demolition of the existing fence and the erection of 2.4m high mesh security fencing as well as the replacement of pedestrian and vehicular gates at Malpas Park Primary School, Wavell Drive. The proposal also includes the planting of a native hedgerow to the north of the site.
- 1.2 The fencing is intended to provide a secure and robust perimeter to safeguard pupils, staff and visitors and is a type of fencing that is widely used across school sites in Newport where a height of 2.4m is recommended by the Designing Out Crime Officer at Gwent Police.

The applicant has confirmed that the current boundary fencing presents a number of safeguarding concerns as outlined below.

- The existing fencing incorporates footholds within its design, making it easy to climb and therefore presenting a safeguarding risk to pupils and vulnerable adults, particularly during periods of reduced supervision.
- Objects located adjacent to the boundary, including a grit box, a telecommunications cabinet, and a bus stop, further facilitate unauthorised access to the school grounds.
- The school site has been repeatedly subjected to antisocial behaviour, with both youths and adults accessing the grounds to engage in illegal activities out of public view. During the summer term, the Designing Out Crime Officer from Gwent Police identified the school as being highly likely used as a “drop-off and pick-up” point for the distribution of illegal substances.

2. RELEVANT SITE HISTORY

REF.	DEVELOPMENT	DECISION
10/1323	EXTERNAL CANOPY FOR OUTDOOR PLAY	GRANTED
14/0990	ERECTION OF INFILL EXTENSION TO FRONT ELEVATION	GRANTED WITH CONDITIONS

3. POLICY CONTEXT

- 3.1 Newport Local Development Plan 2011 – 2026 (Adopted January 2015)
- GP2 – General Amenity
 - GP4 – Highways and Accessibility
 - GP5 – Natural Environment
 - GP6 – Quality of Design

4. CONSULTATIONS

- 4.1 Gwent Police: To support my recommendations around the design and layout, physical security requirements, and product recommendations I have reviewed the crime statistics for the ward area of Malpas and specifically the proposed development location of Wavell Drive, for a 12-month period between 1st January 2025 – 1st January 2026. At this time, I do not have any clear objections to the application based on the current crime/incident rate and demand on policing and the community within. When offering crime prevention and physical security advice we take guidance and best practice from the range of guides supplied by Secured by Design (SBD). Whilst the client is not seeking SBD accreditation for the development I have made recommendations below for the site. It is recommended the whole of the school buildings, MUGA's and all-weather pitches must be protected by fencing. The fence must meet Secured by Design standards and specifications, be at least 2.4 metres high, weld mesh, expanded metal or similar, and be of a design that is difficult to climb over. Fencing must be preferably ground on a hard surface or embedded in the ground. There must be nothing adjacent to the fencing to assist criminals in climbing over it and therefore gaining access into the school grounds. Gates must be of the same height and specification as the fencing and must be kept locked when the school is unoccupied. Gates, other than the main entrance, must also be kept locked during school time. The gap under gates must be minimal to prevent persons from crawling under. Once fencing and gates have been identified we find it useful for the headteacher/caretaker to designate the main master gate so that it can be determined one gate which is locked/unlocked from the exterior all other gates would be internally locked. This means that all gates will not have requirement for padlock hole which creates a climbing aid. The current fence line is more demarcation than security, this is exasperated with the external climbing aids on the public highway – road signs, grit box, exchange box.

5. INTERNAL COUNCIL ADVICE

- 5.1 Tree Team: The site has been surveyed in accordance with British Standard 5837 :2012 and a combined Arboricultural Impact and Assessment/ Method Statement provided. Tree Loss is minor and will not impact on the setting or public amenity of the area. Protective fencing and ground protection is not shown on the Tree Removal/Retention and Protection Plan which could result in damage if working practices are not controlled. Fencing in accordance with figure 3 of the provided method statement will need to be installed at each phase of works to protect adjacent trees from damage. Fencing for each phase should be inspected and signed off prior to commencement of works. Subject to the installation of tree protection for each phase of works there are no Arboricultural objections to this application. Conditions –
- *“All works on site shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement by Tree Check (Tree Removal/Retention and Protection Plan dated 10.11.25 Reason: To protect valuable tree features on site. Policy GP5 of the LDP.”*
 - *No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in relation Arboricultural Impact Assessment and Method Statement by Tree Check (Tree Removal/Retention and Protection Plan dated 10.11.25*
 - *No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. Erect all weather notices on Heras fencing, 1 per 5 panels, stating ‘ CONSTRUCTION EXCLUSION ZONE NO ACCESS’ The fencing shall be retained for the full duration of the phase of development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority. Reason: To protect important landscape features within the site.*
 - *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) Signing off the tree root protection barrier*
 - (B) Ensuring compliance with the method statement and process stages in relation Trees Arboricultural Impact Assessment and Method Statement by Tree Check (Tree*

Removal/Retention and Protection Plan dated 10.11.25

c) *Oversee working within any Root Protection Area including landscaping ;*

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 Council's Tree Officer.*

Reason: To protect important landscape features within the site.

- 4.2 Highways: No objection. The amended plans now show the gate set back 2m. Whilst this is not enough to prevent blocking of the footway/highway, it does address the pedestrian visibility issue. Given the low use of the entrance during school hours, the potential impact on parking and the fact that there has been a proportionate improvement addressing the main safety issue, we would remove the objections made on highway matters.
- 4.3 Ecology: I can see that the new details provided subsequent to my comments in November have clarified the impact on trees at this site, so I agree that a Preliminary Ecological Appraisal is no longer needed as tree removal is minor and limited to very young trees. The Applicant should be reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. I note that some crown lifting of mature trees is proposed. Therefore, we should attach our Bat Advisory Note to any consent granted. I have no objection to the GI Statement as it reflects the arboricultural and ecological mitigation set out in other documents supporting this application.

6. REPRESENTATIONS

6.1 NEIGHBOURS:

All properties with a common boundary and opposite (46no properties) were consulted. The following comments were received.

8 Harding Avenue

- A 2.4 metre fence is excessively high for its needs and would be an eyesore. At present I have a pleasant green perimeter. I feel plans for such a high fence would have a negative effect on the value of my property.

18 Almond Drive

- I strongly oppose the proposed plans for the fencing around the school. The current boundary fence is not unsecure and is in good condition. The proposed excessively high 2.4M fence would be an eye sore for the area and as my granddaughter said "why are they going to build a prison to put us in" and she is only 7 years old.

70 Wavell Drive

- I live right opposite the school and object to the installation of a 2.4m fence. Like other residents I feel that this will be an eyesore and lower the value of my property. I could understand the need for extra security if we were living in a high crime area and the school had been subject to numerous incidents but this isn't the case. The current fence is more than suitable in my opinion.

16 Harding Avenue

- Firstly, I would like to say that its great to see the council spending money on our local school. Both my children went to this school and its very pleasing to see the work that's been carried out recently however I believe the proposal of the 2.4M mesh fence will bring down the look of the area. The height and style of fence is not in keeping with this lovely neighbourhood. Having this fence will make the school lose its charming appeal and will be an eyesore to the lovely surroundings. I can guarantee that members of this committee would not agree to such a fence in their neighbourhood.
- Now I would like to oppose the choice of plants for the Natural boundary the choice of Hawthorn has not been chosen with the neighbours of this lovely school in mind. Hawthorn will grow out of control and will not be maintained. I know this, because in the 18yrs of living here I have only seen on one occasion where work has been

carried out on the surrounding trees and this was only after a complaint by one of my neighbours as dead branches were falling on their vehicle. Hawthorne will spread into all the adjacent gardens (one of those being mine) and be unsightly. For us living here we would recommend a fence of a similar height to what is in position at the moment and shrubbery that will not get out of control and doesn't need to be maintained. As I said in my opening statement, we're happy that money is being spent on our lovely school but could you please take into consideration your neighbours.

8 Harding Avenue

- I feel that 2.4 metre fence is excessively high for the required needs and would constitute an eye sore thus lowering the value of my property.

78 Wavell Drive

- As one of the original residents of the estate and having lived at this address directly opposite Malpas Park Primary School the majority of my life including being an ex-pupil of this school, I strongly object to the current proposal to install a 2.4 metre high expanded metal 358 mesh fence.
- The current boundary fence at just under 1.5m permits nearly undisturbed views of the hillside and farm between Malpas and Caerleon. The installation of the proposed fence will totally change the pleasant character of the area which is currently quite open and spacious to one of living directly opposite a prison and totally obscuring the view and potentially blocking the early morning light.
- Additionally the fencing will also greatly reduce the line of sight of vehicles turning the corner between Wavell and Almond Drives increasing the risk of collisions between vehicles and pedestrians in particular young children crossing the road gaining access to and from the local shops.
- The fencing that is currently installed around the boundary of the school is in good condition with no requirement for immediate change and if there is a requirement to increase the height of the fence to the minimum requirement of 2.0m (not 2.4m) then the current fence could easily be re-used with a new lower brick/block section and re-using the exist boundary fence.
- I appreciate that the security of the pupils and staff is probably the main driving force behind this scheme however this is a very quiet residential estate with minimal anti-social behaviour and you proposed obtrusive replacement fence will be a blot on its present character.
- Living opposite this fence will also devalue the current properties of the surrounding neighbourhood as nobody would want to live opposite what looks like a prison.
- Please reconsider your current proposal, as having spoken with a number of the residents in the area that principally their feelings are the same regarding this proposal. With a bit more consideration on your behalf, then I am sure that another less obtrusive option must be available that minimise the effect on the pleasant character of the estate.

76 Wavell Drive

- I live opposite the school and the current fence is not unsecure. I object to having a 2.4m secure fence in front of my property which will affect the view and frankly will be a unnecessary eye sore. I can't see why this required as they have an onsite caretaker and this is not appropriate.

74 Wavell Drive

- I strongly oppose the proposed plans for the surround of fencing around Malpas Park primary school.
- Your letter is not only misleading, is it also a contradiction of the truth.
- The letter gives the impression that the existing fencing is in parts unsafe and needs to be replaced, however this is not true, the fencing has been for 60 years been quite safe and I have never known of any incident of any security breaches to the pupils or staff, also the main gate is open on a daily basis from 7 am To 7pm.
- The fencing was also painted and all the existing gate brick pillars replaced
- Since your letter I have now seen the proposed fencing which far more than your letter implies, it is not only unsightly, it would be more in keeping with a prison camp

than a school.

- You also have to remember Wavell drive is quite a narrow road so the opposite properties are not that far from the proposed fencing which as I have pointed out would not only be unsightly but also undoubtedly effect the value of our properties, and therefore I think we would be looking for compensation.
- I am also quite sure that I proposed such fencing to my property it would be refused as not in keeping with the area and the visual effects.

70 Wavell Drive

- I wish to make my objection known about the proposal to erect a 2.4 meter fence at the junior and primary school at Malpas Park. This will directly impact my property at number 70, my view will be restricted and I feel the value of my house will be affected. This is not an area subject to large amounts of crime and yet this fence will bring about that impression, affecting the market value of my home. I am also concerned about the effect on light that the fence may impose on my home. Please take my concerns into account when considering this application.

6.2 COUNCILLOR JANE MUDD: I would like to request that if it is likely to be recommended that permission is granted then as ward councillor I would like to request that it is considered by committee. The reason for this request is that the replacement fencing will have on residential amenity within the immediate vicinity of the surrounding area. There are a number of objections on the portal that have been submitted by residents and I have also been contacted by a number of residents who do not have internet access, voicing their concerns. As such I would welcome the opportunity to make representation to committee on behalf of my residents and for planning committee to consider all aspects of this and make a determination.

6.3 JAYNE BRYANT MEMBER OF THE SENEDD: I am writing to raise concerns on behalf of a constituent who lives opposite Malpas Park Primary School regarding the proposal to erect an 8 ft fence around the boundary of the school. They have said that the current fence is approximately 5 ft high. My constituent has said that she has spoken with her neighbours, many of whom are elderly, who have expressed concerns about the impact this proposal will have on the character of the area. Key points raised include:

- The proposed structure will significantly alter the open nature of the area and, in their view, resemble a prison-like environment.
- Residents feel this will destroy the views that were a major reason for purchasing their homes.
- There has been no history of trouble at the school, and many believe alternative, less intrusive solutions should be considered.

Several neighbours were unaware of the plans until very recently, and there is concern that they may not have sufficient time to submit objections. Could you confirm whether the deadline for objections can be extended to allow all affected residents to respond?

Any information you may be able to provide on the above will be appreciated.

7. ASSESSMENT

7.1 Residential Amenity

The site is located within a primarily residential area with residential properties to the north, east, south and west of the site. The proposed fencing would go around the east, south and west boundaries of the school grounds, following the existing fencing line. Native hedging is proposed to the north boundary.

To the west of the site is Wavell Drive where a row of residential properties face toward the school grounds. There is an approximate distance of 9-10m between the front boundary of these properties and the school's boundary fence, and an approximate distance of 13-14m between the front elevations of the dwellings and the boundary fence. The existing fence is a 1.8m high rail fencing which is proposed to be replaced by 2.4m high mesh fencing. Due to the design of the mesh fencing, it would allow views into and out of the site whilst improving security. It is proposed that the fence would be finished in black but the applicant

has confirmed this could be changed if the Planning Committee considered an alternative colour more suitable. Whilst it is noted that the height of the fencing is increasing, owing to its location, scale and design it is not considered that it would result in a harmful impact on the residential amenity of neighbouring occupiers along Wavell Drive by reason of loss of light or perceived space. There are also neighbouring properties to the south and south east of the site with similar separation distances. As above, it is considered that owing to the location, scale and design of the proposed fencing, it would not result in a harmful loss of light or perceived space.

There is a property to the north west of the site, no.55 Wavell Drive, that shares both its side and rear boundary with the school. The new fencing is proposed along these shared boundaries. Whilst the proposed fence would be 2.4m high, given the design of the fence that allows views through, it is not considered that it would harmfully impact upon the amenity of the neighbouring property by reason of loss of light or perceived space.

There are also neighbouring properties to the north of the site, along Harding Avenue, and their rear gardens border the school grounds. No fencing is proposed along the north boundary. The existing trees are to be retained as well as the planting of a native hedgerow to further bolster the robustness of the boundary screen.

7.2 Visual Amenity

The school is sited so that its east, south and west boundaries are visible from public vantage points and therefore the entirety of the boundary fencing would be visible from public vantage points. The existing 1.8m high rail fencing, owing to its scale and design, is a modest and unobtrusive feature within the streetscene and a well established part of the street scenes. The school has generous grounds bordering the public highway and the existing fencing is of railing style typical of school enclosures from the period the school was built. It demarcates the boundaries but does not act as a robust secure periphery to the school grounds. This is confirmed by evidence provided by the applicant. Such security concerns must be balanced against the visual impact of the proposal, this being the main issue raised by neighbouring residents. The existing fencing is proposed to be replaced by 2.4m high mesh fencing that given its height and close mesh design, would increase the massing and visibility of the school's boundary treatment. Notwithstanding this, it would not result in an unduly obtrusive or overbearing addition to the streetscene or closest neighbours. The design allows views and light through it and will be a dark colour akin to that of the existing railings.



Image of same fence type installed at Tredegar Park Primary School to demonstrate level of transparency

Whilst it is appreciated that the fence will be notably higher than the existing, it will facilitate increased security, prevention of trespass and anti social behaviour, key issues that impede the operation of schools including this one. Such weldmesh type fencing around schools in Newport and elsewhere are now common. For Malpas Primary, the boundaries are particularly expansive and along residential streets so the change will be noticeable and the concerns raised by neighbours are relevant and material. However, views would remain into and out of the site and the reasons for the fence must be afforded substantial weight. It will improve safety for school users, facilitate full use of the outdoor spaces serving the school, improve school security both during school hours and notably outside school hours, and will help address anti social behaviour issues. All of which the school has sought Police advice on. The fence will not present a closed boundary but will continue to allow full view of the school's outdoor spaces. It is clear from officer site visit that the existing railings are too low to be a robust boundary treatment and consequently the school has a large expanse of vulnerable frontage to the neighbouring streets. School safety is a key driver behind this application as set out by the supporting information accompanying this application. The School's Headteacher provided the following statement;

'My priority has to be the safeguarding of pupils and staff during the school day and unfortunately, society is a very different place now to when the residents purchased their homes, even in Malpas. Some highly concerning incidents involving potential intruders and trespassers with intent to cause damage or harm on the premises of some of Newport schools in recent years, are proof that the risk exists and must be addressed. I would doubt that the resident objectors are aware of the extent to which the premises have been accessed and used as a drop-off and pick-up site for the distribution of illegal substances and the serious hazard this presents to the safety of our youngest pupils on a regular basis. The impact of this is that the Nursery and Reception Garden cannot be used for learning by pupils until it has been checked every day by two adults who, although they 'sign it off' as 'checked and clear' could well have missed that one small item that could potentially be discovered and consumed by a child.'

On balance it is considered that the proposed fencing would alter the current appearance of the site and this would have an impact upon visual amenity albeit that steps have been taken to mitigate harm by choosing a design that allows light and views clearly through it and the fence being a colour that is compatible with that of the existing railing. However, this impact is outweighed by the safety, operational and security benefits afforded by it and the substantial weight afforded these considerations. The need for the fence has clearly been encouraged by Gwent Police and the need to secure the school buildings, grounds and the safety of all users of it.

7.3 Highways

The Council's Highways Officer initially raised concerns that the existing vehicular arrangement isn't up to current standards and advised that the proposal should take the opportunity to improve the situation. Amended plans were submitted showing the vehicular gates set back 2m, addressing the pedestrian visibility concerns raised. The Officer advised that given the low use of the entrance during school hours, the potential impact on parking and the fact there there has been a proportionate improvement addressing the main safety issue, they have no objection on highway matters.

7.4 Trees

A combined arboricultural impact assessment/method statement has been submitted alongside a tree removal/retention and protection plan. These documents detail that 5no trees are to be removed on site in order to make way for the proposed fencing. These trees are detailed on the plan as G7 Sycamore, T16 Pedunculate Oak and T2 Common Ash. Pruning works are also proposed to a number of trees on site as detailed within the 'combined arboricultural impact assessment/method statement.'

The Council's Tree Team confirmed that the site has been surveyed in accordance with British Standards 5837:2012. The Officer advises that the tree loss is minor and would not impact on the setting or public amenity of the area. It is noted that protective fencing and ground protection is not shown on the Tree Removal/Retention and Protection Plan however this could be appropriately controlled by condition. Fencing in accordance with figure 3 of the provided method statement will need to be installed at each phase of works

to protect adjacent trees from damage. Fencing for each phase should be inspected and signed off prior to commencement of works.

In accordance with Chapter 6 of PPW 12, a Green Infrastructure Statement has been submitted in support of the application. The GIS confirms that the existing trees and hedge line to the north of the site are to be retained and a native hedgerow is also proposed along the north of the site. Pruning works are proposed to a number of existing trees to maintain their health.

7.5 Other Matters

A number of concerns have been raised by neighbours primarily relating to visual amenity, property value, affect on light, blocking views and unsightly nature. Only material planning considerations can be taken into account when assessing the proposal. The potential for the development to reduce the value of properties and the loss of a view aren't material planning considerations. Material planning considerations relating to residential and visual amenity have been addressed above.

8. **OTHER CONSIDERATIONS**

8.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

8.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

8.7 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty

has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

9. CONCLUSION

- 9.1 Overall, it is considered that the proposal owing to its location, scale and design, will improve school safety and security and this is afforded substantial weight in officer considerations. On balance, it is therefore recommended that the application is granted subject to the following conditions.

10. RECOMMENDATION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Double Leaf Swing Gate, Proposed Front Gate 1 and Proposed Plan Boundary Fence.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

02 All works on site shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement by Tree Check (Tree Removal/Retention and Protection Plan dated 10.11.25

Reason: To protect valuable tree features on site. Policy GP5 of the LDP.

03 No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in relation Arboricultural Impact Assessment and Method Statement by Tree Check (Tree Removal/Retention and Protection Plan dated 10.11.25

04 No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. Erect all weather notices on Heras fencing, 1 per 5 panels, stating 'CONSTRUCTION EXCLUSION ZONE NO ACCESS' The fencing shall be retained for the full duration of the phase of development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site.

05 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) Signing off the tree root protection barrier

(B) Ensuring compliance with the method statement and process stages in relation to Trees Arboricultural Impact Assessment and Method Statement by Tree Check (Tree Removal/Retention and Protection Plan dated 10.11.25

c)Oversee working within any Root Protection Area including landscaping ;

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 Council's Tree Officer.

Reason: To protect important landscape features within the site.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Tree Removal/Retention and

Protection Plan, Combined Arboricultural Impact Assessment/Method Statement, Pro-Sure 358 Specification, Double Leaf Swing Gate, Proposed Front Gate 1, Proposed Plan d Boundary Fence, Green Infrastructure Statemen and Response to Residents' Concerns.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 GP5 and GP6 were relevant to the determination of this application.

03 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

04 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

05 Bats often roost in trees, and work on these trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a tree in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are found to be present, no works of tree felling or removal of major limbs should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228