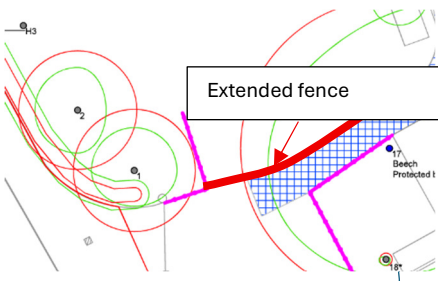
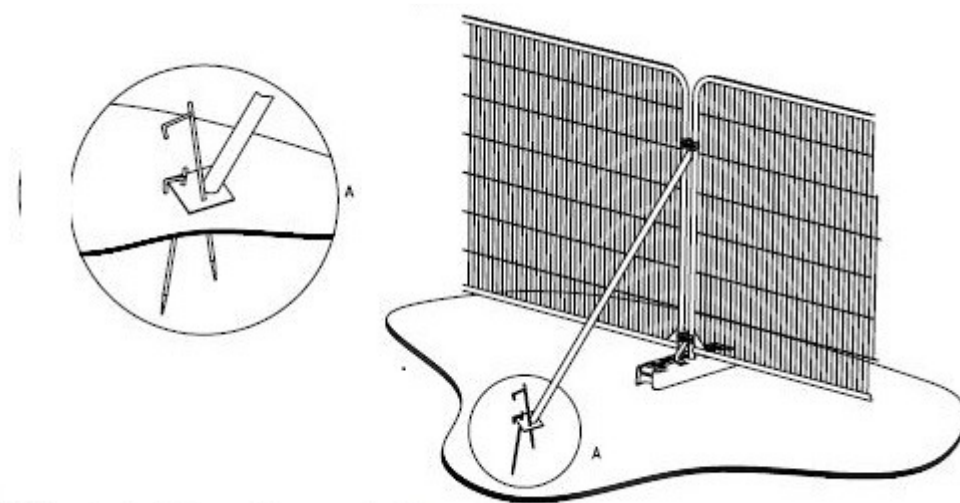


NCC PLANNING CONSULTATION _ TREES		Date: 25 th March 2026
NCC /Company Initials/ Consultant Initials		Planning Application No. 26/0010
Planning Officer: Vicky Quinn		
Site Address: The Grove Bowdens Lane Penhow Newport NP26 3AA		
Plans Provided: GRO_001 Rev 02 Proposed site plan GRO_001 Rev 02 Landscape Plan response to Highways comments Construction Management Plan GRO_001 Revision 01 Existing Access Plan 015 - Existing Plans and Elevations 001 Site Plan - Proposed Tree Shade Diagram Tree Protection Plan Tree Constraints Plan Site Location Plan 017 - Proposed Plans and Elevations 017 - Combined Proposed Plans and Elevations 015 - Combined Existing Plans and Elevations 001 - Site Plan - Existing 001 - Landscape Plan Green Infrastructure Statement Design Statement		
Summary: No objection subject to condition below.		
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)		
Discussion: The Application is supported by a suitable Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan. Tree 26 is not shown as protected but is a low-grade specimen within the rear garden and therefore does not contribute to the local or wider landscape. Tree 17 Beech, is protected by a Tree Preservation Order and is protected by suitable fencing an existing ‘no dig’ drive surface to the north. The RPA of this tree extends beyond the driveway which could be damaged by creeping development and / or material storage. Fencing for tree 1 should be extended along the northern side of the drive to prevent the spread of demolition and construction operations as far as the trunk of the Beech.		
		
Section 4.5.3 states that the protective fencing will be changed for chestnut pale fencing along the northern drive edge. This is not sufficiently robust to resist construction pressures and does not comply with British Standard 5837:2012. Fencing as a minimum should consist		

of Weldmesh Panels supported on concrete or rubber feet and braced to resist impact as per figure 1 below



a) Stabilizer strut with base plate secured with ground pins

Tree loss is rather minor and mitigated by planting within the landscape proposals

Conclusion: The proposals are acceptable in arboricultural terms, subject to minor amendments of the Tree Protection Plan.

Recommendation: No Objection subject to conditions

Conditions:

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.

Tree Protection Plan

No development, to include demolition, shall commence until Tree Protection measures Plan (in accordance with BS 5837:2012) have been implemented as shown in the Tree Protection Plan **25/1223_TG_TPP-Rev F-NB (as amended)** submitted by **Project Jack Pine**

Arboricultural Consultancy

The development shall be carried out in accordance with the approved Tree Protection Plan and Arboricultural Impact Assessment. All construction works will be carried out in the area to the south of the main access and not extend to the garden area to the north without written permission of Local Planning Authority.

Reason: To protect important landscape features within the site.