

Newport City Council – Planning Consultation

Application Number: 25/1056

Proposal: REPLACEMENT OF THE DEMOLISHED DWELLING "BRAMLEY"

Site: Bramley Catsash Road Newport NP18 2LZ

Date: 3.3.2026/ 9.6.2026/ 23.7.26

Arboricultural Remarks.

The tree survey and Tree Constraints Plan has been undertaken by a bona fide Arboricultural Consultant and is accepted.

The Arboricultural Implications Assessment is somewhat generic in nature; however, it is considered to be broadly acceptable. The proposed construction of the new dwelling is also accepted in principle in relation to the existing and retained trees.

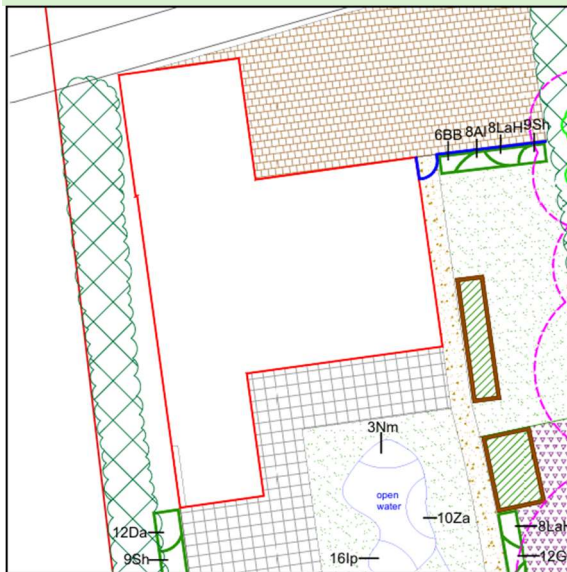
- The loss of T1, T12 and one of the hazels (3) is accepted as is the need to coppice another if required.
- The location of the new house located within the Root Protection Area of Hedge H1 is not acceptable, when there seems to be space to move the house eastwards to avoid this conflict and provide adequate space to construct the foundations, house, and maintain this fast-growing hedge. The hedge has a potentially significant life span given that it is only early mature and as advised in the Report, it provides important screening to and from the adjoining property. Any root damage, whilst accepted within the Arboricultural Implications Assessment (Section 3.3), can lead to stress within the affected trees and provide opportunities for latent or active pathogens. At 6m high, and with the hedge being to the west of the house, this will also cast significant shade in the late afternoon and evening to the west side of the property.

June 2026 - In the updated Arboricultural Implications Assessment / Tree Protection Plan, it is noted that the house position remains in the RPA of H1 and this issue has not been addressed. **An objection remains on arboricultural grounds (refer to plan excerpt below).**

The Tree Survey and Arboricultural Implications Assessment Rev B shows the new dwelling outside of H1's Root Protection Area and this is welcomed and the previous objection removed (refer to plan excerpt below).



However, it is noted that there is disparity between the house location on the Landscape Plan where it is still shown as impacting on H1 (refer to plan excerpt below). This should be revised to match the Tree Protection Plan .



The construction of paths within the Root Protection Areas (RPAs) of retained trees may be acceptable in principle; however, this is subject to the provision of detailed design information in accordance with the guidance set out in the Arboricultural Implications Assessment (Appendix 3).

This should include a clear assessment of existing and proposed levels, details of how the path construction will integrate with surrounding ground levels, and a site-specific construction specification supported by appropriate drawings for contractor implementation.

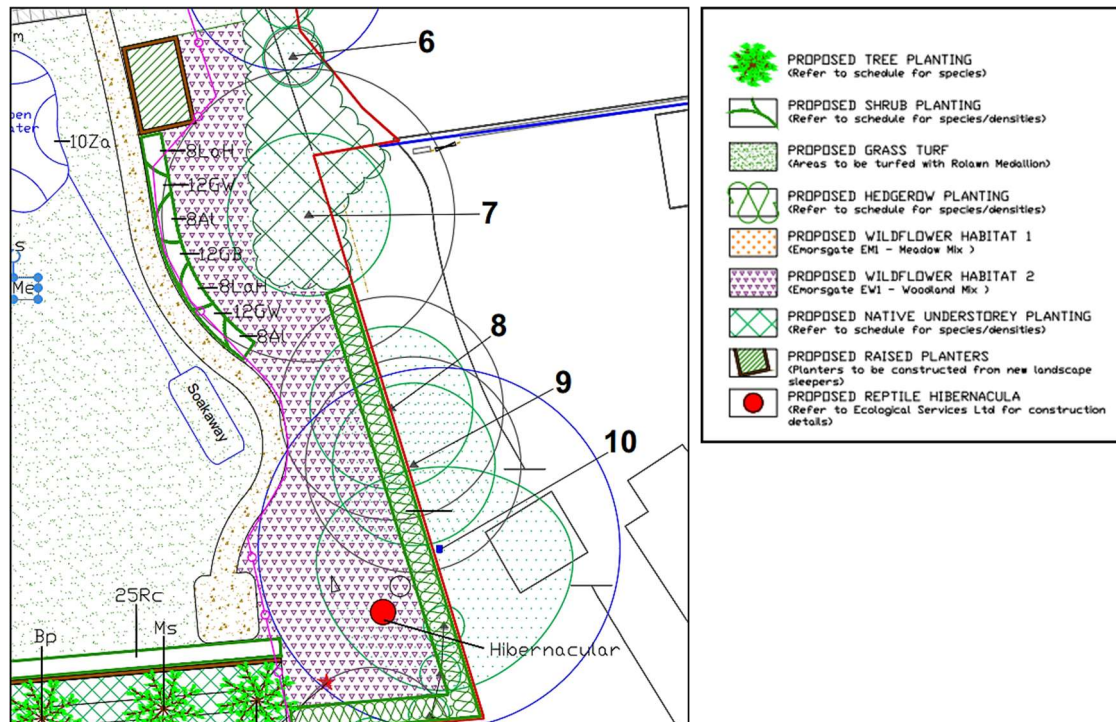
- These details should be incorporated within a revised Arboricultural Implications Assessment and accompanied by a comprehensive Arboricultural Method Statement.

June 2026 – the paths have been moved outside of the Root Protection Area of trees, and this is welcomed. There is no objection and no further detail required.

- **The Landscape Plan should be considered within the revised Arboricultural Implications Assessment and the combined Arboricultural Method Statement**, to include any landscape activities occurring within the Root Protection Area of existing trees and whether adequate mitigation is being offered for the tree losses. Landscape planting must be avoided within the RPAs of retained trees.

June 2026 – whilst the landscape detail has been provided in the updated Tree Protection Plan, it is noted that there is significant landscape planting within the Root Protection Area of retained trees and this, in principle, is not acceptable, due to the related root damage and competition with existing trees (refer to plan excerpt below). **An objection remains on arboricultural grounds.**

In addition, it is noted that seeding and turfing is proposed in the Root Protection Area of retained trees and ideally this should be avoided, however if it is regarded as important then these operations will need to be considered within an **Arboricultural Method Statement**, which can be conditioned.



- Arboricultural Watching Brief visits must be included in the amended Arboricultural Implications Assessment or considered in an Arboricultural Method Statement, to oversee works in the Root Protection Area and to ensure tree protection measures is fit for purpose and remains in place during ground preparation/construction works. Frequency of watching brief inspections should be weekly until protection measures have been signed off and then fortnightly thereafter. This must be conditioned and included within a **conditioned Arboricultural Method Statement**.

All Reports must strictly follow the specifications of BS5837 Trees in relation to design, demolition, and construction – Recommendations (2012) and must..... *be undertaken by an ¹arboriculturalist*.....

Vaughan Lewis – Director. Tec.Arbor.A. MArborA.
Head of Consultancy – Arboriculture & Woodland Consultant
Ambler-Lewis Tree Specialists Ltd

¹ *Arboriculturalist* -person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction (section 3.3. BS5837 Trees in relation to design, demolition, and construction – Recommendations (2012))