

19th August 2026.

FAO – Lydia Burrows,
Planning Dept.
Newport City Council,
Civic Centre,
Newport.

Ref – Proposed Dwelling Adj. 1, Trinity View, Caerleon. NP18 3SU.

Your Ref – 24/0827

Dear Lydia,

Please find attached the proposed site plan below.

SUMMARY

This outline application seeks permission to construct a new dwelling to the west of the existing property. As part of the development the existing garage will be removed.

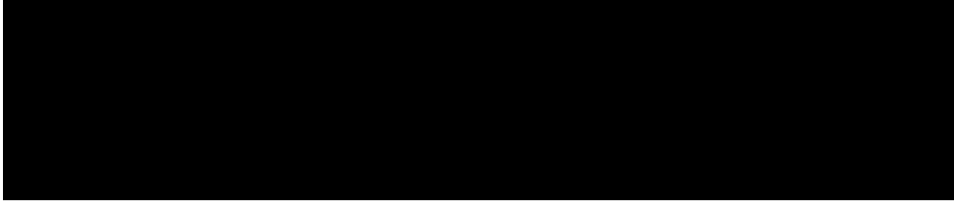
The rear wall of the proposed dwelling will be set in line with, and broadly align to, the front wall of the existing dwelling to maintain the established building line following the highway curve and thus minimise visual impact from neighbouring properties.

Tree Ref.	Species	Crown Size	To Remain	Notes
T1	Holly (<i>Ilex Aquifolium</i>)	2.5m – 3m	No	Set within group of assorted on boundary. Can be replaced with holly
T2	Blackthorn (<i>Prunus Spinosa</i>)	5m	Yes	Set amongst other trees. Poor condition, partially fallen.
T3	Lawsons Cypress (<i>Chamaecyparis</i>)	4 - 5m	No	In close vicinity to extg dwelling
T4	Willow (<i>Salix Alba</i>)	7m	Yes	Poor situation, very close proximity to other shrubs/trees. Crowded

COMPANY NUMBER 16140564

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)



T3 – Lawsons Cypress (proximity to dwelling)

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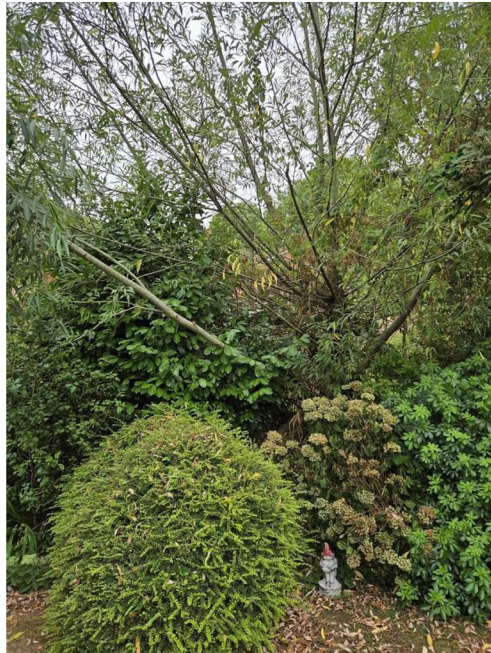


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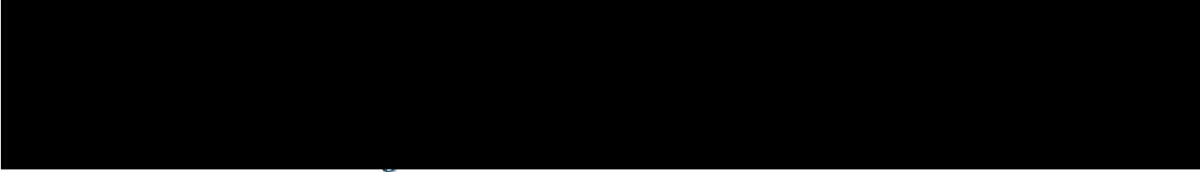


T2 - Blackthorn



T4 – Willow

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ROOT PROTECTION AREAS

The Root Protection Areas (RPAs) have been calculated in line with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction. Review of the accompanying photographs and site plans confirms that the remaining trees, T2 and T4, will not be negatively impacted by the proposed development. Their RPAs lie outside the construction zone, ensuring that no root disturbance or loss of rooting environment will occur. The detail above shows the distances for T2 and T4 from the new dwelling. Neither T2 or T4 fitted into the normal trunk diameter for measurements, see photos below.



Photo showing T2, T3 & T4

1. T1 the Holly (*Ilex Aquifolium*) is not a large tree, it has a trunk diameter at 1.5m high of 90mm. Hollies are medium growing and another could be planting to the South / West boundary. They grow at approx. 30cm per year.
2. T2 the Lawsons Cypress (*Chamaecyparis*) is located close the existing dwelling. The tree is proposed to be removed. The tree is approx. 3.5m from the dwelling.
3. T3 the Lawsons Cypress (*Chamaecyparis*) has been earmarked to be removed.. A decision that is not linked to the propsoed dwelling.
4. T4 the Willow (*Salix Alba*)is one of a number of Willow tress to the rear. The tree is approximately 12m from the rear wall of the proposed dwelling.

The boundary comprises a pleasant mix of planting. The holly forms part of the group along with a mix of Cherry Laurel (*Prunus Laurocerasus*), Cotoneaster (*Cotoneaster Franchetii*) and Cornus Alba (Ivory Halo). See photos below.

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The proposed dwelling is shown on the submitted plan (below) and will be sited 1.5 m from the western boundary fence. To accommodate the new building footprint, the existing mature border planting along this section of the western boundary will be removed.

The full planning submission will identify the shrubs and planting that will be removed and will set out compensatory measures to address the ecological loss. Replacement planting for the trees to be removed will be provided at a minimum 1:3 replacement ratio, in accordance with PPW 12 (section 6.5.42), and will be implemented and maintained to secure successful establishment.

The western boundary currently has a consistent planting depth (from the fence) along its length; the proposed scheme would include reinstatement planting within the same zone using the same species mix as the southern section of the western boundary (apart from alongside the house). Replacement planting will be located and specified so that it does not interfere with highway visibility splays or compromise sightlines. The Western boundary, at its southern part would accommodate additional compensatory planting.

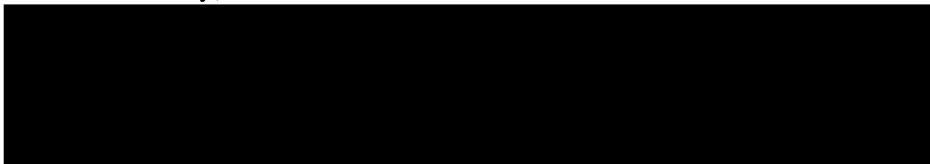
CONCLUSION

Trees T2 and T4 are not easily suited for simple 12 times diameter, however it is clear that they are outside the zone. T1 and T3 will be removed. There are no other 75mm diameter trees that will be effected by the construction of the proposed dwelling.

An RPA assessment has been carried out in accordance with BS 5837. Measurements taken at 1.5 m above ground were used to calculate the standard RPA radius ($12 \times$ trunk diameter). The submitted photographs and site plans confirm that the retained trees are located a good distance outside these RPAs and will not be adversely affected by the proposed works. The full planning application will include a schedule of shrubs and planting to be removed and will set out compensatory measures to mitigate ecological loss. Compensatory tree planting will be provided at a minimum 1:3 replacement ratio for any trees lost, consistent with PPW 12. Planting proposals will include species selection, planting sizes, locations, and a five-year aftercare and replacement contingency to ensure establishment and long-term biodiversity benefit.

If you have any further queries, please let me know.

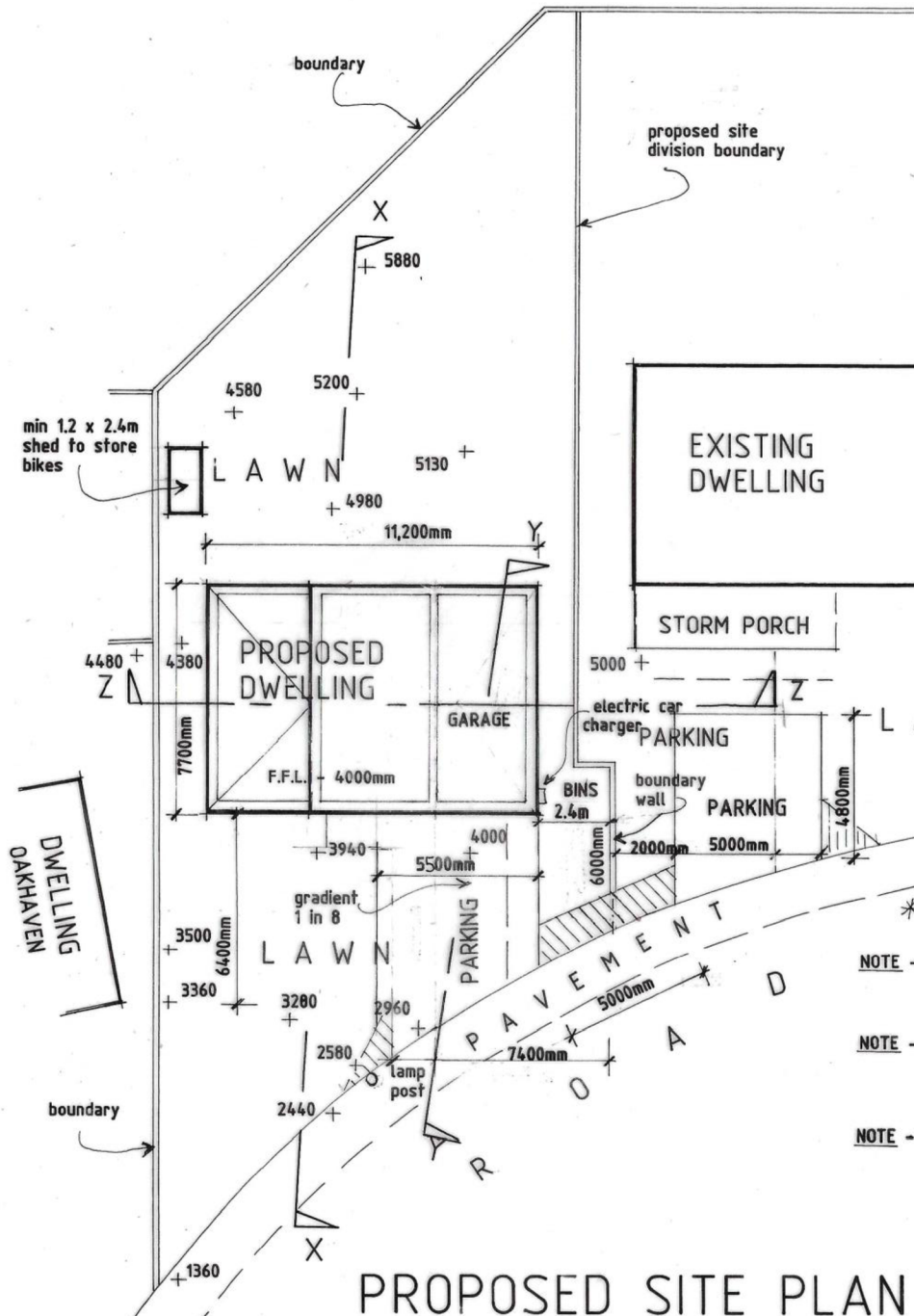
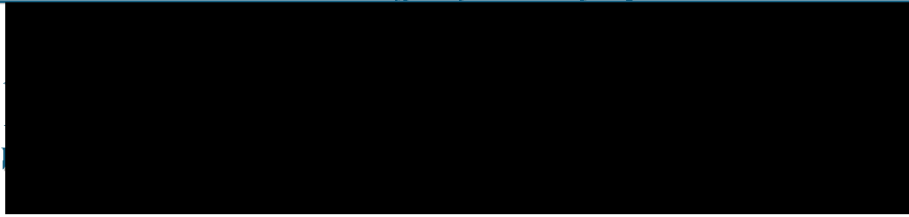
Yours sincerely,



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PROPOSED SITE PLAN

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