

NCC PLANNING CONSULTATION _ TREES		Date: 6 th May 2026
NCC /Company Initials/ Consultant Initials		Planning Application No. 26/0238
Planning Officer: Jacob Cooke		
Site Address: Craigwood House Newport Road Cardiff South Wales CF3 2UR		
Plans Provided:		
Document Type	Further Information	
Site/Press Notice	Site Notice - SNSTD	
Application Form	Revised Application Form	
Drawing	Existing Floor Plan and Elevations	
Drawing	Proposed Floor Plan and Elevations	
Drawing - OS Site Location Plan	Site Location Plan	
Supporting Information	Planning Statement	
Drawing	Landscaping Details	
Supporting Information	Green Infrastructure Statement	
Summary: Objection due to insufficient Information		
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: As shown on the cover of the planning statement the area around the barn contains a number of large trees and hedges which provide screening and contribute to the setting and character of the local and wider landscape. Where trees could be affected by development works applications should be supported by a Tree Survey and Constraints Plan, Arboricultural Implications Assessment, Tree Protection Method Statement and Tree Protection Plan. The information should be provided in accordance with British Standard 5837 - Trees in relation to design, demolition and construction 2012. From the submitted information it is unclear how the change in use would impact on existing trees and how any future occupier would perceive the trees during storm events. This could lead to pressure to remove the trees due to perceived risk.		

The proximity of the stable to the trees could also result in nuisance from falling leaves, fruit and branches as it is unclear if the current structure is capable of withstanding such impacts or capable of being reasonably maintained with pressure to remove adjacent trees.

Generally, the proposed internal layout would be acceptable with only one bathroom window in the southern elevation looking into the hedge. Shading will, however occur as trees are located along the southern boundary.

The plan also provide no information on how the building will be accessed on completion or during construction. This requires clarification and access points shown and addressed in the Arboricultural Implications Assessment.

The lack of information would be contrary to Policy LDP Policy GP5 – General Development Principles (Natural Environment), LDP Policy EN8 – Trees, Woodlands and Hedgerows and SPG: Trees, Woodland, Hedgerows & Development Sites (2017)

Conclusion: Currently, we have insufficient information to properly consider the impacts of the proposals on existing trees prior to determination.

Recommendation: Refuse due to lack of information.