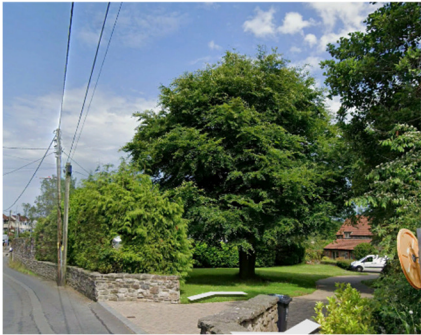


NCC PLANNING CONSULTATION _ TREES		Date:24.11.25
NCC /TM/KS	Planning Application No. 25/0898	
Planning Officer: Marnie Ostler		
Site Address: The Barn, Pentre-Poeth Road, Newport, NP10 8LL		
Plans Provided: 0898-Drawing - OS Site Location Plan-20102025 0898-Drawing-20102025(1) 0898-Drawing-20102025(2) 0898-Drawing-20102025(3) 0898-Drawing-20102025 0898-Supporting Information-20102025		
Summary: Objection - Both the garage and the driveway would significantly impact on the roots and soil around Beech Tree 1, potentially resulting in decline and premature loss. This tree is prominent within the street scene and although the ARW impact assessments suggest potential solutions, no further supporting information has been provided to show this is practically achievable.		
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: Tree 1 is an early-mature Beech. The tree is prominently viewed when traveling north east along Pentre Porth Road and forms part of the larger tree mass when viewed from Cowshed Lane Junction from the north west. The tree is described as mature but given its current size at only 10 metres I would consider it to be middle-aged or early-mature at best with considerable potential for further growth and therefore increasing public amenity value.		
Views from north west and south east		
 		
The proposed detached garage and driveway access is substantially within the Root Protection Area (RPA) . The RPA is already partially affected by the existing drive which is already set below the existing garden area which gently slopes up from the drive to the proposed garage.		

It is unclear how the suggested no-dig surface would marry into the existing drive without the need for excavation which would result in significant root damage.

The AIA suggests that “*The use of a piled or raft foundation for the area of RPA*” and this could lessen the impact if carefully implemented. Using such a system would also require the use of a no-dig methodology and an increase of building levels above that shown on the provided levels section 0898-Drawing-20102025(1). No information on the foundation design has been provided for consideration.

The crown of the tree is around 1.5 to 2 metres above ground level and would therefore require crown lifting over the drive access and buildings to achieve and maintain access and construction room. Pruning would be to around 4 metres over the garage and 3 metres over the drive access and is unlikely to have any significantly impact on the trees current or future visual amenity.

Given the close proximity of the proposed garage and drive access to the tree, the risk of construction damage is both significant and highly possible without a detailed Arboricultural method statement being provided for consideration prior to the consent being determined.

Conclusion: Although technically it may be possible to install the garage and driveway in the position shown the proposals lack details including – existing and proposed levels. Foundation design, drive construction. Tree protection during construction and working methods.

This would be in conflict with:

Planning Policy Wales (PPW) which provides the national strategic guidance with regard to land use planning matters in Wales. Sustainable Development Principles are inherent to national planning policy which expects all those involved in the planning system to adhere to those SD Principles. Of particular relevance in this case is the need to ensure a long-term perspective to safeguard the interest of future generations, to respect environmental limits so that the environment is not irreversibly damaged and to assist in tackling climate change. This can be achieved through good design of development which takes into account the relationship between the natural and built environment.

Trees, Woodlands and Hedgerows are recognised in national planning policy as being of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. PPW is clear that Local Planning Authorities should seek to protect tree(s) where they contribute to the character or amenity of a particular locality. Also it is important to note that ancient and semi-ancient woodlands are noted as irreplaceable habitats of high biodiversity value which should be protected from development that would result in significant damage.

It is clear that Local authorities have a duty to ensure that adequate provision is made for the planting or preservation of tree(s) by imposing conditions when granting planning permission and/or by making Tree Preservation Orders.

Policy GP5: General Development Principle, Natural Environment, Criterion vii):

[Development will be permitted where] the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value.

This policy recognises that trees can have a major influence on the planning and use of the site. However, through the use of Arboricultural surveys the Council can assess the potential effects of development and propose suitable mitigation where appropriate. Effective measures should be taken by developers to protect existing trees, woodlands and hedgerows. It is shown that if such matters are integrated sensitively and with due care it will enhance the quality of the development and amenity from the outset, safeguard biodiversity and natural resources and minimise loss of trees and woodlands.

LDP Policy EN8 – Trees, Woodlands and Hedgerows- The protects trees, woodland and hedgerows of amenity, wildlife, cultural or climate-mitigation value. It aims to prevent development that would cause unacceptable harm to these features.

Recommendation: Objection

Advice – Consideration could be given to relocating the garage and driveway outside or minimising intrusion into the the RPA of Tree 1. Positoning the garage along the north east boundary. This may result in the loss of Birch (Tree 2), which could be acceptable as it has reduced amenity value and a more limited natural life expectancy.

If the garage is to be retained in its current position, details of drive access, foundation and slab construction and existing and proposed levels will be required. All designs should be surface-mounted and allow the water and air to move freely through the soil, whilst minimising soil compaction, root severance or mechanical damage. All proposed works should be covered with a detailed Arboricultural Method Statement (AMS) setting out how trees will be protected during construction and how works will be supervised and monitored during the construction phase.