

From: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>
Sent: 15 May 2025 13:07:55 UTC+01:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Cc: "NCC - Tree Team" <Tree.Team@newport.gov.uk>; "Williams, John (Team Manager - Countryside & Conservation)" <John.Williams@newport.gov.uk>
Subject: FW: 25/0256 Llanfair Farm Church Lane Marshfield Cardiff CF3 2UF
Attachments: Tree Officer comments.pdf, RAC 9644 - Proposed Site Plan A.pdf, Tree officer comments.pdf

Hello Marnie,

No objections to this application .

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
CO08

() No development, to include demolition, shall commence until a Tree Protection Plan submitted as submitted by a bona fide Tree Consultant
The development shall be carried out in accordance with the approved Tree Protection Plan
Reason: To protect important landscape features within the site.

Root Protection Barrier
CO09

() No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in accordance with the approved Tree Protection Plan

No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area.

Erect all weather notices on Heras fencing, 1 per 10 panels, stating 'CONSTRUCTION EXCUSION ZONE NO ACCESS'

The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site.

Arboriculturalist

CO11

() No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

- (a) Pre construction site meeting
- (b) Signing off the tree root protection barrier

d)Reporting to the Local Planning Authority;

e)The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site.

Cofion Cynnes / Kind Regards,

Shona Carle

Swyddog Coed / Tree Officer (TPOs & Private Land)

Cefn gwlad a Chadwraeth/ Countryside & Conservation

Gwasanaethau'r Ddinas / City Services

Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 01633 210556

Shona.Carle@newport.gov.uk

From: leuan Williams <leuan.Williams@reading-ag.com>

Sent: 25 April 2025 10:23

To: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>

Cc: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: 25/0256 Llanfair Farm Church Lane Marshfield Cardiff CF3 2UF

Hi Shona

Further to our conversation this morning about the Llanfair Farm full application and your comments made on this matter, I can confirm the following:

- The existing trees and hedgerow on the southern boundary of the application site will be preserved in totality and Heras fencing will be installed beyond the root protection area to prevent any damage to the trees. This was detailed in our conversation in relation to the outline planning application and is shown below in my email of 18th December 2024;
- The dotted circles denote offsetting distances from the sewage treatment plant and drainage mound – these are to ensure there is no surface water bodies within that area which could be contaminated

- The bisecting fencing is simply curtilage fencing erected on completion of the dwelling. The one fence is attached to the other for stability. The new hedge would be planted after completion of the fence
- The parking bay is a porous gravel surface. The new hedge is alongside it and will not be impacted by an occasional car parked in the bay, in the same way that a roadside hedge continues to thrive. In the alternative, we can move the bay further south and remove the proposed oak tree.

I trust this addresses your queries

Kind regards

Ieuan

From: Ieuan Williams

Sent: 18 December 2023 20:55

To: Carle, Shona (Tree Officer (TPOs & Private Land)) <Shona.Carle@newport.gov.uk>

Cc: Williams, Stephen (West Area Development Manager) <StephenJ.Williams@newport.gov.uk>

Subject: 23/1058 | OUTLINE APPLICATION FOR A RURAL ENTERPRISE WORKER'S DWELLING - Llanfair Farm Church Lane Marshfield

Hi Shona

Many thanks for speaking to me earlier today regarding your comments to the above application, which I attach for ease of reference.

I can confirm that the vegetation line closest to the application site is a maintained hedgerow. I can also confirm that any works associated with the proposed dwelling will be at least 5m from the edge of the hedgerow and will not impact upon it in any way. In fact, it is the applicant's intention to thicken the hedgerow in due course, both to act as a visual screen but also improve nesting opportunities for birds as part of the net biodiversity gain for the site.

As such, I understand from our conversation, no arboricultural surveys would be required.

Please could you confirm my understanding of this for the record?

Many thanks and have a good Christmas

Kind regards

Ieuan

Ieuan Williams

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