

NCC PLANNING CONSULTATION _ TREES		Date: 21/11/25
NCC /TM/ KS	Planning Application No. 25-0248	
Planning Officer: Grant Hawkins Grant.Hawkins@newport.gov.uk		
Site Address: Fourteen Locks Canal Centre		
Plans Provided: 24-074_AIA & AMS COMBINED_Fourteen Locks_July_2025_Rev_2_AMBLER-SJ 24-075 14 Locks Canal Centre TLRP FINAL - Consultee response letter 30.09.2025 FLVC-AHR-S1-XX-DR-A-08102-Proposed Site Plan Planning FLVC-AHR-S1-XX-DR-A-09100-Existing Topographical Survey FLVC-AHR-S1-XX-DR-A-09410-Soft Landscape Layout FLVC-AHR-S1-XX-DR-A-09420-Hard Landscape Layout Fourteen Locks Visitors Centre Newport Ecological Impact Assessment Report (Bats) Lighting Lux Level Strategy		
Summary: The provided information is sufficient to show that trees within the site can, in principle, be retained during the demolition and construction of the New Visitor Centre. As the principal contractor has not been appointed, work methods and procedures are not covered by committed language within the AIA-AMS. As such a final detailed method statement will be required with committal language of "Shall, must and will to avoid ambiguity and ensure trees will be fully protected.		
Policy Consideration : Planning Policy Wales (PPW) – Edition 12 (February 2024) LDP Policy GP5 – General Development Principles (Natural Environment) SPG: Trees, Woodland, Hedgerows & Development Sites (2017)		
Discussion: 24-074_AIA & AMS COMBINED Fourteen Locks_July_2025_Rev_2_AMBLER-SJ is well considered and sets out how works could be completed for site set up, demolition, construction and final landscape works. At this stage and as working methods and construction requirements are not known much of the language is non-committal (may, could and should), making tree protection requirements appear optional. Once work methods and requirements are known a full and detailed method statement must be provided which clearly sets out how trees will be actually protected through each phase of the redevelopment and how specialist operations within root protection areas will be implemented, supervised and recorded. The final construction Arboricultural Method Statement, which will be formulated with the main contractor, will include committal language of "Shall, Must and Will to avoid ambiguity and ensure trees will be fully protected.		
Conclusion: Subject to the inclusion of an appropriate condition as set out below there will be no objections on Arboricultural grounds to the proposed scheme.		
Conditions: <i>No development shall take place until a detailed Arboricultural Method Statement (AMS), consistent with BS 5837:2012 has been submitted and approved in writing. The method</i>		

statement will include details of all tree protection measures during each stage of development, detailed working methods for each operation to be carried out within the RPA of retained trees, the appointment of a project arborist together with a schedule of supervision / inspection visits and reporting proposals. The development shall thereafter be carried out strictly in accordance with the approved AMS.

Reason:

To ensure construction works do not harm retained trees, woodland or hedgerows in accordance with Policy GP5 of the LDP.

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 will be forwarded to the Tree Officer at Newport City Council.

Reason: To ensure all site personnel are fully aware of the approved AMS working methods and monitoring procedures ensuring construction works do not harm retained trees, hedgerows in accordance with Policy GP5 of the LDP