

NCC PLANNING CONSULTATION _ TREES			Date: 11/03/25		
NCC /TM/ KS		Planning Application No. 26/0108			
Planning Officer: Lydia Burrows					
Site Address: University Of Wales College Newport College Crescent Caerleon Newport South Wales - PROPOSED ERECTION OF DOUBLE GARAGE					
Plans Provided:					
	0108-Application Form-16022026		11/03/2026 11:46	Adobe Acrobat D...	470 KB
	0108-Consult Response Statutory-250220...		11/03/2026 11:46	Adobe Acrobat D...	760 KB
	0108-Consult Response Statutory-250220...		11/03/2026 11:46	Adobe Acrobat D...	38 KB
	0108-Consult Response Statutory-260220...		11/03/2026 11:46	Adobe Acrobat D...	24 KB
	0108-Drawing - OS Site Location Plan-20...		11/03/2026 11:46	Adobe Acrobat D...	659 KB
	0108-Drawing-11022026		11/03/2026 11:46	Adobe Acrobat D...	217 KB
	0108-Drawing-20022026		11/03/2026 11:46	Adobe Acrobat D...	4,153 KB
	0108-Superseded Document-11022026(1)		11/03/2026 11:46	Adobe Acrobat D...	3,573 KB
	0108-Superseded Document-11022026(2)		11/03/2026 11:46	Adobe Acrobat D...	663 KB
	0108-Superseded Document-11022026		11/03/2026 11:46	Adobe Acrobat D...	344 KB
	0108-Supporting Information-03032026(1)		11/03/2026 11:46	Adobe Acrobat D...	8,775 KB
	0108-Supporting Information-03032026		11/03/2026 11:46	Adobe Acrobat D...	7,701 KB
	0108-Supporting Information-20022026		11/03/2026 11:46	Adobe Acrobat D...	317 KB
Summary: No Objection subject to conditions					
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Discussion: The Arboricultural documentation provided is significantly out of date and appears to relate to the previous wider scheme rather than specific to this application as both available documents are dated 2021. Tree information from this time indicates the Tree as high quality and protected by a Tree Preservation Order with a Calculated Root Protection Area (RPA) of radius of 9.6 metres and this is likely to have increased over the past 5 years leaving limited space between the rear of the garage and the edge of the defined RPA.					
		juvenile foliage)			
60	429	Common lime	20	800	M
					Protected under Tree Preservation Order
					Specimen tree of good form in grounds of historic house.
					May require access facilitation pruning
40+	A 2	290	9.60		
61	429	Common lime	14	275	M
					Tree of fair form located between buildings
					May require access facilitation
30-40	A 2	40	9.60		

Crown heights adjacent to the garage are also not stated and crown raising for construction purposes may be required.

The tree continues to be a high visual amenity value within the new scheme.

Crown heights adjacent to the garage are also not stated and crown raising for construction purposes may be required.

The tree continues to be a high visual amenity value within the new scheme.

Even with increased growth in terms of crown spread and root protection area the garage will be located or possible just within the actual RPA and minor pruning necessary to construct a single-storey garage will have little impact on the health or longevity of the tree or the amenity it provides.

Conclusion: Although the information provided is out of date, the potential increase in growth is not sufficient for the position of the garage to significantly impact the tree.

Recommendation: No objection subject to the condition below

Conditions:

“No development (including site clearance and demolition) shall commence until a Tree Protection Plan (in accordance with BS 5837:2012) has been submitted to and approved in writing by the Local Planning Authority and the agreed tree protection measures have been erected. The tree protection plan will provide maximum protection to the tree through the appropriate use of “fit for purpose” ground protection and fencing (including working space and material storage). The approved measures shall be retained in situ for the duration of construction works, and no plant, materials, soil or machinery shall be stored within the fenced areas, nor shall the existing ground levels be altered, without the prior written approval of the Local Planning Authority. The tree protection will be installed and signed off by a suitably qualified arboricultural consultant who will provide a compliance report (including photographs) to the council before construction works commence and again on completion.

Reason: To safeguard retained tree during construction in the interests of visual amenity and the natural environment, in accordance with Policies GP2 and GP5 of the Newport Local Development Plan.”