

NCC PLANNING CONSULTATION _ TREES		Date: 6 th May 2026
NCC /Company Initials/ Consultant Initials		Planning Application No. 26/0099
Planning Officer: Geraint Roberts		
Site Address: Dragon Parc Spyty Boulevard Newport International Sport Village Newport NP19 4RA		
Proposals: CONSTRUCTION OF A NEW FULL-SIZE 3G SYNTHETIC SPORTS PITCH, SPECTATOR VIEWING AREAS INCLUDING 2NO 125-SEATER STANDS, TV GANTRY, CHANGING FACILITIES, PARKING AREA, ACCESS IMPROVEMENTS AND ASSOCIATED WORKS		
Available Information :		
Document Type		Further Information
Consult Response Statutory		26.0099 - SAB - 09.03.2026. Comments.
Consult Response Statutory		26.0099 - DCWW - 30.03.2026. Condition requested.
Consult Response Neighbour		26.0099 - 26 Traston Avenue - 26.03.2026. Objects.
Consult Response Neighbour		26.0099 - 20 Traston Close - 24.03.2026. Objects.
Consult Response Neighbour		26.0099 - 14 Traston Avenue - 24.04.2026. Object.
Consult Response Neighbour		26.0099 - 6 Traston Avenue - 24.04.2026. Object.
Consult Response Neighbour		26.0099 - 8 Traston Avenue - 22.04.2026. Object.
Supporting Information		BS5837:2012 Tree Survey. Received 21.04.2026.
Consult Response Neighbour		26.0099 - 10 Traston Avenue - 20.04.2026. Online representation. Object.
Consult Response Neighbour		26.0099 - 10 Traston Avenue - 20.04.2026. Further objection.

Consult Response Neighbour	26.0099 - 4 Traston Avenue - 20.04.2026. Online comment. Redacted.
Consult Response Neighbour	26.0099 - 4 Traston Avenue - 20.04.2026. Redacted.
Consult Response Neighbour	26.0099 - 12 Traston Avenue - 20.04.2026. Redacted.
Consult Response Neighbour	26.0099 - Petition - 20.04.2026_Redacted
Consult Response Statutory	26.0099 - Councillors' Objection - 20.04.2026
Consult Response Statutory	26.0099 - Covering email for petition - 20.04.2026. From Co. Sterry.
Consult Response Statutory	26.0099 - Heneb - 15.04.2026. No objection.
Consult Response Statutory	26.0099 - Highways - 23.03.2026. Conditions required.
Consult Response Statutory	26/0099 - CNC/NRW - 23.03.2026. Holding objection.
Consult Response Neighbour	26.0099 - 4 Traston Avenue - 06.04.2026
Consult Response Neighbour	26.0099 - 10 Traston Avenue - 05.04.2026
Consult Response Neighbour	26.0099 - 10 Traston Avenue - 05.04.2026
Consult Response Neighbour	26.0099 - 10 Traston Avenue - 05.04.2026. Object.
Consult Response Statutory	26.0099 - Trees - 01.04.2026. Object.
Drawing	Drawing 3475-SL-DR-350-CD-R00 - Construction Detail. Received 01.04.2026.
Drawing	Drawing 3475-SL-DR-300-FS-R00 - Fencing Section. Received 01.04.2026.
Drawing	Drawing 3475-SL-DR-201-DD-R00 - Drainage Details. Received 01.04.2026.
Drawing	Drawing 3475-SL-DR-100-GA-R00 - General Arrangement. Received 01.04.2026.
Drawing	Drawing HLS11709 Rev 1 - Proposed Lighting. Received 01.04.2026.
Consult Response Statutory	26.0099 - Landscaping - 01.04.2026. More information needed.

Consult Response Neighbour	26.0099 - 26 Traston Close - 18.03.2026. Redacted.
Consult Response Neighbour	26.0099 - 3 Traston Avenue - 18.03.2026. Redacted.
Supporting Information	26.0099 - email from agent - 12.03.2026. Regarding building dimensions and lighting columns.
Drawing	Drawing 3475-SL-DR-301-FD-R00 - Fencing Details. Received 12.03.2026.
Drawing Superseded	Drawing 3475-SL-DR-300-FS-R00 - Fencing Section. Received 12.03.2026. SUPERSEDED 01.04.2026.
Consult Response Statutory	26.0099 - SWF&R - 10.03.2026. Comments.
Site/Press Notice	Site Notice - SNSTD
Drawing Superseded	3475-SL-DR-100-GA-R01 general arrangement plan received 5/3/26. SUPERSEDED 01.04.2026.
Application Form	Revised Application Form
Supporting Information	Ground Investigation Report STX7242-R01-Rev_A
Drawing	TV Gantry with Turnstiles and VAR
Drawing	PSE2734-03 - Proposed Changing Facility - Foundation Layout
Drawing	PSE2734-01 - Proposed Changing Facility
Drawing	Proposed Spectator Stand Layout
Drawing Superseded	Drawing HLS11709 - Proposed Lighting (Lux levels). SUPERSEDED 01.04.2026.
Drawing Superseded	3475-SL-DR-350-CD-R00 - Construction Detail. SUPERSEDED 01.04.2026.
Drawing Superseded	3475-SL-DR-201-DD-R00 - Drainage Details.SUPERSEDED 01.04.2026.
Drawing	3475-SL-DR-101-SP-R00 - Site Preparations
Superseded Document	3475-SL-DR-100-GA-R00 - General Arrangement
Drawing	3475-SL-DR-050-TS-R00 - Topographical Survey
Drawing - OS Site Location Plan	3475-SL-DR-010-LP-R00 - Site Location Plan
Supporting Information	Drainage Calculations
Design Access Statement	Design and Access Statement
Supporting Information	Document Control Sheet.
Drawing Superseded	25-014-00-D-S2. - Proposed Structure 1. SUPERSEDED 12.03.2026.
Drawing Superseded	25-014-00-D-S1 - Proposed Structure. SUPERSEDED 12.03.2026.

Summary: No Objection in Principle 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: In the main, the proposals are located within the current footprint of the existing pitch and amenity grassland to the south and east. The site is within the sports village.

A tree survey and constraints report (Prohort BS5837:2012 Tree Survey 17th April 2026) has been provided detailing the composition and quality of trees, groups and hedges adjacent to the site.

No impact assessment (AIA), Tree Protection Method Statement (AMS) or Tree Protection Plan has been provided to show that works can be completed without undue harm to retained trees.

Given that the installation of a 3G pitch requires extensive engineering works, soil removal and material import, working space, material and equipment storage, space will be at a premium. If the scheme is proposed for approval, a condition requiring an AIA, detailed AMS and Tree protection plan will be required.

No information has been provided relating to new tree planting to mitigate the loss of existing trees (PPW 12 – Minimum 3 for 1 replacement ratio is required) or to soften the proposed stands, car parking or access. Planting proposals are required to mitigate the loss and provide large specimens which will contribute to the setting of sports facilities, soften the built form and lighting and provide much-needed future shade to the spectator stands and proposed car park. Details of soil volume calculations, planting pit design and species selection will be required.

Trees 2 and 3 are proposed for removal due to their poor condition. These trees could be reduced and retained as pollards but would require regular maintenance. Pollard management would be appropriate as this is a common technique along the Gwent levels. Removal would however, provide further opportunities for high-quality replacement planting.

Conclusion: The proposals require the removal of two low-quality trees all other existing hedges and groups are retained. The scheme has minimal Arboricultural impact.

Recommendation: No objection subject to the following conditions.

Conditions:

No development shall take place until a detailed Arboricultural Method Statement (AMS), consistent with BS 5837:2012 and including: Tree Protection during development including protective fencing and ground protection, details of any proposed service installation, the

positioning of drainage, supervision and inspection schedules, has been submitted to and approved by the LPA. The development shall thereafter be carried out strictly in accordance with the approved AMS.

Reason:

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

“All works on site shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement.

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 .

Detailed Landscape Planting Scheme :

No development, to include demolition or site preparation, shall commence until, a detailed landscape scheme including new tree and hedge planting (species, sizes, densities, and planting methods) shall be submitted to and approved by the LPA. The approved scheme shall be implemented prior to the facility being brought into beneficial use.

Any tree, hedgerow plant or woodland planting that dies, is removed or becomes seriously damaged within 5 years of planting shall be replaced in the next planting season with a plant of similar size and species, unless otherwise agreed by the LPA.

Reason:

To ensure the enhancement of landscape quality and compensate for any unavoidable tree loss and ensure the successful establishment of new landscape planting.