

Delegated Decision Report

Application No:	26/0286	Statutory Period Expires:	8th June 2026
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Site:	<i>The Celtic Manor Resort The Coldra Newport South Wales NP18 1HQ</i>		
Proposal:	WORKS INCLUDING FELLING TO PROTECTED TREES		
Applicant:	J Waites		
Type:	Tree Preservation Orders	Ward:	Caerleon
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is within the grounds of The Celtic Manor Resort, near the Forrest Jump Treetop Adventure. The trees are protected by TPO 14/Mon as a mixed Broadleaved woodland.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent to undertake works to trees protected by TPO 14/Mon. The list of works is as follows:

- Felling of 5no. Ash trees, removing the dead wood of 1no. ash tree
- Felling of 2no. Sycamore trees, additional assessment of lower main stem and removal of a 1m high ivy band from 1no. sycamore tree
- Felling of 1no. Birch tree, deadwooding of 1no. Birch tree and Ivy band 360 1m of 1no. Birch tree
- Additional assessment of lower main stem of 1no. Sweet Chestnut tree and pollarding of 1no. Sweet Chestnut tree at 4m.
- Removing the deadwood of 1no. Hawthorn tree
- Coppicing of 1no. Elm Tree at 0.75m.
- Pollarding, removing deadwood and foliage tip reduction of 7no. Oak trees.
- Felling of Group G1 (2no. Ash and 1no. Oak)
- Pollarding of 2no. Hawthorn Trees in Group G2
- Felling of Group G3 (2no. Ash and 1no. Sycamore)
- Felling of Group G4 (4no. Ash Trees)
- Felling of Group G5 (2no. Ash Trees)

3.2 The works are taking place to protect public safety, reduce damage to structures and objects from trees, and to reduce the threat to roads and paths.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
22/0317	FELL AND REMOVE CROWNS ON MULTIPLE TREES IN WOODLAND 23 PROTECTED BY TREE PRESERVATION ORDER 14 MON	Granted with Conditions	28.07.2022

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.4.2 - replacement planting should be provided at a ratio equivalent to the quality, environmental and ecological importance of the trees lost, preferably on or adjacent to the site, and at a minimum ratio of three replacement trees for every one lost.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP5 (Natural Environment) and GP6 (Quality of Design), of the Newport Local Development Plan (2011 – 2026) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Trees, Woodland, Hedgerows and Development Sites Supplementary Planning Guidance is relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Tree Officer:** No objections for works to be undertaken in line with the consultant's report.

However, the following conditions apply.

1) All works must be in line with BS5837,
2) Felled trees must be replaced on site (Celtic Manor land in reasonably close proximity), location to be suggested by the applicant, there should be three trees planted per one felled. The species can be agreed at a later date, the trees must be at a minimum size of 10-12's. The replacements must be planted the next planting season post felling (November-March) evidence (Photos) of this to be submitted once planted.

6.2 **Wildlife in Newport:** No response received.

6.3 **Ecology Officer:** No response received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 23.04.2026 and a site notice was put up on 01.05.2026.

7.1 NEIGHBOURS: 1no. neighbour was consulted. No representations were received.

7.2 COUNCILLORS: Cllr Jason Hughes, Cllr Claire Baker-Westhead and Cllr Steve Cocks was consulted on the application. The following comments were received by Cllr Cocks.

The tree report shows extensive work within a confined area, which is widely used by hotel guests. The work will have a significant impact on the wood in this area. I appreciate that safety is a priority, but would be interested to learn of the council tree officer's comments on the proposed work.

No additional concerns were raised by Cllr Cocks following the submission of the Tree Officers comments.

8. **ASSESSMENT**

- 8.1 The application seeks to carry out works to trees protected by TPO 14/Mon within the grounds of the Celtic Manor Resort. The works to be undertaken include felling, dead wooding, removing ivy and reducing the crown of the trees.
- 8.2 The proposed removal of the limited number of individual trees here is not considered to result in a significant reduction in overall tree coverage or to adversely affect the character of the area or the wider streetscene given the remaining trees. Some trees to be felled are noted as dead. Some are in high usage areas by the public.
- 8.3 The Council's Tree Officer has no objection to the proposed works, however requests that the felled trees listed within the submitted tree survey shall be subject to a 3:1 replanting programme. The species can be agreed at a later date. A condition will be added to request a scheme of planting.
- 8.4 The Council's Ecology Officer has not commented on the application. However given the nature of works and the location, impact to European Protected Species is unlikely and a condition requiring replanting for felled trees will provide acceptable compensation and enhancement for habitat loss.

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development

principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 It is considered that the proposed works to the affected trees would not result in a harmful impact on the character and appearance of the area, therefore, permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents: Defective tree list and management recommendations by Treecare consulting (10/3/26).
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
- 02 Prior to felling of trees listed on the approved "Defective tree list and management recommendations" document, written approval of the Local Planning Authority is required to a scheme of compensatory tree planting for the site. This shall comprise new planting at a ratio of no less than 3:1 for trees to be felled with the species, positions and heights on planting for new trees to be detailed and submitted to the Local Planning Authority. New tree size shall be no less than 10-12cm trunk girth measured 1m above ground at time of planting. The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the felling of the trees detailed in Defective tree list and management recommendations. Thereafter the new trees shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purpose of this condition, the planting season shall mean the period of October to March inclusive.
Reason: To secure the satisfactory implementation and maintenance of a tree compensation scheme in the interests of visual amenity, species diversity and landscape character having regard to policies SP5, SP9, and GP2 of the adopted Newport Local Development Plan, Planning Policy Wales (Edition 12) 2024 and The Trees, woodland, hedgerows and development sites SPG.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6 were relevant to the determination of this application.

02 Bats often roost in houses and other buildings and trees, and work on these buildings/trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

- a. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.
- b. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

- c. Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.
- d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000
- e. Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228