

Notice of Decision



M Corran
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39 Albion House
Union Road East
Abergavenny
Monmouthshire
NP7 5UL

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS 1999 [as amended]**

Application No: **25/0765**
Application Type: **Tree Preservation Orders**
Proposal: **VARIOUS TREE SAFETY WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDERS**
Site/Location: **Land At Sorrel Drive Coltsfoot Close And, Comfrey Close, Newport, South Wales,**
Decision Date: **23rd December 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 9th September 2025. The application has been:-

Granted with Conditions

Subject to the following standard conditions:-

- (a) The above works must begin not later than the expiration of **TWO YEARS** from the date of this permission.
Reason: In the interests of the visual amenity of the area and to ensure that the work is carried out to comply with good forestry practice.
- (b) The work shall be carried out fully in accordance with the British Standard Specification for tree work [BS 3998 2010].
Reason: to ensure that the appearance and health of the tree[s] is not prejudiced.

ADDITIONAL CONDITIONS

The development shall be implemented in accordance with the following plans and documents 425448- Wales and West TPO document and 425448- Wales and West TPO map

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

1. The development shall be implemented in accordance with the following plans and documents: Tree Survey
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Before the felling of TPO tree group 16 as provided within TreeCare Consulting Defective tree list and management recommendations hereby approved, written approval from the Local Planning Authority is required for a scheme of compensatory landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs and having regard to the submitted Ecological Survey). 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 commencement of the felling of TPO tree group 16. Thereafter the trees, grasses and shrubs 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 the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

3. No development or works to trees, buildings, or structures that could provide potential roosting opportunities for bats or nesting sites for birds shall take place until a watching brief has been implemented in accordance with the following requirements:

1. Appointment of Ecologist

A suitably qualified ecologist shall be appointed to undertake a watching brief during all relevant works, including demolition, tree works, and vegetation clearance.

2. Scope of Watching Brief

The watching brief shall include inspection of features with potential for bat roosts or bird nests prior to and during works. If evidence of bats or nesting birds is found, works shall cease immediately, and appropriate mitigation measures shall be agreed with the Local Planning Authority (LPA) and implemented before works recommence.

3. Compliance with Legislation

All works shall be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), Environment (Wales) Act Section 6 duty and our Regulation 9 duty under the Conservation of Habitats and Species Regulations, and any relevant guidance.

4. Reporting

A brief report confirming the outcome of the watching brief and any mitigation undertaken shall be submitted to the LPA within 12 weeks of completion of the relevant works.

Reason: To ensure the protection of bats and nesting birds, which are protected species under UK and EU legislation, in accordance with Policy GP5 of Newport Local Development Plan 2011-2026 and Environment (Wales) Act Section 6 duty and our Regulation 9 duty under the Conservation of Habitats and Species Regulations.

NOTE TO APPLICANT

- (1) The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2 and GP5 were relevant to the determination of this application.
- (2) Due to the minor nature of the proposed development (including any demolition and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
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NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).