

NCC PLANNING CONSULTATION _ TREES		Date:
NCC /TM/KS	Planning Application No. 26/0002	
Planning Officer: Jacob Cooke		
Site Address: 7 Stow Park Circle Newport, NP20 4HE		
Plans Provided:		
CEMP Rev A		
Summary: Insufficient information to Discharge Condition 9		
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) Decision Notice 19/0420 dated 13th may 2021 Planning Application Form Reference: PP-14589128 dated 30th December 2025		
Discussion: Condition 9 of Planning Consent 19/0420 requires the following : <i>No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –</i> <i>(a) Supervision and monitoring of the approved Tree Protection Plan;</i> <i>(b) Once the barrier fencing is erected, the approved Arboricultural Consultant must inspect and "sign off" in writing and submit a copy of this to the Local Planning Authority stating that the protective fencing in the correct location and is fit for purpose- this will be the first watching brief;</i> <i>(c) Supervision and monitoring of the approved tree felling and pruning works;</i> <i>(d) Supervision of the alteration or temporary removal of any Barrier Fencing;</i> <i>(e) Oversee working within any Root Protection Area;</i> <i>(f) Reporting to the Local Planning Authority;</i> <i>(g) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Councils Tree Officer.</i> <i>Reason: To protect important landscape features within the site, in accordance with policy GP5.</i> The Construction Environment Management Plan (CEMP) January 2025. Rev A submitted does not appear to include an appointed or suggested Arboriculturist. Section 2.0 indicates <i>Site Management 2.1 Site Personnel Roles and Responsibilities</i> • Site Manager • Environmental Compliance Officer (ECO) • Health and Safety Officer (HSO)		

I have reviewed the current and previous application documents and can find no reference to an approved Tree Protection Plan, only a Tree Constraints plan which does not include any tree protection measures, fencing or ground protection locations or special measures where works are proposed in the root protection areas of retained trees. This condition therefore requires a Tree Protection Plan to be approved otherwise the appointed arboriculturalist will have no information on which to assess compliance.

Section 7.4 of the CEMP states:

To minimize disturbance to local flora and fauna, biodiversity protection measures are integrated into site activities. Condition 2 requires preservation of green infrastructure and adherence to protocols that protect natural habitats within and around the site. ·

Flora Protection:

- *Tree and Vegetation Fencing: Trees and significant vegetation within or near the construction site are fenced off to prevent accidental damage from machinery and workers. Signage clearly marks protected areas, and site personnel are briefed on the importance of avoiding these zones.*
- *Root Zone Protection: Barriers are placed around root zones of trees located near construction activities to prevent soil compaction and root damage. The Site Manager / ECO inspects root protection barriers weekly and ensures adherence to established no-disturbance zones.*

Unless the ECO is a qualified and experienced arboriculturist they would not be a suitable to perform the role or meet the requirements of Condition 9.

Conclusion: Insufficient information has been provided to discharge condition 9 and therefore would be contrary to Policy GP5

Recommendation: Submit details of the appointed project arboriculturists and provide a suitable Tree Protection plan which includes tree protection measures against which the appointed arboriculturists can assess and report compliance.