

Newport City Council – Planning Consultation

Application Number: 25/1004

Proposal: DEMOLITION OF THE FORMER DAYCARE CENTRE BUILDINGS AND THE CONSTRUCTION OF 6 NO DWELLINGS, ACCESS ROAD, TURNING AREA AND ASSOCIATED WORKS

Site: Kensington Court Day Centre Oaklands Road Newport South Wales NP19 8GQ

Date: 12.12.25

Arboricultural Remarks.

Applicant comments in red text.

Arboricultural responses provided in green text 7.5.2026

1. The Arboricultural Implications Assessment (Treecare Consulting) references a Tree Survey and Tree Constraints Plan by Treescene, but does not provide its date and there is not a copy in the related documents to review. Root Protection Areas and shading plan are based on the original data – if it is current i.e. within 12 months ? I will need to review this report and plan. If not current, then it requires updating.

The AIA info is based on an up to date assessment of the site by Treecare consulting (completed by James Pinder dated 12/11/2025). The Report confirms that there have been no significant changes to trees on site at the current time since the Treescene Report but Oaklands Wood has had lots of work carried out by NCC which has removed some constraints on the west boundary.

Please provide evidence of the updated tree survey by Treecare Consulting as the Arboricultural Implications Assessment lacks this information. Include the updated tree findings table and Tree Constraints Plan . The Arboricultural Implications Assessment suggests information is taken from the old Treescene Tree Survey with only some recent comments. *'Trees featured are the main and most dominant trees on site.'* *'On site there were self-set trees, scrub growth, the main tree stock as covered by the Treescene BS5837 2012 tree report,'* ; *'Each trees individual details are to be found in the site BS5837 tree survey document provided by Treescene. I do, however, cover them briefly again here'* . This would suggest only the main trees on site have been identified with a few offsite, and that the data being used is based on the original tree survey of which I do not have a copy to review or its date ?

2. The tree cover around and within the site seems quite dense and potentially oppressive for those living on site, especially given that the east side has elevated housing on an embankment. Please provide photographs of the relationship between trees and the development footprint. The protected trees on site, the adjoining woodland under NCC ownership and the proposed tree planting in close proximity to the proposed houses , will certainly come under pressure for tree works in the future, and the Local Planning Authority should be aware of this potential burden in relation to their trees and those protected.

The submitted TPP Plan provides an accurate indication of the relationship between the layout, proposed dwellings and the trees. A buffer of 5m has been included between these and the proposed dwellings, as discussed at pre-app stage. Photographs of the trees adjoining the site are included below: Photos are included below of the current site which comprises large areas of hardstanding and the existing building (the previous Kensington Court Day Centre) as the google images are not up to date:

The only plan submitted on the portal are two plan excerpts on page 6 from a 2023 layout and 2025 layout in the AIA. The plans do not seem to include all trees within 15m of the site boundary.

3. Have all trees within 15m of the site boundary been plotted/considered. I am aware that felling has occurred in the adjoining woodland but there does seem to be very few trees marked on the plan outside of the site boundary. This needs confirming or please provide an updated Tree Survey & Tree Constraints Plan. The plans in the AIA show the dominant trees but not the level of shrubs or scrub cover. Is this shown on the Tree Constraints Plan ? If not it needs updating. Aerial photography would suggest there is greater tree/shrub/scrub cover than is being shown.

Please see updated photos above showing the current site.

Please provide the original Tree Survey & Tree Constraints Plan by Treescene and the updated version by Treecare Consulting. Please can the latter confirm that trees within 15m of the site boundary were included and shown in the Tree Constraints Plan .

4. It is unclear which trees are protected under a Tree Preservation Order. This needs to be shown on the tree plans and in tree data tables.

All the trees on site are covered by TPO' s – please see Council' s TPO plan attached.

Thank you for this additional information.

5. Where is the current Tree, Removal, Retention, & Protection Plan or draft Tree Protection Plan, to go with the Arboricultural Implications Assessment ?

No response to this query received and no Tree Protection Plan with the 2025 layout found on the portal.

6. T23 – do we have photographic evidence of its condition, to support the removal of this protected tree, under the 'dead, dying or dangerous' exemption or U category rating ?

No, only T23 is to be removed as it is 50% dead. This has been confirmed as being acceptable by Newport Council previously during discussions about the site and trees.

Please see photo below

I' m afraid the undated, silhouetted photograph provided does not clearly show 50% crown dieback. Unfortunately I am not privy to previous discussions held with NCC and I do not see any evidence to support this. Please can your current arborist inspect this tree and confirm its condition and show the crown dieback now that the trees are in leaf..



7. T27 – I note decay detection testing is recommended by Treecare Consulting and this should be undertaken prior to the Arboricultural Method Statement and results provided within that document.

We do not considered there to be any need for decay testing at this stage. Normal stem resonance was noted during assessment. The wound is a bark/cambium wound.

Your current arboricultural consultant' s report states *'There is a query regarding internal stem decay noted in the BS5837 tree report. This tree can be assessed using Picus 3 sonic tomography and PD500 microdrill to establish if decay is present or not.'* Therefore , this requires either testing or a detailed response from your arborist as to why there is no longer a need. Potentially this tree could be lost to development with increased target occupancy and needs considering with mitigation measures provided , at this stage.

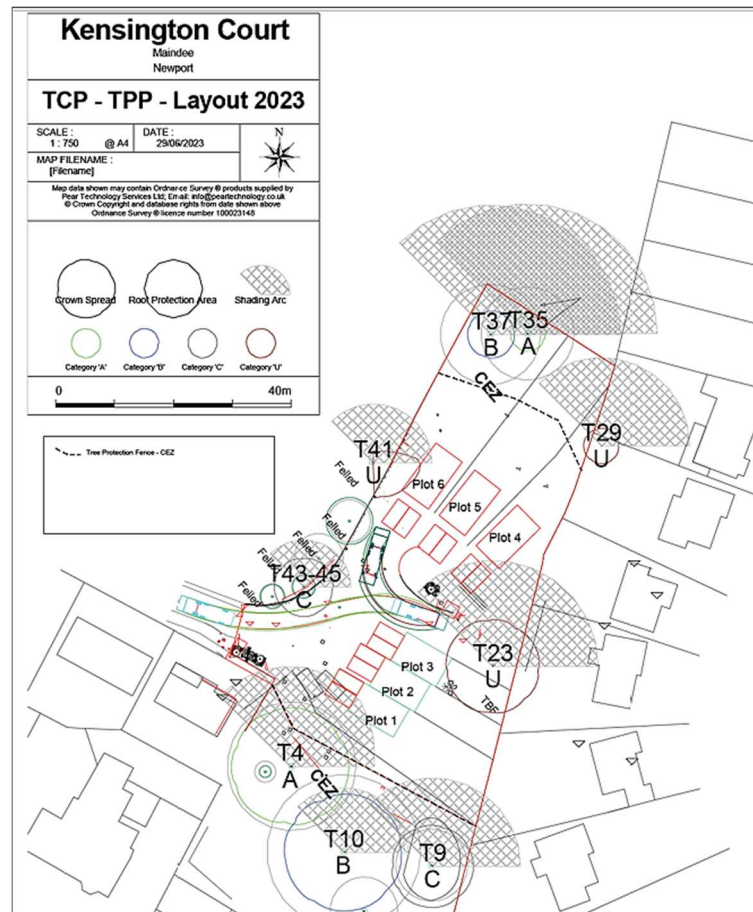
8. The layout drawing refers to an Arboricultural Method Statement for erecting fencing by Treecare Consulting. There is no copy of this in the related documents on the planning portal, and fencing installation is not discussed in the AIA ? An Arboricultural Method Statement must cover this operation.

Tree protection info attached along with the TPP plan again. Nothing has changed in regards to protection locations as no trees have altered or moved. There is protective fencing to be installed and protection measures (details are attached) and will be adhered to and can be secured as part of a condition.

Thank you for the attached, generic document 'Tree and Root Protection Information for all sites' , which was not available on the portal previously. I assume the 'fencing' label should have read 'tree protection fencing' , in which case the provided document is fine.

However if boundary or garden fencing is being proposed this is not covered within the attached document and must be considered in a final Arboricultural Implications Assessment. If there is to be no boundary or garden fencing near trees then this can be stated in the document.

However, there is no current Tree Protection Plan in the uploaded 2026 data on the portal. The only plan that shows tree protection fencing locations is the 2023 Shading Plan in the AIA, which does not fully protect the Root Protection Area or crown spread of T4 and I assume is an old layout ?



9. Arboricultural Method Statement required (can be conditioned) – this must include as a minimum - methods for erecting fencing in the Root Protection Area of trees; demolition of existing structures, referencing a demolition method statement by the appointed demolition company; AIA recommendation point 4 , the marking out exercise must occur prior to writing an Arboricultural Method Statement and include any findings;

We' re happy to suggest that a suitably worded condition could be included on the permission to have a pre start meeting and tool box talk for fences etc. if it was considered necessary. NCC could also have a site monitoring proforma to cover what has happened with text and photos.

An approved Arboricultural Method Statement will be required prior to commencement of any works on site including site preparation, demolition or any construction activities. This must include details on providing an Arboricultural Watching Brief and identify any events that require specific supervision. The Local Planning Authority must be informed in writing of the appointed arboricultural consultant undertaking the Arboricultural Watching Brief visits.

10. The final Arboricultural Implications Assessment should consider the following in detail and at present can only be regarded in **draft** format :-
- Levels plan – clearly showing proposed and current levels. Where work is required in the RPA of T4 this must include cross section drawings clearly showing the trees location and Root Protection Area. This will then confirm if a ‘no dig construction’ as recommended in the report is going to be viable. If it is viable this must be detailed within an Arboricultural Method Statement.
 - Landscape plan – E.g. it is noted that planting is occurring within the Root Protection Area of existing trees.
 - Service runs both existing and proposed.
 - SUDS including the location of swales.
 - This site is going to be very tight to construct with trees providing a notable constraint – please provide the location of contractor compounds, car parks, access and temporary access (if known at this stage). If not known at this stage, this must be included in an Arboricultural Method Statement (point 9).

All of these matters have been taken into consideration in the Assessment of the site and the AMS will continue to take these matters into account.

A final Arboricultural Implications Assessment must show these considerations at this stage in accordance with BS 5837. All of the above matters must be considered in detail and covered within the report with relevant plan excerpts provided or shown in the Appendix. Subsequently the Arboricultural Method Statement must be conditioned and must reflect the Final Arboricultural Implications Assessment.

11. Are the storm water manholes and connections shown in D001 – Outline Stormwater Drainage layout’ current or proposed. If proposed this needs considering in the Arboricultural Implications Assessment

These do not affect tree rooting areas.

Noted.

12. It is noted in the NCC Highways response letter that they require further information /amendments and if this results in layout changes, this must be considered within the final Arboricultural Implications Assessment and subsequent Arboricultural Method Statement.

Noted – although there are no trees are affected by the road layout.

This will need to be shown as a layout change on an updated Tree Protection Plan submitted with the final Arboricultural Implications Assessment.

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