

NANTYGLO & BLAINA TOWN COUNCIL

CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs V Williams - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

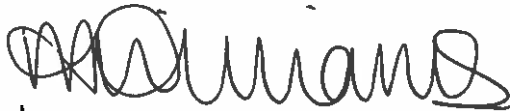
Tel: 01495 292817 E-mail: clerk@nantygloandblainatc.co.uk

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held on **Tuesday 8th September 2026 at 6:00pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on Tuesday 8th August 2026 for details of how to access the meeting.

Yours sincerely



Town Clerk

AGENDA

A meeting to which members of the public are entitled to attend.

Declaration of Interest

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

1. Apologies for absence:

Members are invited to consider the apologies for absence and to formally resolve to accept.

2. Questions from the public:

To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public.

3. Correspondence:

Members are invited to consider the listed correspondence, plus with the Chair's permission, any urgent information that may well be received prior to the date of the meeting.

- a) Hanging Baskets via Jack Harris Steet Lighting Technical/Monitoring Officer BGCBC (for information/consideration – copy attached):

An update regarding hanging baskets.

- b) Flagpole via Steph Hopkins Team Manager Development Management/Regeneration & Community Services (for information/consideration – copy attached):

An update regarding erecting a flagpole in Blaina and/or Nantyglo.

- c) Email from resident concerned about traffic and parking around The Stute (for information/consideration- copy attached):

4. Planning Applications:

Members are invited to consider the applications listed below and, with the permission of the Chair, any further applications that may be received prior to the date of the meeting:

- a) Plan Application No. P/2026/0156 DEVELOPMENT SITE 2 3 4 8 9 10 11 11A AND 12 Beech Tree Crescent, Tanglewood, Blaina, Blaenau Gwent

Alteration of approved design for detached dwelling and introduction of solar panels and externally mounted ASHP.

5. Licence Applications:

Members are invited to note the application(s) for information only:

- a) Stephen Smith, 66 Lakeside Way, Nantyglo, NP23 4AL.

Renewal Street Trading application for permanent Street trading – selling food between 9am – 3pm, Monday to Sunday.

Biffs Kitchen, Howdens Car Park, Waun Y Pound Industrial Estate, Ebbw Vale.

- b) Sivalantharajah Thambiiah, 2 A Henwaun Street, Blaina, NP12 3DT

Application to transfer premises licence and vary premises supervisor.

Henwaun Stores, 2 A Henwaun Street, Blaina, NP13 3DT

RE: Lampposts/ Hanging baskets

From Harris, Jack <Jack.Harris@blaenau-gwent.gov.uk>

Date Tue 11/08/2026 10:11

To Clerk <clerk@nantygloandblainatc.co.uk>

Cc Hopkins, Steph <steph.hopkins@blaenau-gwent.gov.uk>; Watkins, Dave <Dave.Watkins@blaenau-gwent.gov.uk>; Kinsey, Kevin <Kevin.Kinsey@blaenau-gwent.gov.uk>

You don't often get email from jack.harris@blaenau-gwent.gov.uk. [Learn why this is important](#)

Good morning,

In relation to the installation of hanging baskets on street lighting columns.

Before permission can be given for any hanging baskets or associated brackets to be attached to the columns, there is a process that will need to be followed to ensure the columns are structurally suitable and that the installation can be carried out safely.

Firstly, we will need the relevant street lighting column numbers for each column the Town Council is proposing to use. Once these have been provided, the Street Lighting team will carry out an initial inspection of the columns to assess their general condition and suitability.

Following our inspection, the columns will need to undergo the appropriate structural testing and assessment to confirm that they are capable of safely supporting the additional loading imposed by the hanging baskets and brackets.

To allow the structural assessment to be carried out, we will also require full details of the proposed hanging basket system, including:

- Manufacturer/brand and model/type of hanging basket and bracket.
- Dimensions of the hanging basket.
- Dimensions and details of the supporting bracket and how it will be attached to the column.
- Maximum weight of each hanging basket when fully saturated with water, including the basket, compost/soil, plants and any other components.
- Manufacturer's technical information or calculations confirming the maximum fully laden/saturated load of the complete hanging basket assembly.

The fully saturated weight is essential, as the structural assessment must consider the maximum load that could reasonably be imposed on the column rather than simply the dry weight of the basket. The size and projected area of the basket and bracket will also need to be considered due to the additional wind loading and bending forces they can impose on the lighting column.

If the manufacturer does not provide a maximum saturated weight, this will need to be established from the combined maximum weights of the basket, bracket, growing medium, plants and the maximum quantity of water that the basket/growing medium can retain. This information should be provided by the supplier/manufacturer or other suitably competent person so that it can be used as part of the structural assessment.

The Town Council will be responsible for all costs associated with the structural testing/assessment and any other costs required to facilitate the installation. If any columns

are found to be unsuitable, hanging baskets will not be permitted on those columns unless any necessary remedial works or replacement arrangements are agreed.

No brackets or hanging baskets should be installed until the required inspections and structural assessment have been completed and written approval has been provided by the Street Lighting Authority.

If you could initially forward the proposed column numbers along with the hanging basket and bracket information above, we can carry out our initial assessment and advise on the next steps.

Please let me know if you require any further information.

Kind regards,

Jack Harris

Street Lighting Technical / Monitoring Officer | swyddog monitro technegol / goleuadau stryd

Phone| Ffon: 07971535669

Email| E-bost: Jack.Harris@blaenau-gwent.gov.uk

Blaenau Gwent County Borough Council | Cyngor Bwrdeistref Sirol Blaenau Gwent

Central Depot | Depo Canolog

Central Depot, Barleyfield Industrial Estate, Brynmawr NP23 4YF | Depot Canolog, Ystad Ddiwydiannol Barleyfield, Brynmawr NP23 4YF

Website: <https://www.blaenau-gwent.gov.uk/en/home/>

Twitter: <http://www.twitter.com/blaenau-gwentcbc>

Facebook: <http://www.facebook.com/blaenau-gwentcbc>

From: Kinsey, Kevin <kevin.kinsey@blaenau-gwent.gov.uk>

Sent: 10 August 2026 16:18

To: Watkins, Dave <Dave.Watkins@blaenau-gwent.gov.uk>; Harris, Jack <Jack.Harris@blaenau-gwent.gov.uk>; Hopkins, Steph <steph.hopkins@blaenau-gwent.gov.uk>

Subject: FW: Lampposts/ Hanging baskets

Good afternoon all,

Please see below a request I've received from Victoria Williams the Town Clerk for Nantyglo and Blaina Town Council the content of which is self-explanatory.

I've acknowledge her e-mail and said that I would pass this on to the relevant officers who would be able to advise on any requirements needed relating to her request.

Many thanks,

Kevin.

Kevin Kinsey B.Eng.(Hons), MBA., C.Eng., MICE.

Infrastructure Services Manager

Infrastructure Services

REGENERATION & COMMUNITY SERVICES

Blaenau Gwent County Borough Council

The General Offices, Steelworks Road, Ebbw Vale NP23 6DN

t: 01495 355411 m: 07773 657613

e-mail: kevin.kinsey@blaenau-gwent.gov.uk

Re: Lampposts/ Hanging baskets

From Hopkins, Steph <steph.hopkins@blaenau-gwent.gov.uk>

Date Tue 11/08/2026 10:22

To Harris, Jack <Jack.Harris@blaenau-gwent.gov.uk>; Clerk <clerk@nantygloandblainatc.co.uk>

Cc Watkins, Dave <Dave.Watkins@blaenau-gwent.gov.uk>; Kinsey, Kevin <Kevin.Kinsey@blaenau-gwent.gov.uk>

 1 attachment (299 KB)

PAN 6 Prelim Charging AS OF 1st April 2026.pdf;

Good morning Victoria,

The erection of a new flagpole depending on its height, siting and circumstances, may require planning permission and advertisement consent.

In addition, the display of flags is regulated under the advertisement control regime. Certain national, civic and other specified flags benefit from deemed consent and therefore do not require a separate application for advertisement consent, provided the relevant conditions are met. However, flags displaying commercial advertising, logos or other promotional material may require advertisement consent.

To provide a definitive view, you should submit a pre-application enquiry which includes details of:

- The proposed location of the new flagpole;
- The overall height and specification of the pole;
- Whether the pole or flag would be illuminated;
- The ownership of the land; and
- The type of flag(s) proposed to be flown.

Once this information is available, the Local Planning Authority can advise whether planning permission and/or advertisement consent is required.

Kind regards

Steph

Steph Hopkins MSc LLB (Hons)

Rheolwr Tim Gwasanaethau Datblygu/Team Manager Development Management

Rheoli Datblygu / Development Management

Adfywio a Gwasanaethau Cymunedol / Regeneration & Community Services

Phone/Ffon: 07790544655 / 01495 369659

E-bost/Email: steph.hopkins@blaenau-gwent

Cyngor Bwrdeistref Sirol Blaenau Gwent/ Blaenau Gwent County Borough Council

**Y Swyddfeidd Cyffredinol, Heol Gwaith Dur, Glyn Ebwy, NP23 6DN / The General Offices,
Steelworks Road, Ebbw Vale, NP23 6DN**

Rydym yn awr yn Gyngor sy'n gweithio'n ystwyth. Mae hyn yn golygu y gall staff weithio'n hyblyg o unrhyw leoliad a/neu ar wahanol amserau a defnyddio technoleg i weithio'n wahanol tra'n hyrwyddo

Planning Advice Note Number 6 – Preliminary Enquiries

Why Seek Advice?

You may be after confirmation whether you need planning permission or not. Alternatively, you may need advice before you submit your planning application to see if what you want to do is acceptable. We operate a local planning advice scheme. This leaflet will explain what you need to do to submit an enquiry and the cost¹.

The purpose is to encourage quality development. This service can reduce uncertainty and improve the quality of your planning application. This may help us to decide your application quicker as you will be aware of potential issues and be told what information will be required. If your proposal is unacceptable, this could provide you with the opportunity to amend your plans or even save you the cost of submitting an application for development that will be refused.

What will you need to do?

Enquiries have to be in writing/email. You can use a form we can send you. You must include...

- Details of the site address and property.
- Sketch plans of what you want to do. These do not have to be prepared by an architect at this stage but they must be sufficiently accurate for an officer to interpret them. They should be to scale or have all dimensions marked.
- The preliminary advice fee paid in full.

¹ This service is separate from the statutory pre-application service that the Council is obliged to provide under The Town & Country Planning (Pre-Application Services)(Wales) Regulations 2016.

What we will do

On receipt of the enquiry, we will check that we have the necessary information. The enquiry will then be allocated to a case officer. If we need more information, we will contact you. The case officer will research our records to establish the planning history and if necessary visit the site. Our written response to you will contain the following:

1. Site history
2. Policies and guidance relevant to your case.
3. Identify constraints e.g. access, trees, flood risk.
4. If appropriate, likely reports and information required for a planning application e.g. ecology studies.
5. Statutory designations e.g. listed building.
6. Any likely s106 planning obligation requirements
7. The planning case officer's professional view on the acceptability of your proposal. This will give you an indication of the likely outcome of a future planning application.

Our response will provide planning guidance only. If you require input from other Council departments such as Highways, Ecology or Building Control, you must contact them direct.

Response Times

We will make every effort to respond to your enquiry as soon as possible. We aim to deal with all enquiries up to and including Level 4 in 28 days. Level 5, 6 and 7 enquiries may take longer but we will aim to respond in 40 days.

Meetings

Where a meeting is requested, a senior officer will decide whether a meeting is appropriate. If so, we will arrange the meeting as quickly as possible. A meeting will not be convened unless the required background information is submitted in advance of the meeting. Meetings may be held at the Council Offices or on site.

Should a venue be outside the Borough, the fee may be increased to cover travelling expenses.

Complaints and Refunds

Any complaints about the preliminary advice service must be directed to the Service Manager at the contact details at the bottom of page 2 of this leaflet.

On occasion it is not possible to meet the targets set for a response. In this case, you will be advised of any delay. Fees are not returnable in such circumstances. Fees will only be refunded (part or whole) where in the opinion of the Service Manager the service provided falls short of the high standards we set ourselves.

Disclaimer

Any view expressed at the preliminary stage is not binding on the Council. A binding decision of the Council can only be made after consultation with local residents, statutory and other consultees and interested parties as part of a planning application.

Planning Advice Note Number 6 – Preliminary Enquiries

Type of Development	Written Advice	Meeting with follow up written advice
<u>Level 1 Enquiry – Compliance and Information</u> Confirmation that planning conditions or s106 obligations have been discharged and/or that development has been completed in accordance with the planning permission (per enquiry)	Householder £72 Single house £144 All other compliance checks charged at 30% of the original planning app fee	
<u>Level 2 Enquiry - Householder</u> • Alterations, extension, conservatory or loft conversion • Walls and fences, Garages, sheds and other curtilage buildings, driveways • Operate a business from home • Micro generation for heat or electricity • Extend garden / curtilage	£33	£72
<u>Level 3 Enquiry – Minor Development</u> • Permitted development enquiry (non householder) • Alterations to exterior of commercial or retail or industrial premises (inc solar panels) • Advertisements • Residential Development New to residential creating 1 - 9 units or where number of dwellings is unknown and site area does not exceed 0.49hecatres • Erection of building (non-residential) where gross floor space created does not exceed 999sqm; or where the gross floor space is unknown and the site area does not exceed 0.49ha • Change of use of buildings where the gross floor space of the proposed development does not exceed 999sqm; or change of use of land where the site area doesn't exceed 0.49ha	£72 £332	£144per 1 hour meeting £577
<u>Level 4 Enquiry – Major Development</u> • Residential 10-24 units; or where number of units is unknown and site area is 0.5 to 0.99ha • Development with a site area of 1ha+ • Erection of a building(s) (non-residential) with a gross floorspace of 1000 – 1999sqm; or where the gross floor space is unknown and the site area is 0.5 to 0.99ha • Change of use of buildings where the gross floor space of the proposed development is 1000 – 1999sqm; or change of use of land where the site area is 0.5 to 0.99ha • Waste and/or Minerals development	£797	£1545

Planning Advice Note Number 6 – Preliminary Enquiries

<u>Level 5 Enquiry - Energy</u> • Energy generation under 10MW • Energy generation over 10MW	£1030 plus, consultancy fees incurred by LPA £1545 plus, consultancy fees incurred by LPA	£1545 Extra £103 per additional meeting £2060 Extra £103 per additional meeting
<u>Level 6 Enquiry – Large Major</u> • Residential development 25+; or where number of dwellings is unknown and site area exceeds 0.99ha • Erection of a building(s) (non-residential) where the gross floor space created exceeds 1999sqm; or where the gross floor space is unknown the site area exceeds 0.99ha • Change of use of buildings where the gross floor space of the proposed development is 1999sqm; or change of use of land where the site area exceeds 0.99ha	£1328	£2060 Extra £100 per additional meeting
<u>Level 7 Enquiry – Listed Buildings</u> • Confirmation whether LBC required • Repairs to Listed Building advice • Listed Building advice where works require LBC	£31 £72 £257	£72 £103 £360
All fees include VAT. Payment must be made in full before an enquiry is registered. Other development not specified in this schedule – fee at discretion of Service Manager. <u>Exemptions from Fee:</u> Works to existing house to provide access or improve the quality of life for a disabled occupant. Works for and being carried out by the County Borough, Town or Community Council Minor non-profit works for small community organisations for the benefit of the local population (case office discretion) Note: Wherever practicable, meetings will be held via Microsoft team		

Fees Updated 1st April 2026

Item 3c)

Feedback on Town Center Accessibility,
Neglected Road Markings, and Parking
Enforcement at "The Stute".

Dear Nantyglo & Blaina Town Council,

I am writing to raise an urgent complaint
regarding parking and accessibility outside
the Stute on Fridays, where I attend a
weekly sewing class. I am 83 years old,
disabled, and have held a Blue Badge
for 8 years.

Recently, a parking warden ticketed my car,
yet chose to excuse another driver because
she said she felt unwell. It is entirely
unfair to enforce rules inconsistently, especially
against a disabled motorist. Furthermore,
the yellow lines outside the Stute are severely
worn, out, faint and neglected. It is unjust
to penalize drivers when the council fails to
maintain the road markings properly.

The larger car park across the main road is
completely inaccessible to me due to a severe
heart condition. The Stute is used almost
entirely by elderly and disabled people who
cannot walk long distances. Tightening
parking restrictions and failing to maintain
proper road markings will completely isolate
vulnerable residents from community hubs.

Please review the Blue Badge provisions
here and ensure the road markings are
properly maintained before further fines are
issued.

Sincerely,

Christine Jones

01495 213931 / 07593827048

Blue Badge number-L6 FCCN 0 0244Y1028



Application for Planning Permission

Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Graham		
Last name:	Lockyear				
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Alteration of approved design for detached dwelling and introduction of solar panels and externally mounted ASHP.

Has the building, work or change of use already started?

Yes

☐

No

☒

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):
(Date must be pre-application submission)

Has the building, work or change of use been completed?

Yes

☐

No

☒

If Yes, please state the date when the building,
work or change of use was completed (DD/MM/YYYY):
(Date must be pre-application submission)

5. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

☐

No

☒

If Yes, please complete the following information about the advice you were given.
(This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

☐

Officer name:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

☐

No

☒

Are there any new public roads to be provided within the site?

Yes

☐

No

☒

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

☐

No

☒

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

☐

No

☒

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		Brick (see drawing 4165-01B)		
Roof		Concrete tile		
Windows		White UPVC		
Doors		Composite		
Boundary treatments (e.g. fences, walls)		See site plan		
Vehicle access and hard-standing				
Lighting				
Others (please specify)				

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes



No

☐

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

4165-01 Plot 3 as proposed 21.07.26

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes. The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

☒

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☐

No

b) Designated sites, important habitats or other biodiversity features:

☐

Yes, on the development site

☒

Yes, on land adjacent to or near the proposed development

☐

No

c) Features of geological conservation importance:

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

17. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

☐

No

☒

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops					
A2	Financial and professional services					
A3	Food and drink					
B1	Business					
B2	General industrial					
B8	Storage or distribution					
C1	Hotels					
C2	Residential institutions					
C2A	Secure residential					
D1	Non-residential institutions					
D2	Assembly and leisure					
Other – Please specify:						
Total						

20. Site Area

Please state the site area in hectares (ha)

0.1

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

☐

No

☒

If Yes, please complete the following information regarding public open space:

Area of Land (ha):

Open Space Lost

Open Space Gained

21. Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes

☐

No

☒

(Refer to Flood Map for Planning on Natural Resources Wales website www.naturalresources.wales/flooding/flood-map-for-planning/?lang=en)

If Yes, and you are proposing a new building or change of use, please add details of the proposal in the following table:

Flood Zone	Residential (Number of units)	Non-residential (Area of land – hectares)
Zone 1		
Zone 2		
Zone 3		
Defended Zone		

If the proposed development is located within an area at risk from flooding, you will need to consider whether it is appropriate to submit a flood consequence assessment (refer to TAN 15 www.gov.wales/technical-advice-note-tan-15-development-flooding-and-coastal-erosion)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

☐

No

☒

Will the proposal increase the flood risk elsewhere?

Yes

☐

No

☒

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

23. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development?

Yes

☐

No

☒

If you have answered Yes to the question above please state the proposed energy output capacity in MegaWatts (MW):

Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Sewage treatment works			
Other treatment			
Recycling facilities construction, demolition and excavation waste			
Storage of waste			
Other waste management			
Other developments			

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

26. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
██████████	Hyde House, London, NW9 6LA	29.07.2026

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

26. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Certificate A cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed – Applicant:

--

Or signed – Agent:

--

Date (DD/MM/YYYY):

--

28. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.

☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North.

☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application.

☐

If the proposed development constitutes major development, the original and 3 copies of the pre-application consultation report.

☐

The correct fee.

☐

The original and 3 copies of a design and access statement, if the proposed development:

- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or
- constitutes "major development".

☐☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D – as applicable).

☐

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings).

☐

Depending on the type and scale of proposed development, your application – in order to be validated – may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment - see Planning Policy Wales paragraph 6.9.26
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment.

The Welsh Government's Management Manual will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

32. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes ☒

No ☐

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent ☒

Applicant ☐

Other (if different from the agent/applicant's details) ☐

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Subject	Tanglewood, Blaina, Blaenau Gwent Ecological Technical Note - Update		
Date	25.06.2026	Ref	
Author	Beth Evans	Previous versions:	21.11.2018
Reviewed	Beth Evans	Date	25.06.2026
Approved	Beth Evans	Date	25.06.2026

To whom it may concern,

I can confirm that the site (Tanglewood, Blaina, Blaenau Gwent) has again not changed from the original Phase 1 and reptile survey reports. A fresh PEA and reptile survey were undertaken in 2023, and following an updated site visit carried out by BE Ecological Ltd, it is confirmed that there has been no change from those 2023 reports. It is therefore considered that the information available is sufficient to inform the planning process at this stage.

The updated site visit found no evidence to suggest that conditions have changed or that the vegetation composition has changed in any way. As previously reported, the majority of the site was cleared under the supervision of BE Ecological Ltd in September/October 2016, in appropriate temperatures, outwith the breeding bird season and in line with the recommendations of the original IES report. During this clearance, only a single slow worm and two common lizards were observed on the site.

Since then, numerous plots with planning consent have been cleared in preparation for building, in line with the method statement for reptiles and under the supervision of BE Ecological Ltd. BE Ecological Ltd failed to discover any reptiles to the east of the site (higher ground) and it is likely to be a result of the fact that the ground is compact and largely clay, making this area less suitable.

There is some regrowth on the remaining plots subject of this planning application and it is considered necessary that the plots are cleared in accordance with the method statement below:

Reptile Method Statement

1. Vegetation will be cleared from directly affected areas only e.g. areas to be built on or forming part of any landscaping scheme. It will be cut and raked as short as possible, ≤ 30 mm wherever possible. Vegetation will be cut in three phases. The first phase will reduce the vegetation height to 75mm; the second will reduce it to ≤ 30 mm; the third phase will reduce the height to as close to ground level as possible. There will be a time delay of 48 hours between the first and second cuts.
2. The vegetation will be maintained as close to bare ground as possible either by spraying or ongoing repeated cutting using brush cutters with knife blades to ensure that there is no potential for reptiles to utilise the site after the initial clearance. This is the preferred method as it reduces the potential for killing and injuring of reptiles and other animals when using tractor towed flails and mowers. Reptile fencing will not be required as long as the bare ground / short vegetation habitat is maintained.
3. All arisings will be raked off and spread (creating habitat piles) on unaffected land or removed from site for disposal. The orientation of the cutting will be designed to push reptiles into unaffected areas once the areas for clearance have been identified without having to undertake a full translocation exercise.
4. Should the vegetation be allowed to regrow above 150mm high, it will be cut as short as possible as described above and raked.
5. It is considered that there appear to be limited hibernation features present on the site which will be affected by the development; the clearance can be undertaken at any time of year, providing it is done outside of the breeding bird season (September–February/March) unless the site is checked for nests prior to works commencing. However, clearance by hand will allow early identification of potential reptile hibernation sites (rock piles, tree stumps etc) and avoid damaging or disturbing them. The requirement to leave temporary (for the duration of the clearance phase only) vegetation

corridors extending from the potential hibernacula to uncleared areas will be decided on site at the time of cutting.

6. Potential hibernacula, if identified, will only be cleared once daytime temperatures are consistently over 12°C for a period of at least seven days as otherwise reptiles may be killed or injured as a result of inconsistent (low) temperatures and low prey availability. Potential hibernacula will only be dismantled by hand unless the supervising ecologist gives approval for machine dismantling.
7. If reptiles are observed within the clearance area during the works, a decision on how to deal with them will be made on site in light of the conditions at the time and the state of the animals themselves. There are three options:
 - It may be possible to leave the animals alone to find their own way into cover, depending on where they are seen, what they are doing and their apparent activity levels; or
 - Capture, remove from site and take into temporary captivity until such time as they can be released adjacent to the cleared area (a vivarium has been prepared in case it is required); or
 - Should conditions allow, capture and translocate the animals to a safe area immediately adjacent to the site.
8. Hibernation sites for other species (e.g. newts) can be identified and avoided.
9. The vegetation and hibernacula clearance will be supervised by a suitably experienced ecologist and a new hibernaculum will be created as an enhancement.

Bats in Trees

There are two dead beech trees (trees 26 and 27) labelled in the Mackley Davies Report 2017 that have the potential for roosting bats. The trees have a number of cavities and flaking bark. However, the cavities appear to be large and there is no sign of staining or droppings on the exterior of the trees. Most of the cavities point in a downwards direction and are likely to fill with water during periods of bad weather. Due to the dead nature of the trees, the cavities are large and rotten and quite exposed to the elements, making the trees of a lower potential than initially appears.

These trees were assessed and a dawn return to roost survey was undertaken on 28th June 2018 by appropriately qualified surveyors from BE Ecological Ltd, in line with best practice guidelines and the correct conditions. No bats were identified as roosting on this date.

Conditions have not changed and it is thought that no further survey effort is required on these trees providing that they are felled in accordance with the method statement below and in conjunction with ecological supervision.

Bat Method Statement for Tree Felling

10. A licensed bat worker must be on site during felling.
11. If safe and practicable to do so, the contractor must carry out an aerial inspection of the tree to check all potential roost sites and for evidence of usage by bats before felling.
12. If evidence of bats is present, NO felling can take place until further notice.
13. If there is no evidence of bats or usage by bats, proceed with caution under the direction of the licensed bat worker.
14. The contractor will be briefed regarding signs of usage by bats.
15. Due to the fact that the trees are dead and unsafe, soft felling techniques are recommended; the object of which is to bring the tree down in a more controlled manner to minimise any damage to potential roost sites/features whilst allowing a more thorough inspection of the tree on the ground, before section cutting after a minimum of 24 hours of frost-free weather. Methods to cushion the impact include: utilising the crown of the tree to cushion the fall; felling the tree onto a pile of brash; using a winch to control the direction and rate of fall; using an excavator to push over small trees. Safety comes first.
16. If at any point bats or evidence of bats are found within the trees, all works will cease and Natural Resources Wales consulted. A European Protected Species Licence may be required before works recommence.

If you have any questions or queries, please do not hesitate to contact me.

Yours Sincerely,

Beth Evans BSc MSc

Director/Principal Ecologist

BE ECOLOGICAL LTD

Tel: 07527 049 134 Email: info@beecological.co.uk

Company Registration Number: 10409300

Suite 2, Rabart House, Pontsarn Road, Merthyr Tydfil, CF48 2SR

Retaining wall schedule

Project: Proposed development of new houses Tanglewood Phase IV Blaina	Date: June 2026	Rev:
	Job No: 4176	

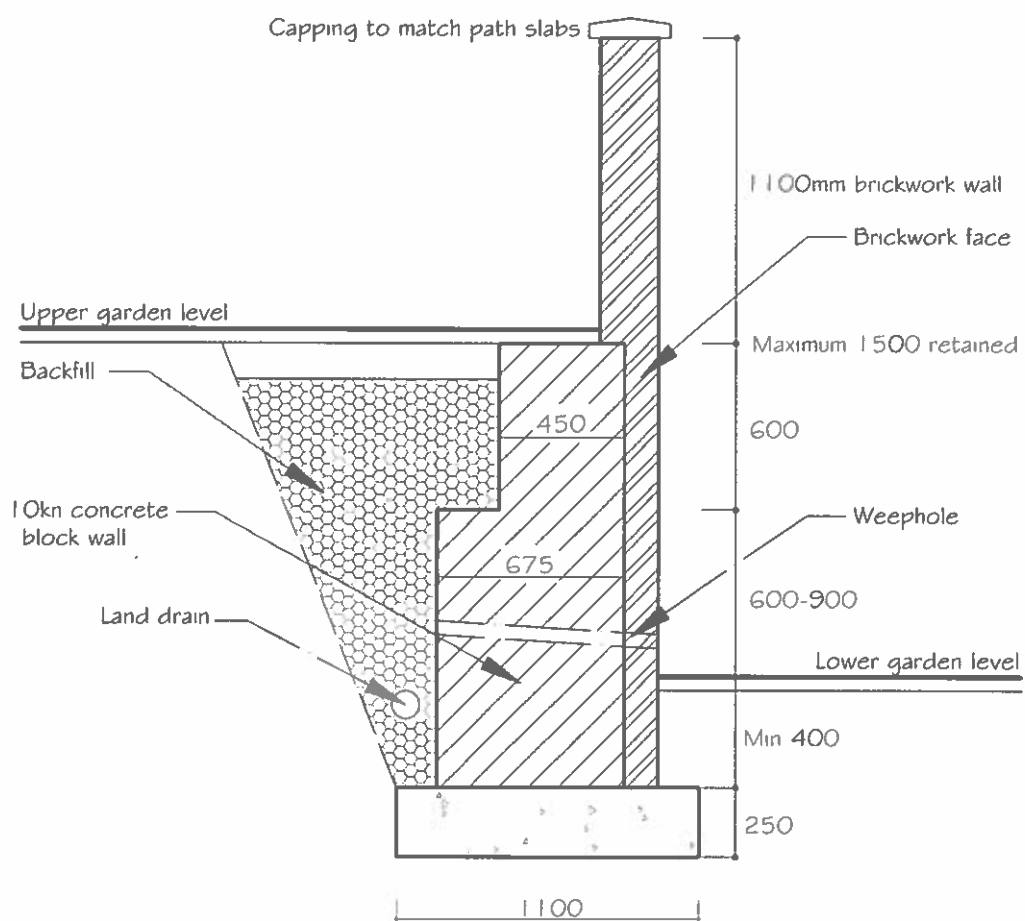
Introduction:
Condition 6 of Planning Approval C/2023/0011 (Varying conditions of approval C/2017/0324 Residential development of 8 dwellings with associated groundworks at Plots 2, 3, 4, 8, 9, 10, 11, 11A & 12 Beech Tree Crescent, Tanglewood (Phase IV), Blaina) states:

Notwithstanding the details on the approved plans, before works commence on site, details shall be submitted to and approved in writing by the Local Planning Authority of the finishes and constructional details of any retaining wall or works required in association with the development hereby approved that would exceed 1.5 metres in height. Such details must also include a certificate signed by a suitably qualified engineer that shall verify the structural integrity of the proposed works. All works implemented shall be completed in full accordance with such details and specifications as may be approved in writing by the Local Planning Authority before the development hereby approved is brought into beneficial use.

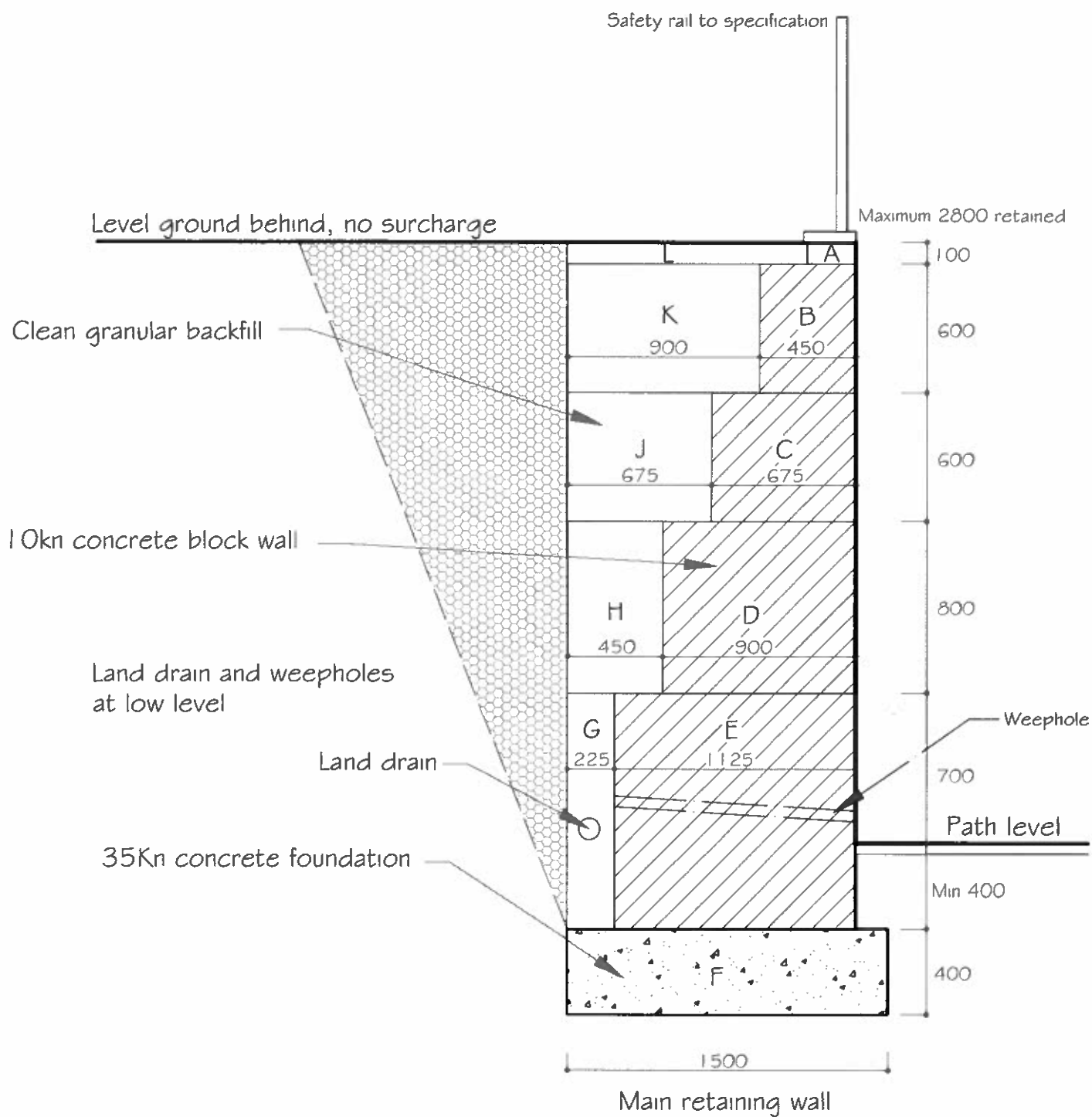
The schedule provided below gives details of the retaining walls for all plots that are currently active. The above condition can be partially discharged based on those plots having retaining walls less than 1.5m in height. This document will be updated for future applications as further plots are sold.

Refer to drawing 4176-RET1

Retaining wall schedule:				
Plot number	Height of wall (m)	Wall ref	Location (see drawing 4176-RET1)	Finish
2	1.35	RW 2A	SW side boundary (left)	Brickwork to match house
3	1.35	RW 3A	SW side boundary (left)	Brickwork to match house
4	1.45	RW 4A	SW side boundary (left)	Brickwork to match house
8	2.60	RW 8A	Rear of house (lower)	Brickwork to match house
8	1.50	RW 8B	Rear of house (upper)	Brickwork to match house
9	2.60	RW 9A	Rear of house (lower)	Brickwork to match house
9	1.50	RW 9B	Rear of house (upper)	Brickwork to match house
9	1.50	RW 9C	SW side boundary (right)	Brickwork to match house
10	N/A	N/A	N/A	N/A
11	1.45	RW 11A	SW side boundary (left)	Brickwork to match house
11a	1.35	RW 11B	SW side boundary (left)	Brickwork to match house
12	2.00	RW12A	Adjacent to highway	Brickwork to match house



Retaining walls dividing plots



Green Infrastructure Statement

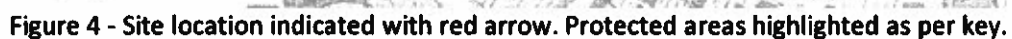
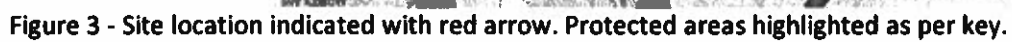
Project: Proposed new house at Plot 3 Beech Tree Crescent Tanglewood	Date: April 2026	Rev:
	Job No: 4165	
Introduction: Planning Policy Wales (PPW) Edition 12, February 2024. Chapter 6 'Distinctive and Natural Placemaking and Well-Being' requires all planning applications to be accompanied by a 'Green Infrastructure Statement' (GIS) (paragraph 6.2.12 of PPW). This statement will describe how green infrastructure has been evaluated and incorporated into the proposed scheme. The intention of the policy is to secure biodiversity enhancement within the design and implementation of the development. This statement is proportionate to the scale and nature of the proposed development, which is considered to be a minor development on a brownfield site of moderate to high biodiversity value. This statement describes what impact may occur to the identified biodiversity, habitats and green infrastructure networks that are already on site as a result of proposed development and uses a 'Step-wise' analysis to formulate appropriate Green Infrastructure and Biodiversity Enhancement proposals to ensure net benefit to the project. Proposals: The application proposes the construction of a new detached house. The plot already has Planning Approval for a similar house and biodiversity enhancement has already been approved. The previous approval was granted prior to the requirements of Chapter 6 and this GIS seeks to demonstrate that the approved details are still compliant. Site description: The plot is part of a development site that has had Planning approval for housing since 2004. The plots have been cleared and partially graded several times. There are currently no boundary features delineating the plots on this site. Surrounding area description: The plot is part of an expanding housing development. To the north-east is an Natural Resources Wales (NRW) commercial woodland. To the north-west, immediately adjoining the plot, is the Cwmcelyn Ponds & Woodlands which is designated as a Local Nature Reserve (Figure 3).		



Figure 1



Figure 2



Ecological Impact Assessment:

The ecological appraisal was carried out by Dave Hernon who holds a Post Graduate Diploma in Applied Ecology and is a graduate member of CIEEM.

An updated Preliminary Ecological Appraisal was carried out by IES Consulting in July 2023. The reports conclusion was:

The desk study and survey work have identified the site as being of up to moderate-high ecological value because of the suitability to support breeding birds, bats, badgers, reptiles, amphibians, and hedgehogs.

An updated Reptile Survey Report was provided by IES Consulting in June 2023. The report's conclusion was:

The site is of low ecological value for reptiles. Habitat manipulation will be needed to encourage the movement of reptiles from the site. No further survey work or translocation is required.

The Cwmcelyn Ponds & Woodlands Local Nature Reserve immediately adjoins the north-west boundary of the plot (Figure 3). IES recommend a buffer zone of a minimum of 5m between all proposed work and the Nature Reserve which appears ample given the low protection status of the habitat.

An external lighting exclusion zone is required for the above buffer zone in order to protect nocturnal species. This will effectively protect the surrounding landscape from any potential light pollution both during construction and once the building is occupied. (Appendix A)

Tree Protection Order TPO BG 94 – W1 covers part of this phase of development but this plot is not included and has no trees.

Mackley Davies Associates Ltd have provided a Tree Survey, Arboricultural Impact Assessment & Method Statement that demonstrates that the development can be carried out while complying with the TPO. No tree protection fencing is required for this plot, however fencing is required on the adjacent plots and this is required to be in place before any works commence on the development.

Green infrastructure analysis:

An analysis of the potential impact of the proposals on the existing biodiversity within the site has been made following the Step-Wise Approach recommended in Chapter 6 of Planning Policy Wales. The steps are:

- a) Avoid:
- b) Minimise:
- c) Mitigate:
- d) Compensate on site:
- e) Compensate off site:
- f) Refuse

Avoid – The site has been analysed by experienced professionals. The proposed project is being carried out on previously developed ground. Avoidance of harm to existing biodiversity on and around the site will be achieved by following the approved method statements for site clearance.

There are protected trees adjacent to the site. Avoidance of harm will be achieved by creating Root Protection Zones before construction work commences (Arboricultural Impact Assessment and method statement. Mackley Davies 2016) and following the prescribed protection methodology during the work.

Biodiversity corridor features exist around the site and avoidance of disturbance is required. An external lighting exclusion zone will avoid disturbance of nocturnal wildlife. A lighting exclusion plan is given in the appendix.

The SuDS drainage scheme will ensure that all surface water from the site will be filtered and the flow rate attenuated to avoid any harmful impact on aquatic ecosystems after it leaves the site. Rain water will be stored and used on site in ways that provide biodiversity enhancement.

Minimise – Minimising the initial impact on existing biodiversity within the site will be achieved by effective project management and by following the approved method statements for site clearance.

Mitigate – Mitigation for the loss of existing biodiversity will be achieved by creating new habitat features as part of the proposed work. The requirement is that the proposals should provide a proportional net gain of biodiversity over the existing condition and they should build ecosystem resilience within the site and surroundings. Biodiversity enhancement should also be proportionate to the scale of the project and appropriate to the specific location.

A landscaping scheme is already approved for the plot. This involves protecting existing trees where feasible and planting new native species trees and hedges. Biodiversity enhancements will also be gained via the SuDS scheme by using captured rainwater in ways that benefit green infrastructure.

A bird box is proposed on the north-east elevation of the house. Existing bird boxes on the site appear to be in use and the close proximity of this plot to the river and woodland will enhance its appeal.

Compensate – It is considered that the proposals offer sufficient mitigation for any biodiversity loss. On-site enhancement will be delivered by the proposed increase in native species diversity, enhanced wildlife corridors and secure nesting or roosting opportunities.

Ecology enhancement proposal:

A bird box will be installed on the north-east elevation. The box will be an integrated woodstone or woodcrete unit built into the brickwork (Figure 6).

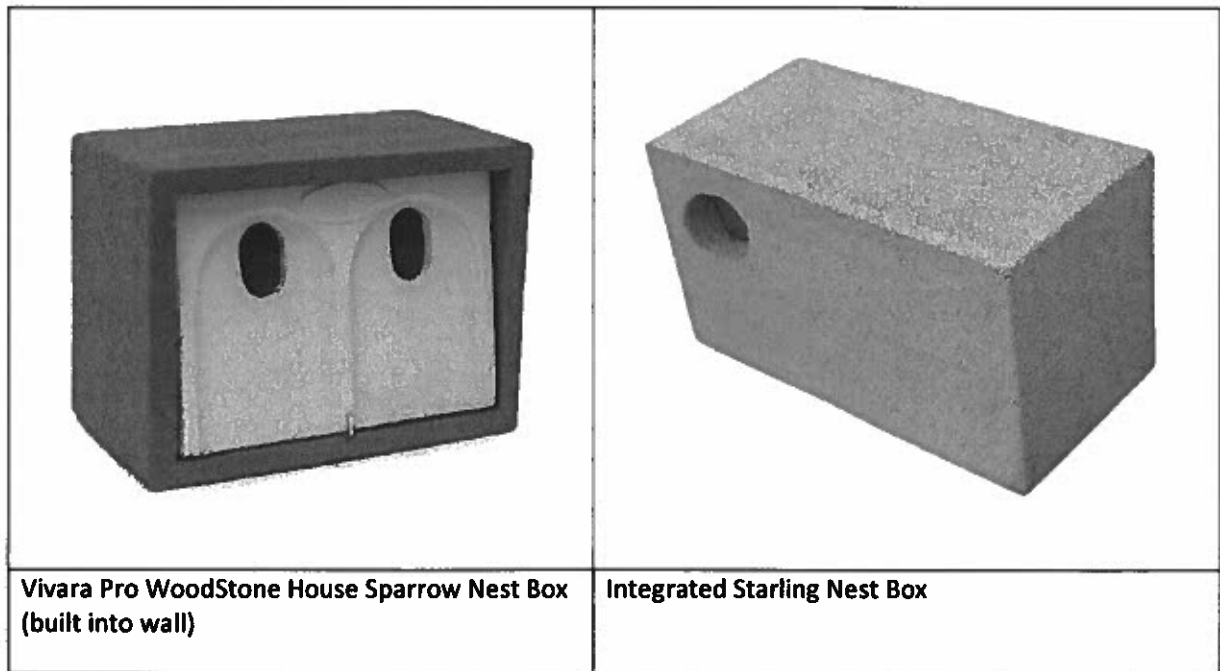


Figure 6

Vegetation clearance should include retention of some felled material on site. This can be left in mounds or laid as 'dead hedges' to delineate boundaries. A feature such shown in Figure 7 below would be ideal along the north-west boundary adjacent to the nature reserve.



Figure 7

Management plan:

Bird boxes should be integrated into the structure during construction.

All features are to be maintained and any damages made good. Where failures occur items should be replaced like for like. Check fixings for wear and ensure access points are open and unobstructed. Nest boxes with access panels can be accessed and cleaned, without using chemicals, during the winter months (October to January).

All planting should be installed and maintained following the approved Landscaping scheme and planting proposals (Hernon Associates November 2023).

Conclusion:

It is considered that subject to the above, the proposed development would not only mitigate for the proposed loss of natural features but also enhance biodiversity, build resilient ecological networks and deliver net benefits for green infrastructure and biodiversity.

References:

BS 42020:2013 Biodiversity. Code of practice for planning and development

Design for biodiversity: A technical guide for new and existing buildings. Riba Publishing. Gunnell, K., Williams, C. and Murphy, B., 2019.

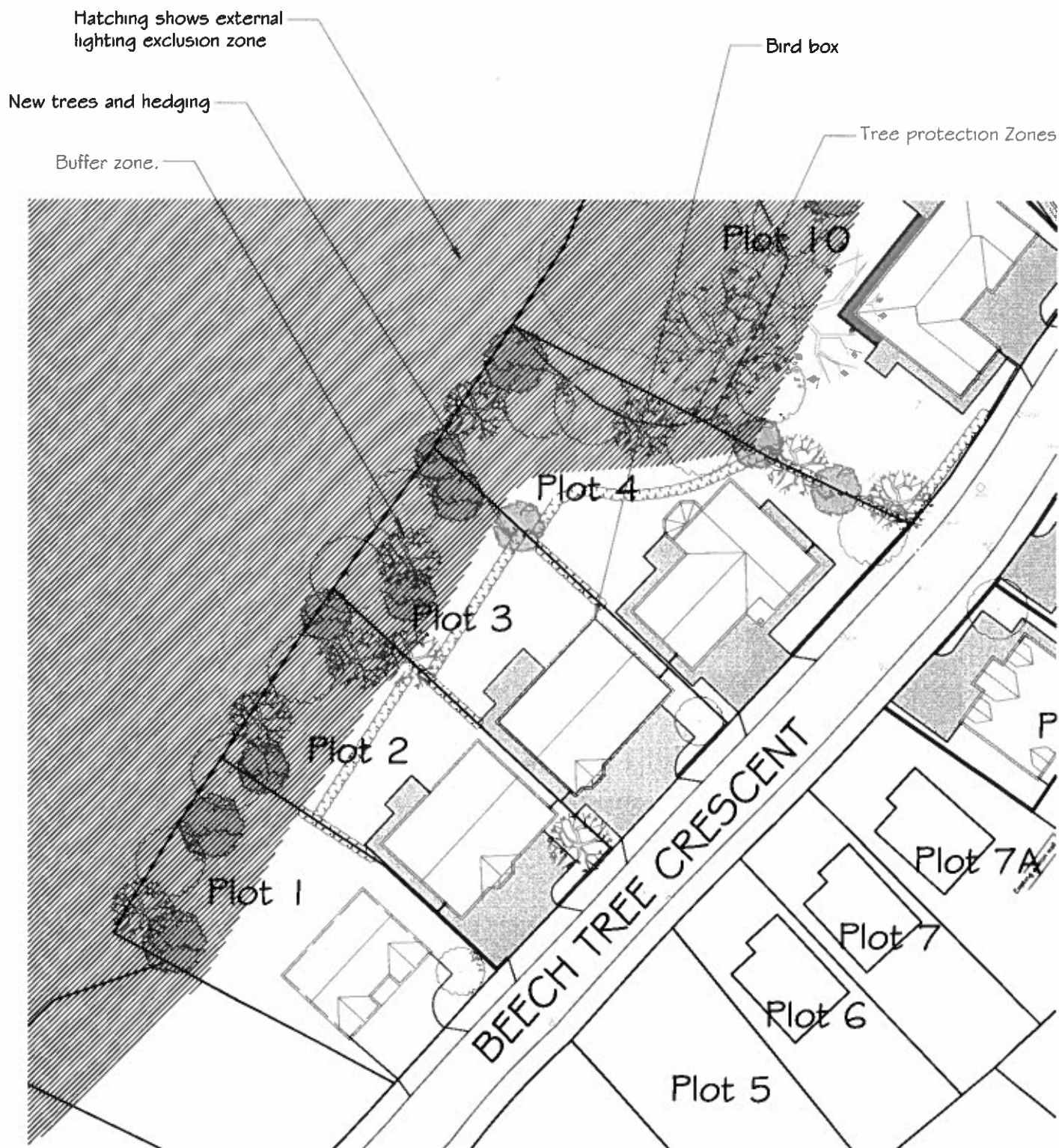
Guidelines on Ecological Report Writing (CIEEM. 2017). Chartered Institute of Ecology and Environmental Management, Winchester.

Institution of Lighting Professionals (2018) Bats and artificial lighting in the UK: Bats and the built environment series (Guidance note 08/18) Rugby: Institution of Lighting Professionals

Nestboxes: Your Complete Guide. (Cromack. D., 2018). BTO Services Ltd., Thetford
<https://www.bto.org/learn/helping-birds/nest-boxes/putting-nest-box>

Planning Policy Wales (PPW) Edition 12, February 2024.

UK Government. The Wildlife and Countryside Act 1981 (as amended)



HERNON ASSOCIATES
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 Usk
 Monmouthshire
 NP15 1DS
 01291 690010
 liz@hernonassociates.co.uk

Status:
☐ Preliminary
☐ Pre-planning
☐ Planning (Outline)
☐ Planning (Reserved matters)
☒ Planning (Full)
☐ Building Regulations
☐ Tender issue
☐ As built
☐ Structural details
☐ PROVISIONAL

Date:
 21.07.2026
 Scale:
 1:500 @ A4
 Drawing No:
 4165-lighting
 Revision:

Project:
 Plot 3
 Beech Tree Cres (Phase VI)
 Tanglewood
 Blana
 Client:
 Mr G Lockyear
 Drawing:
 Ecology details



Drainage schedule

Project: Proposed development of new houses Tanglewood Phase IV Blaina	Date: June 2026	Rev:
	Job No: 4176	

Introduction:
Condition 4 of Planning Approval C/2023/0011 (Varying conditions of approval C/2017/0324 Residential development of 8 dwellings with associated groundworks at Plots 2, 3, 4, 8, 9, 10, 11, 11A & 12 Beech Tree Crescent, Tanglewood (Phase IV), Blaina) states:

Notwithstanding any details indicated on the approved plans, no development shall commence on site other than for ground profiling works and intrusive site investigations until details are submitted to and approved in writing by the Local Planning Authority of a scheme for the comprehensive and integrated drainage of the site showing how foul water will be dealt with. None of the dwellings hereby approved shall not be occupied until all drainage works relating to that property and its connection to the wider drainage network are completed in accordance with the approved details.

The schedule provided below gives details of the drainage connections for all plots. Drawing 4176-drains shows the connection points to the main drainage system for each plot. The existing road drainage was designed in conjunction with, and approved by, Welsh Water at the start of this phase of work in 2004. The design of the estate drainage was drawn up to cater for the entire estate as a whole so capacity is not a concern.

Specific drainage layouts for each plot are not provided as they are subject to the below:
Building Regulation approval (Part H).
Section 106 Welsh Water new connection approvals.
Section 104 Welsh Water adoption of proposed sewerage systems
SAB approval for storm water drainage design.

Refer to drawing 4176-drains

Manhole reference numbers correspond to the Metrorod CCTV survey of the road drainage (included with the application) Ref 1234 dated 19/04/2018.

Storm water drainage schedule:				
Plot number	Connection point	MH ref	Location	Status
2	Existing 110mm pipe at boundary	SMH-5	In road. Adopted system.	Subject to Sec 106. Subject to SAB approval.
3	Existing 110mm pipe at boundary	SMH-5	In road. Adopted system.	Subject to Sec 106. Subject to SAB approval.
4	New 110mm pipe via Plot 3	SMH-5	Route as shown.	Subject to Sec 106. Subject to Sec 104 for pipework across Plot 3. Subject to SAB approval.
8	Existing 110mm pipe at boundary	SMH-4	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage.
9	Existing 110mm pipe at boundary	SMH-4	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage. Subject to SAB approval.
10	Existing 110mm pipe at boundary	SMH-4	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage. Subject to SAB approval.
11	Existing 110mm pipe at boundary	SMH-3	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage. Subject to SAB approval.
11a	Existing 110mm pipe at boundary	SMH-3	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage. Subject to SAB approval.
12	Existing 110mm pipe at boundary	SMH-3	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage. Subject to SAB approval.

Foul drainage schedule:				
Plot number	Connection point	MH ref	Location	Status
2	Existing 110mm pipe at boundary	N/A	Rear garden	Subject to Sec 106
3	Existing 110mm pipe at boundary	FMH-4	In road. Adopted system.	Subject to Sec 106
4	New 110mm pipe via Plot 3	FMH-4	Route as shown.	Subject to Sec 106. Subject to Sec 104 for pipework across Plot 3.
8	Existing 110mm pipe at boundary	FMH-3	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage.
9	Existing 110mm pipe at boundary	FMH-3	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage.
10	Existing 110mm pipe at boundary	FMH-3	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage.
11	Existing 110mm pipe at boundary	FMH-2	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage.
11a	Existing 110mm pipe at boundary	FMH-2	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage.
12	Existing 110mm pipe at boundary	FMH-2	In road. Unadopted system.	Subject to Sec 106. Subject to Sec 104 for existing road drainage.



CCTV Inspection Report

**Tanglewood Development
Blaina
Abertillery
NP13 3JB**



Job Number: 1234

Newport and Hereford

Unit H, Crown Business Park, Tredegar, NP22 4EF
Tel: 01495 305 578

Job Number
1234Surveyed by (Operator)
Craig LewisBase Unit
OTICEDIAWHDate
19/04/2018**Client Details:**

Pri-Bar

Site Details:Tanglewood Development
Blaina
Abertillery
NP13 3JB**Contractor Details:**Metro Rod (Newport and Hereford)
Unit H
Crown Business Park
Tredegar
NP22 4EF

Office Contact Number: 01495 305 578

Purpose of Survey:

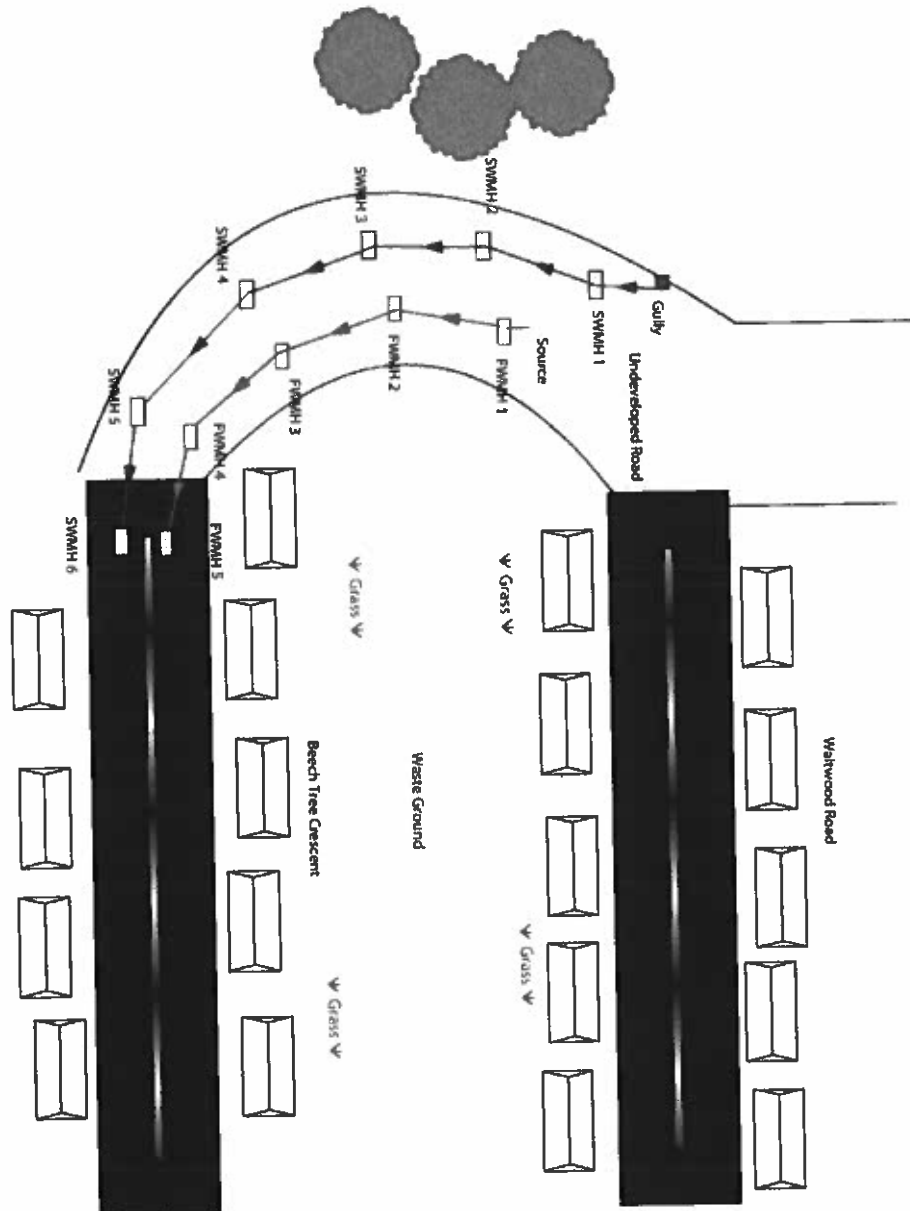
Job Number
1234

Surveyed by (Operator)
Craig Lewis

Base Unit
OTICEDIAWH

Date
19/04/2018

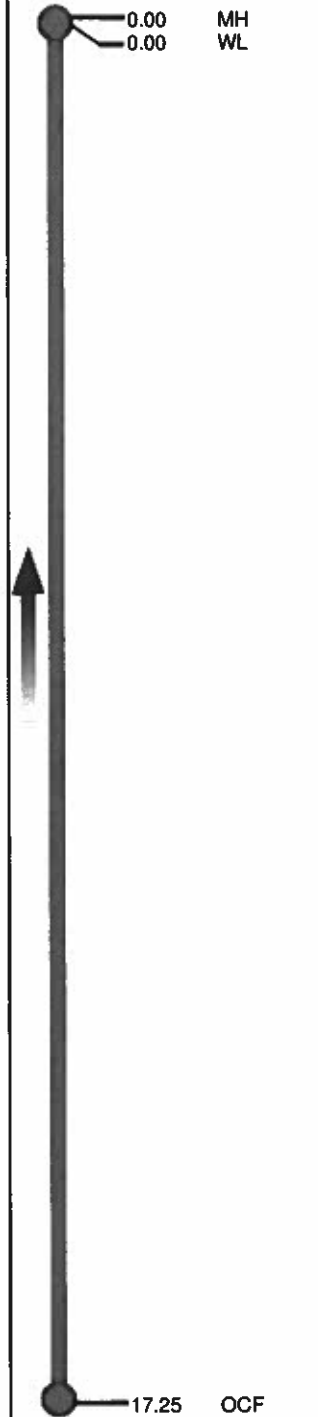
This sketch is not to scale and does not represent the exact routing of the drainage system



CCTV Inspection Report

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference(PLR) Source X	Date 20/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 1
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 150mm Material Polyvinyl chloride Duty Foul		Start MH FWMH 1 End MH Source Total length 17.25 metres		
Scale 1:0.89 Direction Upstream				

M/H Ref:FWMH 1 | I/L :mm | M/H Depth: 3800mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference FWMH 1	2490492	Comment / 0
0.00	WL	Water level 0% height/diameter	2490493	Comment / 0
				
17.25	OCF	Finish node type, other special chamber, reference End of Line	2490510	Comment / 0

M/H Ref:Source | I/L :mm

CCTV Inspection Report

Metro Rod (Newport and Hereford)
Unit H
Crown Business Park
Tredegar
NP22 4EF

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference(PLR) FWMH 1 X	Date 19/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 2
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Foul		Start MH FWMH 1 End MH FWMH 2 Total length 12.61 metres		
Scale 1:0.63 Direction Downstream				

M/H Ref:FWMH 1 | I/L :mm | M/H Depth: 3800mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference FWMH 1	2486649	Comment / 0
0.00	WL	Water level 0% height/diameter	2486651	Comment / 0
				
12.61	MHF	Finish node type, manhole, reference Manhole Reached	2486674	Comment / 0

M/H Ref:FWMH 2 | I/L :mm | M/H Depth: 3300mm

CCTV Inspection Report

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference (PLR) FWMH 2 X	Date 19/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 3
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Foul		Start MH FWMH 2 End MH FWMH 3 Total length 45.79 metres		

Scale **1:2.36**
Direction **Downstream**

M/H Ref: FWMH 2 | I/L :mm | M/H Depth: 3300mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference FWMH 2	2486685	Comment / 0
0.00	WL	Water level 5% height/diameter	2486686	Comment / 0
				
45.79	MHF	Finish node type, manhole, reference Manhole Reached	2486774	Comment / 0

M/H Ref: FWMH 3 | I/L :mm | M/H Depth: 3100mm



CCTV Inspection Report

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference (PLR) FWMH 3 X	Date 19/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 4
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Foul		Start MH FWMH 3 End MH FWMH 4 Total length 38.2 metres		
Scale 1:1.99 Direction Downstream				

M/H Ref: FWMH 3 | I/L :mm | M/H Depth: 3100mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference FWMH 3	2486786	Comment / 0
0.00	WL	Water level 5% height/diameter	2486787	Comment / 0
38.20	MHF	Finish node type, manhole, reference Manhole Reached	2486839	Comment / 0

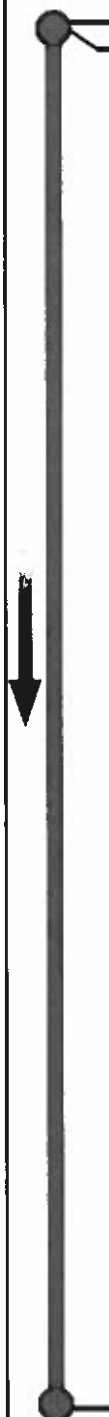
M/H Ref: FWMH 4 | I/L :mm | M/H Depth: 3050mm

CCTV Inspection Report

Metro Rod (Newport and Hereford)
Unit H
Crown Business Park
Tradeagar
NP22 4EF

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference(PLR) FWMH 4 X	Date 20/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 5
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Foul		Start MH FWMH 4 End MH FWMH 5 Total length 34.81 metres		
Scale 1:1.78 Direction Downstream				

M/H Ref:FWMH 4 | I/L :mm | M/H Depth: 3050mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference FWMH 4	2490775	Comment / 0
0.00	WL	Water level 5% height/diameter	2490778	Comment / 0
				
34.81	MHF	Finish node type, manhole, reference ManholeReached	2490807	Comment / 0

M/H Ref:FWMH 5 | I/L :mm | M/H Depth: 2050mm

CCTV Inspection Report

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference(PLR) SWMH 1 X	Date 20/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 6
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Surface water		Start MH SWMH 1 End MH SWMH 2 Total length 12.76 metres		
Scale 1:0.63 Direction Downstream				

M/H Ref:SWMH 1 | I/L :mm | M/H Depth: 2600mm

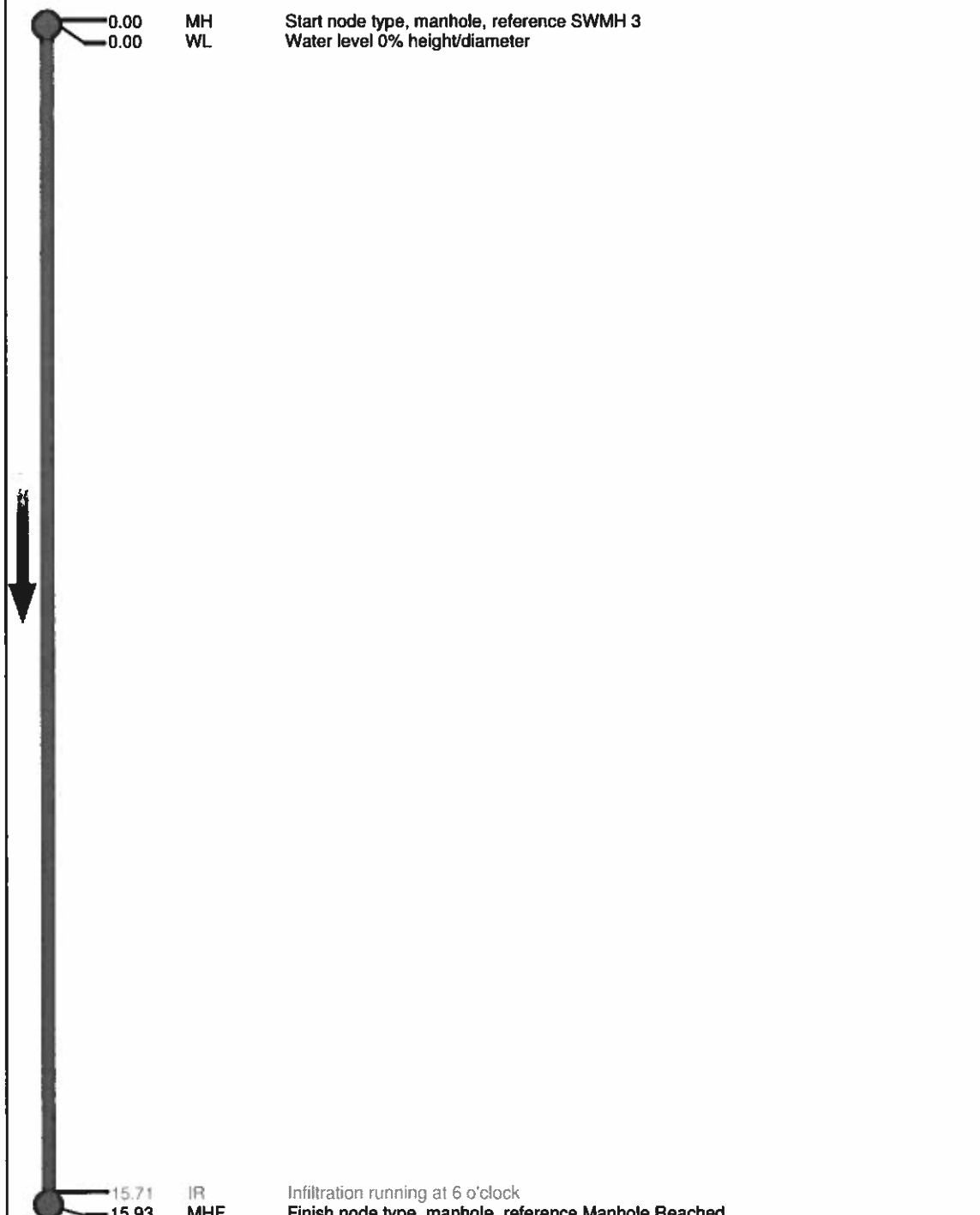
Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference SWMH 2	2488914	Comment / 0
0.00	WL	Water level 0% height/diameter	2488916	Comment / 0
1.19	JN	Junction at 11 o'clock, diameter 150mm	2488923	Comment / 0
1.81	JN	Junction at 1 o'clock, diameter 150mm	2488930	Comment / 0
12.76	MHF	Finish node type, manhole, reference Manhole Reached	2488946	Comment / 0

M/H Ref:SWMH 2 | I/L :mm | M/H Depth: 2200mm

CCTV Inspection Report

Metro Rod (Newport and Hereford)
Unit R
Crown Business Park
Tredegar
NP22 4EF

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference(PLR) SWMH 2 X	Date 20/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 4/0	Base Unit OTICEDIAWH	Section Number 7
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Surface water		Start MH SWMH 2 End MH SWMH 3 Total length 15.93 metres		
Scale 1:0.79 Direction Downstream				

M/H Ref:SWMH 2 I/L :mm M/H Depth: 2200mm				
Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference SWMH 3	2488950	Comment / 0
0.00	WL	Water level 0% height/diameter	2488951	Comment / 0
				
15.71	IR	Infiltration running at 6 o'clock	2488998	Service / 4
15.93	MHF	Finish node type, manhole, reference Manhole Reached	2489007	Comment / 0
M/H Ref:SWMH 3 I/L :mm M/H Depth: 3000mm				

CCTV Inspection Report

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference (PLR) SWMH 3 X	Date 20/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 8
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Surface water		Start MH SWMH 3 End MH SWMH 4 Total length 32.35 metres		
Scale 1:1.68 Direction Downstream				

M/H Ref: SWMH 3 | I/L :mm | M/H Depth: 3000mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference SWMH 4	2489024	Comment / 0
0.00	WL	Water level 0% height/diameter	2489025	Comment / 0
13.51	JN	Junction at 11 o'clock, diameter 150mm	2489041	Comment / 0
14.12	JN	Junction at 1 o'clock, diameter 150mm	2489043	Comment / 0
26.76	JN	Junction at 11 o'clock, diameter 150mm	2489057	Comment / 0
27.49	JN	Junction at 1 o'clock, diameter 150mm	2489058	Comment / 0
32.35	MHF	Finish node type, manhole, reference Manhole Reached	2489070	Comment / 0

M/H Ref: SWMH 4 | I/L :mm | M/H Depth: 2900mm

CCTV Inspection Report

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference(PLR) SWMH 4 X	Date 20/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 9
Road Tanglewood Development Place Blaina Location Abertillery		Ground Surface Tarmac Code List Drain and Sewer Codes (5th Edition) Location Details		
Shape/Size 225mm Material Polyvinyl chloride Duty Surface water		Start MH SWMH 4 End MH SWMH 5 Total length 50.69 metres		
Scale 1:2.62 Direction Downstream				

M/H Ref:SWMH 4 | I/L :mm | M/H Depth: 2900mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference SWMH 5	2489087	Comment / 0
0.00	WL	Water level 0% height/diameter	2489088	Comment / 0
7.03	JN	Junction at 11 o'clock, diameter 150mm	2489096	Comment / 0
7.66	JN	Junction at 1 o'clock, diameter 150mm	2489103	Comment / 0
22.84	JN	Junction at 11 o'clock, diameter 150mm	2489118	Comment / 0
23.43	JN	Junction at 1 o'clock, diameter 150mm	2489125	Comment / 0
35.98	JN	Junction at 1 o'clock, diameter 150mm	2489150	Comment / 0
36.58	JN	Junction at 12 o'clock, diameter 150mm	2489154	Comment / 0
50.69	MHF	Finish node type, manhole, reference Manhole Reached	2489473	Comment / 0

M/H Ref:SWMH 5 | I/L :mm | M/H Depth: 2250mm

CCTV Inspection Report

Metro Rod (Newport and Hereford)
Unit 12
Crown Business Park
Tredgar
NP22 4EF

Surveyed by (Operator) Craig Lewis	Job Number 1234	Pipe Length Reference (PLR) SWMH 5 X	Date 20/04/2018	Pre Cleaned HPWJ to clean prior to survey
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit OTICEDIAWH	Section Number 10

Road **Tanglewood Development**
Place **Blaina**
Location **Abertillery**

Ground Surface **Tarmac**
Code List **Drain and Sewer Codes (5th Edition)**
Location Details

Shape/Size **225mm**
Material **Polyvinyl chloride**
Duty **Surface water**

Start MH **SWMH 5**
End MH **SWMH 6**
Total length **29.81 metres**

Scale **1:1.52**
Direction **Downstream**

M/H Ref: SWMH 5 | I/L :mm | M/H Depth: 2250mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference SWMH 6	2489481	Comment / 0
0.00	WL	Water level 0% height/diameter	2489483	Comment / 0
15.25	JN	Junction at 1 o'clock, diameter 150mm	2489500	Comment / 0
15.91	JN	Junction at 11 o'clock, diameter 150mm	2489505	Comment / 0
29.81	MHF	Finish node type, manhole, reference Manhole Reached	2489522	Comment / 0

M/H Ref: SWMH 6 | I/L :mm | M/H Depth: 2200mm

Report Summary

Job Number
1234Surveyed by (Operator)
Craig LewisBase Unit
OTICEDIAWHDate
19/04/2018

Job Information

Total Distance Surveyed: **290.2 metres**
Engineer: **Craig Lewis**
Number of Surveys: **10**
Number of Surveys grade 4 or above: **0**

Section 1 Overview (20/04/2018)

Manholes: **FWMH 1 to Source**
Pipe Length: **17.25 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **150mm**
Use: **Foul**

Section 2 Overview (19/04/2018)

Manholes: **FWMH 1 to FWMH 2**
Pipe Length: **12.61 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Foul**

Section 3 Overview (19/04/2018)

Manholes: **FWMH 2 to FWMH 3**
Pipe Length: **45.79 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Foul**

Section 4 Overview (19/04/2018)

Manholes: **FWMH 3 to FWMH 4**
Pipe Length: **38.2 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Foul**

Section 5 Overview (20/04/2018)

Manholes: **FWMH 4 to FWMH 5**
Pipe Length: **34.81 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Foul**

Report Summary

Job Number 1234	Surveyed by (Operator) Craig Lewis	Base Unit OTICEDIAWH	Date 19/04/2018
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Section 6 Overview (20/04/2018)

Manholes: **SWMH 1 to SWMH 2**
Pipe Length: **12.76 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Surface water**

Section 7 Overview (20/04/2018)

Manholes: **SWMH 2 to SWMH 3**
Pipe Length: **15.93 metres**
Structural Grade: **0**
Service Grade: **4**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Surface water**

Section 8 Overview (20/04/2018)

Manholes: **SWMH 3 to SWMH 4**
Pipe Length: **32.35 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Surface water**

Section 9 Overview (20/04/2018)

Manholes: **SWMH 4 to SWMH 5**
Pipe Length: **50.69 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Surface water**

Section 10 Overview (20/04/2018)

Manholes: **SWMH 5 to SWMH 6**
Pipe Length: **29.81 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **225mm**
Use: **Surface water**

Grade 3,4 & 5 Summary

Job Number 1234	Surveyed by (Operator) Craig Lewis	Base Unit OTICEDIAWH	Date 19/04/2018
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STRUCTURAL DEFECTS

Grade 3; Best practice suggests consideration to be given to repair in the medium term.

Grade 4; Best practice suggests consideration to be given to repair to avoid potential collapse.

Grade 5; Best practice suggests this pipe is at risk of collapse at any time; urgent consideration should be given to repair to avoid collapse.

Structural Defects			
Section	PLR	Grade	Fault Description
No Structural Defects at Grade 3, 4 or 5 found on this survey.			

SERVICE / OPERATIONAL DEFECTS

Grade 3; Best practice suggests consideration to be given to maintenance activities in the medium term.

Grade 4; Best practice suggests consideration to be given to maintenance to avoid potential blockage.

Grade 5; Best practice suggests this pipe is at risk of backing up / causing flooding.

Service Defects			
Section	PLR	Grade	Fault Description
7	SWMH 2 X	4	Infiltration running at 6 o'clock

ABANDONED SURVEYS

Camera no access			
Section	PLR		Fault Description
All surveys completed.			

INFORMATION

These summaries are based on the SRM grading from the WRC

Defect Grade DescriptionsJob Number
1234Surveyed by (Operator)
Craig LewisBase Unit
OTICEDIAWHDate
19/04/2018

1: Occurences without damage. For example, laterals, joints,etc.

NO DEFECTS WERE DETECTED.

2: Constructional deficiencies or occurences with insignificant influence to tightness, hydraulic or static pressure or pipe: Eg. wide joints, badly torched intakes, minor deformation of plastic pipes, minor erosions etc.

REHABILITATION CAN BE SCHEDULED LONG-TERM.

3: Constructional deficiencies diminishing static, hydraulic and tightness: Eg. untorched intakes, cracks, minor drainage obstructions such as calcite build ups, protruding laterals, minor damages to pipe wall, individual root penetrations, corroded pipe walls etc.

REHABILITATION IS NECESSARY MEDIUM-TERM WITHIN 3 TO 5 YEARS.

4: Constructional damages with insufficient static safety, hydraulic or tightness: Eg. axial/radial pipe bursts, pipe deformations, visually noticeable infiltration/exfiltration, cavities, in pipe-wall, severe protruding, laterals severe root penetrations, severe corrosion of pipe wall etc.

REHABILITATION PROCEDURE IS URGENT AND HAS TO BE COMPLETED WITHIN 1 TO 2 YEARS. NECESSITY FOR EMERGENCY OPERATIONS HAS TO BE EXAMINED.

5: Pipe is already or will shortly be impermeable: Eg. collapsed pipe, deeply rooted pipe or other drainage obstructions. Pipe loses water or danger of backwater in basements etc.

REHABILITATION IS URGENT AND SHORT-TERM. IN ORDER TO PREVENT FURTHER DAMAGE, NECESSARY TEMPORARY SPOT REPAIR HAS TO BE CONDUCTED ON EMERGENCY LEVEL.

Construction Environmental Management Plan

Project: Proposed development of new houses Tanglewood Phase IV Blaina	Date: June 2026	Rev:
	Job No: 4176	
	Author: Dave Hernon	

Brief:
 Condition 5 of Planning Approval C/2023/0011 (Varying conditions of approval C/2017/0324 Residential development of 8 dwellings with associated groundworks at Plots 2, 3, 4, 8, 9, 10, 11, 11A & 12 Beech Tree Crescent, Tanglewood (Phase IV), Blaina) states:

No development shall commence on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include details of :-

- Hours of working;
- The parking of vehicles of site operatives and visitors;
- Delivery of materials;
- Wheel washing facilities;
- Storage of plant and materials used during demolition and construction;
- The erection and maintenance of security hoardings;
- Measures to control the emissions of dust and dirt during demolition and construction;
- A scheme for the recycling/disposing of waste resulting from demolition and construction works;
- Siting and details of any required construction compound.

Such details and measures as contained in a Method Statement approved by the Local Planning Authority shall be adhered to throughout the demolition and construction period.

A Construction Environmental Management Plan (CEMP) is also required for the SuDS applications for all plots in order to comply with:

Standard S6 – Design of drainage for Construction, Operation and Maintenance and Structural Integrity.

This document will cover both requirements to prevent overlap or conflicting advice. It will also be included with any individual Planning Applications on the site to ensure compliance.

Contents

1. Introduction.....	4
1.1. Objectives	4
1.2. Background	1
0	
1.3. Site location and description	E
rror! Bookmark not defined.	
1.4. Responsibilities	1
0	
1.5. Consents	1
2	
1.6. Project timescales and hours of working	1
2	
2. Construction methodology	13
2.1. Site preparation	1
3	
2.2. Access	E
rror! Bookmark not defined.	
2.3. Excavations	1
3	
2.4. Protections	1
4	
2.5. Below ground drainage	1
4	

2.6. Dust suppression.**E****rror! Bookmark not defined.****2.7. Maintenance****1****5****2.8. Waste Management****E****rror! Bookmark not defined.**

1. Introduction

- 1.1.1. This CEMP covers work on all plots shown on the map below (Appendix A). The red line boundary is the extent of the project site
- 1.1.2. All plots are intended to be developed individually as self-builds and as such each will have differing management regimes and timescales.
- 1.1.3. All plot owners are required to comply fully with this CEMP and must ensure all persons working on their projects are aware of the approved terms.
- 1.1.4. All plot owners are required to comply fully with the Planning Approvals relevant to their plot and should be aware of the approved designs on adjacent plots in order to ensure their work does not adversely affect others.

2. Contacts and responsibilities

- 2.1.1. Contact details for the below parties will be made available to all Plot Owners and other stakeholders on request following Data Protection Guidelines.
- 2.1.2. The Site Owner is:
Alpine Estates Ltd
The Site Owner is the main point of contact for all site queries, and matters involving the unadopted roads and drains.
- 2.1.3. The Project Architects and Structural Engineers are:
Hernon Associates (Dave Hernon).
- 2.1.4. The overseeing Ecologist is:
B.E. Ecological (Beth Evans)
All work as detailed in the Ecological Method Statement must be overseen and signed off by B.E. Ecological.
- 2.1.5. The overseeing Arborist is:
Mackley Davies Ltd
All work as detailed in the Arboricultural Method Statement must be overseen and signed off by Mackley Davies
- 2.1.6. The Japanese Knotweed control will be overseen by:
Contact Alpine Estates Ltd
- 2.1.7. Individual plots:
Contact Project Architects.

3. Site details

- 3.1.1. The site plan is attached.
- 3.1.2. The roads around the plots are in use by the public but are currently unadopted highways. An alternative route is available in the event of a need for a temporary road closure. The road is a dead end that serves 8 houses so traffic is generally very light.
- 3.1.3. There are no footpaths or public rights of way on the plots. There are no pavements on the unadopted sections of road.
- 3.1.4. The site was cleared and graded 20 years ago. It has been cleared of trees and scrub but still has a low vegetation layer.
- 3.1.5. The north-west boundary is adjacent to a Local Nature Reserve.
- 3.1.6. The north boundary is adjacent to a National Resources Wales woodland.
- 3.1.7. A woodland Tree Protection Order covers part of the site.
- 3.1.8. An area of Japanese Knotweed control covers part of the site.

4. Working hours

- 4.1.1. The site working hours should generally be restricted to the following hours:

Monday – Friday	08:00hrs – 18:00hrs
Saturday	08:00hrs – 13:00hrs
Sunday & Bank Holidays	No Working.
- 4.1.2. The reality of self-build projects is that plot owners may have to fit parts of the project around their working life. Where this occurs outside the above hours they should take steps to ensure that the work does not disturb neighbouring houses.
- 4.1.3. No deliveries should be scheduled outside of these hours unless absolutely necessary.

5. Site security

- 5.1.1. Heras security fencing will be set up as shown on the site plan below (Appendix A).

Each panel to be supported by heavy-duty recycled PVC or concrete block feet. Fence line to include wind bracing struts and couplers as required. Panels to be joined with anti-tamper couplers at top and bottom. Safety and warning signage to be affixed at regular intervals. Fencing must comply with **BS 1722-18:2021** – Temporary fencing, and **CDM 2015** (Construction Design and Management Regulations) site safety requirements.
- 5.1.2. Each Plot Owner is responsible for the security and insurance cover for their own plot.

6. Vehicle movement and parking

- 6.1.1. The site roads within the red line boundary are unadopted but should still be regarded as in full use by public vehicles and pedestrians.
- 6.1.2. Temporary road closures for safety purposes should be agreed in advance with the Site Owner and barriers should be placed where shown on the site plan to allow vehicles to turn safely at the existing hammerheads.
- 6.1.3. Allowance should be made for parking on each individual plot including visitors.
- 6.1.4. Site owners will be responsible for arranging deliveries to their plot with minimal disruption caused to others.
- 6.1.5. Roads are to be kept clean at all times. Road crossing by machinery is only permitted where shown on the plan below (Appendix A). Crossing points should be protected with road plates or similar when in use.
- 6.1.6. Where machines are crossing roads that are in use by the public vision splays must be kept clear at all times and appropriate traffic control must be in place.
- 6.1.7. Wheel washing is not practical on the site due to lack of services and appropriate drainage. Contractors are to make their own arrangement to move vehicles on and off site while keeping the roads clean.
- 6.1.8. No vehicles are permitted inside the Japanese Knotweed protection zone without supervision by the specialist.

7. Waste management

7.1.1. Individual plot owners are responsible for waste disposal and recycling on their plot.

7.1.2. Plot Owners must ensure that they:

- Reduce the amount of waste generated during construction.
- Reuse materials wherever practicable.
- Recycle waste streams through approved facilities.
- Ensure all waste carriers are appropriately licensed.
- Prevent pollution and environmental harm.
- Ensure all waste is stored, handled, transported, and disposed of responsibly.
- Maintain a clean and safe construction site.

7.1.3. All skips must be with the plot boundary unless agreed in writing with the Site Owner.

7.1.4. Skips should be covered, especially when left unattended or during inclement weather.

Covering skips reduces material being blown around the site, helps prevent wash out from rain, protects the contents from damage, and minimizes the risk of unauthorized waste disposal or fly-tipping.

7.1.5. All other loose materials must be covered at all times.

7.1.6. No burning or burial of waste is permitted on site.

7.1.7. Spill kits (appropriate to materials on site) must be available within 10 metres of all hazardous storage and fuelling locations. To include: Absorbent materials, PPE and disposal bags

7.1.8. All chemicals and fuels must be stored in accordance with relevant legislation.

7.1.9. Refuelling and maintenance must occur in designated areas with spill containment.

8. Dust and noise

- 8.1.1. All Contractors and sub-contractors engaged on the project must have due regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.
- 8.1.2. All Contractors and sub-contractors engaged on the sites must have due regard to The Control of Substances Hazardous to Health Regulations 2002 (COSHH) which cover activities which may expose workers to construction dust.
- 8.1.3. Use working methods that reduce the generation of dust from building activities.
- 8.1.4. Locate cutting operations away from neighbouring properties and implement dust control measures.
- 8.1.5. Reduce dust from debris on roads by following 6.

9. Lighting

- 9.1.1. To comply with Planning Approval construction work must avoid casting artificial lighting onto the retained trees on the site, or beyond the boundaries of the site, for the protection of nocturnal wildlife and neighbour amenity. The north-west boundary is a nature reserve and biodiversity corridor.

10. SuDS compliance

- 10.1.1. Each plot will have its own SAB approval with regard to the SuDS regulations.
- 10.1.2. All stages of work must comply with the purposes of the SuDS legislation. The project must mimic natural rainwater drainage, control surface water runoff at source, improve water quality, enhance biodiversity and amenity value, and reduce the risk of flooding downstream.
- 10.1.3. The purpose of the Construction Environmental Management Plan (CEMP) is to help owners and developers minimise construction impacts and relates to both on-site activity and the transport arrangements for vehicles servicing the site. The SuDS CEMP takes this further by emphasising the particular requirements of the SuDS infrastructure to be installed and the particular care to be taken during construction to protect the natural environment from contamination and damage.
- 10.1.4. Method statements for SuDS are necessary because many people in the construction industry are not yet familiar with the specific requirements for constructing SuDS and some of the requirements are contrary to accepted practice in some fields.
- 10.1.5. It is also important to understand the impact of other construction activities on the SuDS scheme. For example, once permeable sub-base is laid, it cannot be used as a construction route or platform, unless it is protected from siltation and loading damage. Clogging, blinding or over-compaction of permeable surfaces due to unconsidered construction activities are common risks.
- 10.1.6. It is generally accepted that a high proportion of the perceived failures of SuDS are as a direct result of either poor quality workmanship at the installation stage or damage during construction. Construction method statements are a crucial part of reducing construction risks.
- 10.1.7. Correct construction of SuDS is of equal importance to design if the systems are to be successfully implemented, and the key to this is conveying information to site staff (management and operatives). They should be made aware of how the SuDS scheme operates, the design requirements and how their actions on site can affect the final performance of the scheme.
- 10.1.8. The completed and signed CMP must address the way in which any impacts associated with the proposed works will be mitigated and managed

10.2. Background

- 10.2.1. The project involves the construction of new detached houses with driveways, paths and patios.
- 10.2.2. The houses are being built on vacant plots of brownfield land within a housing estate that has been designated for self-build projects and has had Planning Approval for this work since 2004. The plots are fully serviced by a fully-adopted separate drainage system with the rain water terminating at the nearest watercourse.
- 10.2.3. The site has been professionally surveyed and drawings are supplied showing all services location including the shared drains and road gullies.
- 10.2.4. All road gullies around the site were jetted and unblocked on 3rd July 2025.
- 10.2.5. Site investigation trial pits have been dug and soakaway testing has been completed. The ground is heavy clay and holds water at all depths tested. Soakaway drainage is not viable.

10.3. Responsibilities

- 10.3.1. Each Plot Owner assumes the role of Project Manager (PM) unless a suitably qualified person is appointed for the role. This role is also known as the Principal Contractor.
- 10.3.2. The PM will ensure full compliance with SuDS requirements and consents. They will liaise with the SuDS inspector.

Compliance will require:

- Effective programming.
- Dissemination of information to supervisors and operatives to ensure that SuDS are constructed correctly.
- Arranging construction access so that it will not adversely affect SuDS performance.
- Arranging for effective silt and pollution control during construction.
- Arranging for prompt planting and establishment of landscaped SuDS features.
- Ensuring that appropriate erosion control is in place.
- Arranging for construction checks and inspections at appropriate times.

The PM will carry out the following inspections and testing:

- Pre-excavation inspection to ensure that construction runoff is being adequately dealt with on site and will not cause clogging of the SuDS.
- Inspections of excavations for ponds, infiltration devices, swales etc.
- Inspections of infiltration surfaces before overlay by any construction.
- Inspections during laying of any pipework.
- Inspections and testing during the placing of earthworks, pavement or filter materials.
- Inspection and level check of the prepared SuDS component before planting begins
- Inspection of completed SuDS after surfacing or planting
- Final inspection before handover, to ensure that all construction silt has been removed, the final construction is in accordance with the design and there are no visible defects.

Supervisors and operatives will ensure they:

- Understand requirements for construction and ask for information from site manager if not clear.
- Do not compact areas for infiltration.
- Ensure that required erosion, pollution and silt control is in place before starting work.
- Minimise exposed areas of bare soil.
- Avoid placing construction materials on completed SuDS (eg topsoil on pervious surfaces).

10.4. Consents

- 10.4.1. The existing storm water drainage system in the road is owned and controlled by Blaenau Gwent CBC. A connection from the nearest manhole is already provided to the plot boundary.
- 10.4.2. The existing foul water drainage system in the road is owned and adopted by Welsh Water. A connection from the nearest manhole is already provided to the plot boundary and will be subject to a S106 new connection agreement, and a S106 Adoption agreement for the existing pipework from the site boundary to the adopted manhole.
- 10.4.3. It is assumed all services are present to the site boundary but any work that affects the road will be agreed in advance with the Site Owner and reinstated as found.
- 10.4.4. The road is unadopted but neighbours will be warned in advance of any excavation work that involves a road crossing and directed to use the alternate route.

10.5. Project timescales

- 10.5.1. Work will begin in 2026.
- 10.5.2. It is intended to excavate the site during dry weather.
- 10.5.3. Below ground drainage will be installed in the same phase as the foundation construction.
- 10.5.4. The SuDS system will be fully commissioned as soon as possible. For practical purposes the planters and water butts will be installed along with the drives, paths and preliminary landscaping works.

11. Construction methodology

11.1. Site preparation

- 11.1.1. Establish site vehicle access, pedestrian access points and road crossing point.
- 11.1.2. Identify existing services locations and ensure they are clearly marked and protected.
- 11.1.3. Install sediment control measures before any work commences on the site. Refer to site plan for extent and analyse site topography as work progresses to ensure runoff is contained within the protected zone. Filter fencing and drain covers to be as shown below.
- 11.1.4. An area for stored materials should be established and precautions to prevent sediment runoff put in place, including cover sheets for sand etc.



Silt fence (left), road gully filter (right).

11.2. Excavations

- 11.2.1. Excavations are not to be carried out during, or prior to, heavy rain.
- 11.2.2. Soils are particularly vulnerable to erosion during the early stages of site clearance and measures should be taken to limit exposure of bare soil to runoff.
- 11.2.3. All excavated soil is to be retained for reuse elsewhere on the site. A designated storage zone has been identified and agreed with the estate owner. All excavated soil must be
- 11.2.4. Where excavations have filled with groundwater or rainwater which needs to be pumped out, the muddy water must be filtered before discharging into the environment.

11.3. Protections

- 11.3.1. No infiltration to ground is proposed.
- 11.3.2. Garden areas are to be identified and protected from excessive vehicle movements once the ground is excavated to final level.
- 11.3.3. Soft landscaped areas to be topped with min. 300mm imported topsoil. These areas should be protected from compaction once laid.
- 11.3.4. All reptile and bird species are protected by law. Follow Ecological Method Statement for all site clearance activity

11.4. Below ground drainage

- 11.4.1. Follow approved Building Regulation drawings for all drainage works. All drains are to be inspected and approved by the relevant approving bodies before backfilling.
- 11.4.2. Drainage below ground to be laid in accordance with BS 8301 & BS 5955, to connect with existing adopted systems as shown on site plan.
- 11.4.3. Drains to be air tested in short lengths immediately on completion of bedding and surrounding. Drains to be finally water tested. Both tests are to comply with BS 8301.
- 11.4.4. Excavate attenuation crate location to dimensions as per design drawings, allowing minimum 500mm clearance around crates. Excavate base level to accommodate base preparation and gradient towards exit point. Lay and compact 150mm of granular Type 1 sub-base. Ensure level base with adequate falls (1:100 minimum where required)
- 11.4.5. Attenuation Crates are to be high-strength modular geocellular crates designed for underground stormwater attenuation. Crates to have minimum void ratio of 95% and compressive strength suitable for installation depth and loading (minimum 61 tonnes/m²).
- 11.4.6. Crates to be wrapped in impermeable HDPE membrane (minimum thickness 1mm) with protection fleece placed inside and outside the membrane to protect from puncture.
- 11.4.7. Flow Restrictor Manhole (Downstream) to be plastic chamber with orifice plate, vortex flow control (e.g., Hydro-Brake), or other restrictor with flow rate and head to be based on approved drainage calculations. Overflow bypass to be installed as approved.

- 11.4.8. Filtration Manhole (Upstream) to be plastic inspection chamber fitted with a silt trap and removable silt bucket for maintenance**
- 11.4.9. Ensure all manholes have access covers at finished ground level.**
- 11.4.10. Ensure all new drainage is adequately protected from silt ingress during works.**
- 11.4.11. Maintenance plan including schedule for inspection of silt traps and flow restrictor to be included in Home Owner Pack.**

11.5. Maintenance

- 11.5.1. Fencing to be inspected weekly with additional checks before and after adverse weather.**
- 11.5.2. Excessive silt buildup around filtration fencing should be removed.**

Key:

— Road crossings for site vehicles

— Public footpath

— Line of security fencing

— Works boundary including all unadopted highways

Area subject to road closures. Access granted to residents as required.

Japanese Knotweed control area

Road turning head to be kept clear at all times.

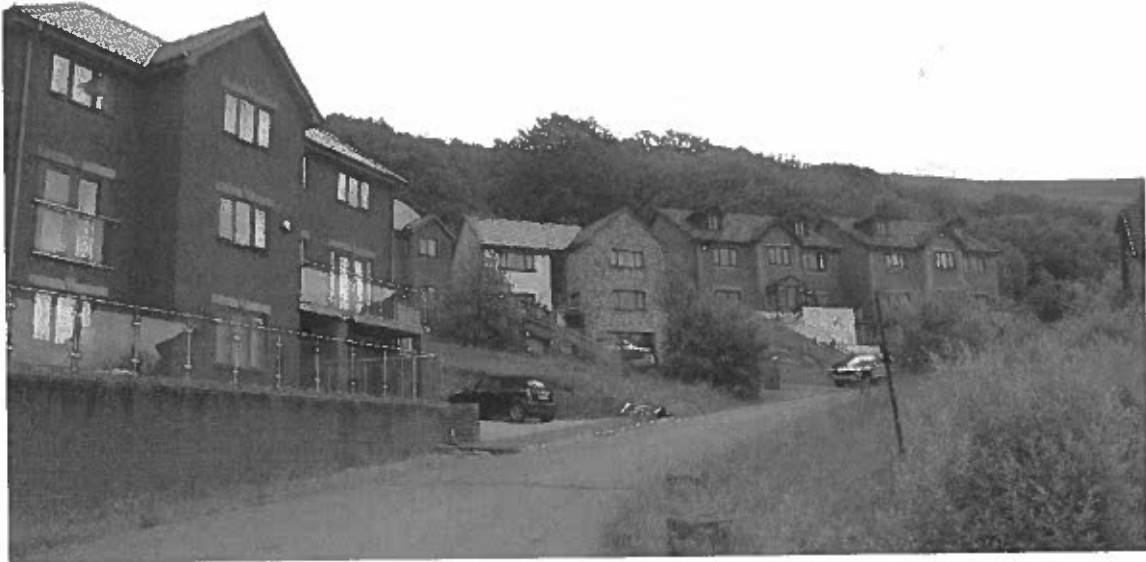
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209

207



**Beech Tree Crescent,
Blaina
Arboricultural Impact Assessment & Method Statement**



For:

Hernon Associates

Based on an inspection carried out
16th June 2026

By

Wyn Davies CMLI, M.Arbor.A

&

Celyn Davies



Mackley Davies Associates Ltd

Landscape Architecture . Environmental Planning . Tree Surveying

Pensaerniaeth Tirwedd . Cynllunio Amgylcheddol . Arolygu Coed



June 2026

**Beech Tree Crescent,
Blaina**

CONTENTS:

Section 1	Introduction	page 1
Section 2	Inspection & General Observations	page 1-2
Section 3	Arboricultural Impact Assessment	page 2
Section 4:	Arboricultural Method Statement	page 3-4
Section 5:	Pre-Commencement Tree Work Operations	page 4
Section 6:	Tree Protection Barriers	page 4-5
Section 7:	Ground Protection	page 6
Section 8:	Additional Protection	page 6-7
Section 9:	Compound area & Storage of Materials	page 7
Section 10:	Excavations for services	page 7-8
Section 11:	Arboricultural Supervision	page 8-9
Section 12:	Tree Schedule	page 10-11

Appendices:

Appendix 1	Methodology
Appendix 2	Terms & Definitions used in the Tree Schedule

Plans:

Tree constraints plan – (drwg. no. 26/1146/01B)
Tree protection plan – (drwg. no. 26/1146/02C)

1 Introduction:

- 1.1 The following report was prepared on the instruction of Dave Hernon of Hernon Associates and concerns the Arboricultural Impact Assessment for the residential development at Beech Tree Crescent & Woodland Walk, Blaina.
- 1.2 The report is based upon the findings of a survey carried out on 16th June 2026 to assess the existing trees in terms of health, condition, form and overall significance within the local environment, the main objective being to assess the degree of constraint they represent with regard to the proposed development of the site. The methodology used is outlined in Appendix 1, while Appendix 2 sets out definitions of the terms used and codes used in the Tree Schedule.
- 1.3 Weather conditions were warm and dry with adequate visibility for the purposes of this investigation. All inspections were made from ground level only: only those features apparent at the time of the inspection could be considered and no liability can be accepted regarding trees or their parts that were inaccessible or obscured in part or in whole.
- 1.4 It should be noted that, although the health and safety of the trees is part of the assessment methodology used, this report is intended for planning purposes only; it should not be construed as a tree risk assessment. Faults may be identified and recorded as part of this study but unless the trees in question represent a significant hazard under the existing site conditions, management recommendations will not normally be made. It remains the tree owner's responsibility to ensure the trees are managed appropriately: the assessor can accept no liability for damage or injury sustained as a result of the failure of any tree or its parts.
- 1.5 This report remains valid for a period of 3 years from the date the survey was carried out.

2 Inspection and General Observations:

- 2.1 The survey area is as indicated on the accompanying tree constraints plan, which is based upon a topographical survey plan provided by the Client. It should be noted a number of trees have been plotted approximately by eye and their precise location needs to be confirmed by on site measurement.
- 2.2 A number of trees to the north and east are protected by a woodland tree preservation order (TPO BG 94 – W1) which applies to a part of site; however it is recommended that no tree felling or other works affecting trees be carried out until the proposed works have been agreed with the local planning authority.
- 2.3 The site sits on a sloping bank with a steep-sided stream along its northern boundary. Regenerating beech and willow (<100mm diameter) has recently been cleared within the site but retained on the north & western boundaries.
- 2.4 The trees within the site consist predominantly of mature & late-mature beech with occasional birch and oak. The majority of these trees have been classified as retention category 'A' or 'B' trees of high or moderate quality.

- 2.5 A number of the beech are dead or moribund and have been left as standing dead wood providing important habitat. Since the previous tree survey undertaken in October 2015, trees 18 & 21 have collapsed and have subsequently been downgraded to category 'U'.

3 Arboricultural Impact Assessment:

- 3.1 The proposed development is for the construction of 25no. new residential dwellings at Beech Tree Crescent, Tanglewood, Blaina. The proposed layout is as Hernon Associates layout drawing.
- 3.2 There are no significant trees within the plots located south of Beech Tree Crescent (8, 9, 12, 14, 16, 18, 19 & 25) and they will therefore have no arboricultural impact.
- 3.3 There are seven dead beech trees (5, 6, 9, 15, 16, 18 & 21) and one dead birch (9) identified within the site, four of which have already collapsed. The standing dead trees (5 & 6) will require removal to accommodate the earthworks.
- 3.4 The beech (17) is twin stemmed and one of these stems has collapsed at 2m height. Observations from the previous site visit in 2015 indicated a large basal decay hollow with bracket. The second stem is still standing and seems to be in reasonable condition.
- 3.5 The proposed earthworks required to create the level platforms to accommodate the new housing will be steep, the area of fill is extending marginally into the root protection areas of a number of trees to be retained.
- 3.6 The proposed earthworks do not infringe into the root protection areas by more than 6% for the majority of these trees (1, 2 & 17) and it is considered that the root protection area can be offset into adjacent suitable rooting medium allowing the trees to be safely retained if the tree protection measures are implemented as outlined in the following method statement and illustrated on the accompanying tree protection plan.
- 3.7 The oak (13) and beech (14) are both located on the western side of a deep narrow stream and it is highly unlikely that any roots from these trees will extend under the stream and into the site. It is therefore considered acceptable to off-set the RPA further west (by 15% and 9% respectively) to accommodate the proposed filling operations.
- 3.8 An area of young trees & scrub within the site has been cleared to accommodate the proposed building works, in-line with the approved planning application. This area is located within the woodland TPO (W1).



TPO – W1 (approx. site area in red)

4 Arboricultural Method Statement:

- 4.1 The following Arboricultural Method Statement (AMS) is based upon the findings from the tree survey report, Tree Constraints Plan and Tree Protection Plan. The method statement outlines the general principles to be applied when working within the root protection areas of the retained trees. The AMS should be further informed by any additional detailed proposals or amendments to the proposed works as and when information becomes available.
- 4.2 This AMS sets out how the tree work associated with this scheme is to be carried out without causing damage to the retained trees. It includes details on how the works will be managed and how the retained trees will be protected during the works.
- 4.3 The AMS sets out the methodology for all proposed works that affect trees on and adjacent to the site. Copies of this document must be available for inspection on site and all personnel must be made aware of the following primary principles:
- The avoidance of damage to the aerial parts of retained trees (namely the trunk and root buttresses, branches and foliage).
 - The avoidance of direct physical damage to the root-systems of retained trees as a result of severance, abrasion, crushing etc.
 - The avoidance of indirect damage due to soil compaction, disturbance, contamination or other disruption in the areas around retained trees (serious compaction will result from a single passage of a vehicle, especially in wet conditions).
 - Maintaining free gaseous exchange between the upper layers of soil and the atmosphere with adequate (but not excessive) water supply to the soil.
- 4.4 Pre-development tree work may be undertaken where recommended, with the agreement of the project arboriculturist and the local planning authority, before the installation of the tree protection measures.
- 4.5 Care should be taken when planning site operations to ensure that plant can operate outside the construction exclusion zones without coming into contact with any part of retained trees. Any transit of plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the trees is maintained at all times. Appropriate ground protection must be put in place where works are required within a designated protection area.
- 4.6 All tree work operations are to be carried out in accordance with the British Standard Recommendations for Tree Work, BS3998 (2010). Operations must also conform to all current health and safety legislation as well as to the Wildlife & Countryside Act 1981 and subsequent legislation (with particular reference to the protection of nesting birds and to bats, which may commonly be found in trees).
- 4.7 A project arboriculturist shall be on call to advise on all matters relating to the care and protection of trees on and in the immediate vicinity of the construction area and inspect the setting out of the protective barriers once erected.

4.8 All operations shall be carried out in accordance with all additional relevant regulations and guidance, including:

- Working at height regulations 2005
- Lifting operations & Lifting Equipment Regulations 1998
- Provision & use of work equipment regulations 1998
- National Joint Utilities Group (NJUG) 4 Guidelines 2007

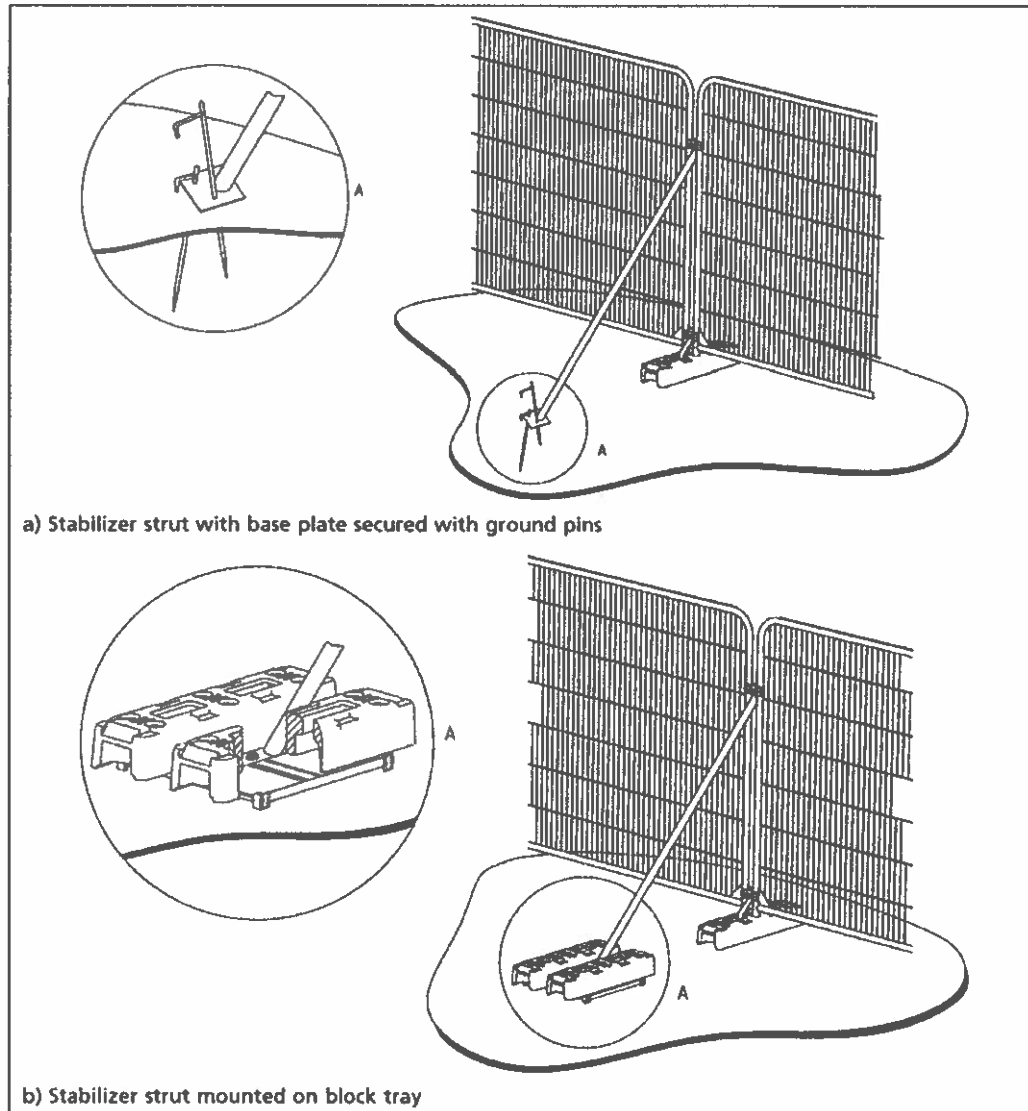
5 Pre-Commencement Tree Work Operations:

- 5.1 Work to fell the category 'U' trees identified for removal (5 & 6) is to be carried out prior to construction works commencing and prior to the erection of tree protection barriers.
- 5.2 Work to clear regenerating beech and willow required to accommodate the proposed works is also to be carried out prior to construction works commencing and prior to the erection of tree protection barriers.
- 5.3 Should the need for any pruning to retained trees become evident as part of the works, this should be reviewed and agreed with the arboriculturalist and local authority officer prior to commencement.
- 5.4 All tree surgery works are to be undertaken by suitably experienced and qualified arboricultural contractors working in accordance with current industry best practice as set out in BS3998:2010 (Tree Work: Recommendations).

6 Tree Protection Barriers:

- 6.1 A **CONSTRUCTION EXCLUSION ZONE** should be established around all trees intended for retention, based upon the Root Protection Areas (RPAs) of those trees. These zones should be adequately protected by both **Protective Barriers & Ground Protection** throughout the all demolition & construction process. The barriers shall be erected as indicated on the Tree Protection Plan (Dwg No: 26/1136/02C) and conform to the specification given below.
- 6.2 These barriers must be erected **before any materials or machinery are brought onto the site and before any demolition or development work commences**. The project arboriculturist should confirm that barriers and ground protection have been erected and set out correctly prior to the commencement of other operations, and that they are fit for purpose.
- 6.3 **Once erected, barriers and ground protection should be regarded as sacrosanct**, and should not be removed or altered without prior recommendation by the project arboriculturist and approval of the local planning authority. Special attention should be paid to ensure that barriers remain rigid and complete throughout the construction period.

Default specification for protective barrier:



- 6.4 **Warning notices:** One weather proof sign (600 x 600mm min.) to be located at the site entrance stating **"Tree Protection Measures in force on this work site – obtain further details from the site manager on arrival"**. Weather proof signs (200 x 300mm min.) such as that below are to be fixed to the tree protection barriers stating clearly that there shall be no admittance into Construction Exclusion Zones.

**TREE PROTECTION AREA
KEEP OUT!**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINERY OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO WFOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO ENCROACHMENT SHALL OCCUR IN THE PROTECTED AREA

ANY ENCROACHMENT INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

7 Ground Protection:

- 7.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.
- 7.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site. Such temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

Ground protection might comprise one of the following:

- a) *for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;*
 - b) *for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;*
 - c) *for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.*
- 7.3 In all cases, the objective should be to avoid compaction of the soil, which can arise from the single passage of a heavy vehicle, especially in wet conditions, so that tree root functions remain unimpaired.

8 Additional Protection:

- 8.1 Materials that are likely to have an adverse effect on tree health (such as oil, bitumen or cement) will not be stored or discharged within 10 metres of the trunk of a tree that is to be retained. Attention must be paid to the slope of the land to ensure that contaminated materials do not flow towards the trees.
- 8.2 Where any mechanised plant has to be used within a root protection area or within the designated 'precautionary' area as indicated on the Tree Protection Plan (Dwg.no. 26/1136/02C) it is to be the smallest practicable for the proposed works, with the lowest ground-pressure, tracked where possible (i.e. tracked barrows, tracked mini-digger).
- 8.3 No notice boards, telephone cables or other services shall be attached to any part of the tree; Fires will not be permitted within the site.

- 8.4 **N.B. The site agent shall be required to notify the project arboriculturist of any incidents or events that affect or have the potential to affect the well-being of the trees, including the identification of significant roots (over 25mm diameter) exposed in excavation works.**
- 8.5 An initial meeting with the appointed site agent will be held to ensure that matters relating to the care and protection are fully understood. (See section below: Arboricultural Supervision).

9 Compound area & storage of materials:

- 9.1 Storage of materials and access routes for deliveries are to be sited to avoid unnecessary damage to tree roots. Siting of welfare facilities, storage areas and temporary contractors vehicle parking areas are to be located in agreed areas outside the RPA's of retained trees.
- 9.2 Locations for operations involving phytotoxic materials (cement mixing, fuel storage, herbicide etc) are to be located to avoid damage to retained trees by run-off from accidental spillages.

10 Excavations for Services:

- 10.1 *Wherever possible all service routes are to be located outside the root protection areas (RPA's) of retained trees. Where services run within a tree's RPA is unavoidable they are to be installed under the supervision of the project arboriculturist. The preferred installation method would be carried out by trenchless insertion methods (eg impact moling). Excavations for services where unavoidable within the RPA are to be carried out by hand under the supervision of the project arboriculturist.*
- 10.2 Excavations resulting in the exposure of tree roots shall *not* be carried out in freezing conditions; they shall be carefully dug by hand and any roots encountered over 25mm diameter (or dense clusters of smaller roots) are to be retained, avoiding damage to the protective bark covering these roots.
- 10.3 Exposed roots are to be wrapped in layers of clean dry hessian sufficient to prevent desiccation and protect from extremes of temperature.
- 10.4 Where necessary, individual roots smaller than 25mm may be pruned, preferably cutting back to a side branch. A sharp cutting tool (secateurs, pruning loppers or a small pruning saw) should be used to ensure a clean cut is made.
- 10.5 Service pipes/cables/ducts are to be carefully installed by inserting them between or under retained roots in order to avoid damage. If root geometry makes this difficult, roots should not be severed without prior consultation with the project arboriculturist in order that the possible implications on the health & safety of the tree can be assessed and possible alternative courses of action considered.
- 10.6 Trenches with exposed roots should not be left open overnight or for prolonged periods; however where this is unavoidable all exposed roots must be carefully wrapped in dry hessian.

- 10.7 When the pipe is installed it shall be set in a specified bedding material in the base of the trench with 150mm cover above & below the pipe. Back fill the remainder of the trench with selected excavated materials (maximum aggregate size 40mm) to the height of the retained root, carefully settling it without damaging the root. The hessian wrapping can then be removed when the root should be surrounded with sharp sand before continuing to backfill to formation or finished levels. Lightly tamp the material to remove air pockets as backfill proceeds but *do not* compact with whacker-plate or pneumatic plant. The backfill is to be left proud of finished areas to allow for settlement.
- 10.8 Tree protection barriers are to be provided to protect the RPA's prior to drainage works commencing and can be temporarily removed with the provision of additional ground protection to allow access to carry out the drainage repairs. Barriers should be replaced following the completion of the drainage repairs.

11 Arboricultural Supervision:

- 11.1 The project arboriculturist shall be on call to advise on all matters relating to the care and protection of trees on and in the immediate vicinity of the construction area.
- 11.2 An initial meeting with the appointed site agent will be held to ensure that matters relating to the care and protection are fully understood. Further visits shall be paid to monitor the ongoing work at various stages, including (provisionally):
- To agree the scope of the pre-commencement tree work operations.
 - To confirm the correct location and specification of tree protection barriers and ground protection measures prior to occupation of the site.
 - During the periods when excavations are opened up and when trenching for services is being carried out.
 - At two week intervals during the construction period.
 - As and when required during the program of construction for any special construction close to trees.
 - On completion, to sign off works.
- 11.3 It is anticipated that the project arboriculturist shall be available to advise on the treatment of tree roots at all stages where excavations are required within the RPA of any trees. It is also anticipated that a degree of flexibility of design must be allowed for in the construction of features in proximity to tree roots so that minor adaptations may be made if required as a result of the configuration of the tree roots exposed during the preparatory excavations.
- 11.4 The site agent shall be required to notify the consultant of any incidents or events that affect or have the potential to affect the well-being of the trees. This shall include the identification of significant roots exposed within the RPA's of retained trees during the proposed works.

- 11.5 A short written site monitoring report will be issued to the local planning authority within one week of each site inspection to confirm compliance/non-compliance and rectification with the AMS.
- 11.6 An Arboricultural supervision and adherence report providing a record that all works carried out on site were in accordance with guidance and advisement from the project arboricultural consultant will be submitted to the Local Planning Authority. Proof will be demonstrated through the submission of information relating to tree issues recorded during the development. The information will summarise the details of each arboricultural consultant visit, and including where relevant, photographic evidence of adherence to the AMS and Tree Protection Plan (TPP).

12 Existing tree schedule:

The table following overleaf provides details of the tree surveyed; notes on the terms and abbreviations used can be found at Appendix 2 following the tree schedule.

TREE SCHEDULE

ID	Species	Stem No.	Trunk Diam (mm)	Height (m.)	Crown Spread (metres)				Clearance (metres)		Life stage	Health & Vigour	Structural Condition	Remaining useful life	Observations	Retention CATEGORY	Protection Radius (m)	RPA (m ²)
					N	E	S	W	Mean	Lowest over site + Direction								
1	Oak	1	910	16	6	2.5	4	5	5	4-W	LM	Good	Good	40+	Sparse open canopy, lower branch failure, large limb split out	Biii	10.9	375
2	Beech	1	880	16	6	5	7	6	2.5	-	LM	Fair	Poor	10-20	Extensive decay brackets (<i>Kretzschmaria</i>) at base and decay cavity	Cii	10.6	350
3	Beech	1	390	8	5	2	3	4	2.5	-	M	Fair	Fair	10-20	Basal decay brackets (<i>Kretzschmaria</i>), small decay pocket at 1m	Cii	4.7	69
4	Birch	2	475	16	6.5	8	3.5	4	2	1-E	LM	Fair	Fair	20-40	Twisted heavy stems, minor decay pockets	Bii	5.7	102
5	Beech	1	690#	14	-	-	-	-	-	-	M	Dead	Bad	<10	Dead tree, extensive decay	U	-	-
6	Beech	2	800#	15	-	-	-	-	-	-	M	Dead	Bad	<10	Dead tree, extensive decay	U	-	-
7	Beech	1	585	16	5	2	5	2	0	-	M	Good	Fair	20-40	Located on very steep bank to stream, exposed undercut roots	Bii	7.0	155
8	Beech	1	655	16	5	5	5	4	1	-	M	Good	Fair	20-40	Located on very steep bank, swept stem over stream	Bii	7.9	194
9	Birch	1	480	-	-	-	-	-	-	-	M	Dead	Bad	<10	Collapsed	U	-	-
10	Beech	1	850	18	4	4	6	6	2	1.5-S	M	Good	Good	20-40	Located on top of steep stream bank, steel hawser imbedded in base of stem, moderate deadwood branches	Bii	10.2	327
11	Beech	1	750	20	8	7	7	4	2.5	-	M	Good	Good	40+	Located on top of stream bank	Aii	9.0	254
12	Beech	1	500	12	4	5.5	5	3	3	-	M	Good	Good	40+		Bii	6.0	113
13	Oak	1	460	8	0	1.5	8	6	2	-	M	Fair	Poor	10-20	Canopy leaning south over stream, extensive basal decay.	Ciii	5.5	96
14	Beech	1	810	18	9	8	8	7	2	-	M	Good	Good	40+	Located on north side of stream therefore few roots into site	Aii	9.7	297

ID	Species	Stem No.	Trunk Diam (mm)	Height (m.)	Crown Spread (metres)				Clearance (metres)		Life stage	Health & Vigour	Structural Condition	Remaining useful life	Observations	Retention CATEGORY	Protection Radius (m)	RPA (m ²)
					N	E	S	W	Mean	Lowest over site + Direction								
15	Beech	1	900#	-	-	-	-	-	-	-	LM	Dead	Bad	<10	Standing stock (12m height), extensive decay	U	-	-
16	Beech	1	840#	-	-	-	-	-	-	-	LM	Dead	Bad	<10	Standing stock (8m height)	U	-	-
17	Beech	2	835	18	8	7	6	5	-	-	LM	Dead	Bad	<10	One stem snapped at 2m - basal decay hollow with bracket. Second stem unaffected and in reasonable condition	Cii	10.0	315
18	Beech	1	840#	-	-	-	-	-	-	-	LM	Dead	Bad	<10	Tree collapsed	U	-	-
19	Beech	1	840	18	6	6	3.5	5.5	2	-	M	Good	Fair	20-40	Decayed stem up to 1.5m	Bii	10.1	319
20	Beech	1	890	16	4.5	6	5	5	3	1.5-S	LM	Good	Fair	20-40	Two very large deadwood branches in lower canopy.	Bii	10.7	358
21	Beech	1	900#	-	-	-	-	-	-	-	LM	Dead	Bad	<10	Collapsed. On adjacent property	U	-	-
22	Beech	1	940#	18	9	9	9	9	2	-	LM	Good	Good	40+	Located on adjacent property	Aii	11.3	400
23	Beech	1	950#	18	9	9	9	9	2	-	LM	Good	Good	40+	Located on adjacent property	Aii	11.4	408

Estimated tree diameter

Details of the Terms & Abbreviations used are provided in Appendices

APPENDIX 1: Methodology

- The report has been framed as an 'Arboricultural Constraints Report', as defined in BS5837:2012 - *Trees in relation to design, demolition & construction-Recommendations*. Its purpose is to set out and to quantify the degree of constraint offered by existing tree cover with regard to any development or alteration in land-use that may be proposed and is intended to be used to inform feasibility studies and design options. As such it reflects the conditions *as they existed at the time of our inspections*: no account has been taken of any specific development proposals, although it has been assumed that certain unspecified alterations in site usage patterns are likely to occur, which are likely to result in an increase in site occupancy levels. Additional arboricultural input may be required at subsequent stages of design, planning and implementation in relation to the assessment & management of possible arboricultural impacts.
- The survey parameters are as set out in BS5837:2012 and based on the findings each tree or group is allocated to one of four 'Retention Categories' (see Appendix 2, p2). The factors taken into account in categorising the trees include their overall arboricultural quality, their general health and structural stability, their likely useful life-expectancy, their significance to the local landscape and general public amenity value, the degree to which they provide wildlife habitat and enhance local biodiversity and any other social or cultural values that they may embody.
- Also integral to the methodology of BS5837 is the calculation of **Root Protection Areas (RPAs)** for each of the trees in question. The RPA is defined as a "*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.*"
- It should be noted that in most cases the plan accompanying this report will show the nominal RPAs of the trees, indicated as circles centred upon the tree of a radius such that they enclose an area equal to the relevant RPA. In practice the distribution of roots around a tree will frequently prove to be uneven due to the presence of a variety of constraining influences. These may be physical barriers such as existing foundations etc, or the existence of localised soil conditions inhospitable to root growth, such as waterlogging or soil compaction. Conversely, soil conditions may be particularly *conducive* to root development in one quarter and this might also lead to an asymmetric distribution of roots around the tree. However in most cases the nominal circular areas as indicated will provide a reasonable guide as to where special measures will be required to protect tree roots and preserve good soil condition.
- The RPAs of the trees will provide the basis for defining **Construction Exclusion Zones (CEZs)**, these being areas around all of those trees intended to be retained where access should be prevented throughout the entire process of site preparation and construction. In certain cases the CEZ will exceed the size of the RPA in order to accommodate the aerial parts of wide-spreading trees.
- Access within the CEZ should be prevented through the erection of barriers, constructed in accordance with BS5837:2012. Where access within an RPA is unavoidable, appropriate ground protection should be installed. Outline details of the design of suitable barriers and ground protection are given in Appendices A & B. These protection measures should be put in place prior to any site clearance or construction work commencing on the site and they should remain *in situ* until all works have been completed. Some activities within the CEZs may be acceptable but should not be put in hand until appropriate arboricultural advice has been sought.

APPENDIX 2: The Protection of Trees on Demolition & Construction Sites:

The **DIMENSIONS** Taken are:

- **STEM-No.** indicates the number of main stems (i.e. whether the trunk divides at or below 1.5m; (Used in the calculation of RPA.) "m-s" = Multi-stemmed.
- **DIAMETER** (in centimetres), obtained from the girth measured at approx. 1.5m. For trees with 2 to 5 sub-stems, a notional figure is derived from the sum of their cross-sectional areas. For multi-stemmed trees the notional diameter may be estimated on the basis of the average stem size x the number of stems. (A notional diameter may be estimated where measurement is not possible.)
- **HEIGHT**, estimated and expressed in metres.
- The **CROWN SPREAD** is expressed in terms of the crown radii estimated at the four cardinal points (or as otherwise specified) and given in metres.
- **CLEARANCES** are indicated as an estimate of the *mean, overall* height of the canopy above ground level with an additional figure for the height above ground of the *lowest significant branch* within the site, together with the direction of its growth.

LIFE STAGE is defined as follows:

- P** recently Planted; sapling: A tree that is still establishing and which would be relatively easy to replace or even transplant. Likely to be vulnerable to damage from (e.g.) strimmers, mowing equipment, drought, vandals, etc. (Easily replaced thus a negligible constraint).
- Y** Young, establishing trees. Should be growing fast, usually primarily increasing in height more than spread, but as yet making limited impact upon the landscape.
- EM** Early-mature. Established young trees, normally of good vigour and still increasing in height, but beginning to spread laterally. Beginning to make an impact upon the local landscape & environment.
- M** Mature: Well-established trees, still growing with some vigour, but tending to fill out and increase spread. Bark may be beginning to crack & fissure. In the middle half of their safe, useful life-expectancies.
- LM** Late-Mature: In full maturity. Still retaining some vigour but growth slowing.
- O** Old: Fully mature with vigour declining. Likely to possess features that could be regarded as potential faults, such as large, ponderous branches, old wounds etc. etc., but also likely to be of high amenity value.
- A** Ancient: Old trees can survive for very many years with healthy growth continuing although the tree may be of low vigour. Crown size usually becomes reduced, either through natural branch-loss or through management (e.g. pollarding). Decay is usually present. Such trees may embody certain hazards but they are also likely to be of considerable conservation value (i.e. "Veteran" trees).

HEALTH & VIGOUR: Essentially a snapshot of the general health of the tree based upon its general appearance, its apparent vigour and the presence or absence of symptoms associated with poor health, physiological stress etc. (Fungal infections may be recorded here but *decay giving rise to structural weakness* would be recorded under 'Structural Condition' – see next parameter):

- Good** no significant health issues.
- Fair** indications of slight stress or minor disease (e.g. the presence of minor dieback/deadwood or of epicormic shoot growth)
- Poor** Significant stress or disease noted; larger areas of dieback than above
- Bad** Severe decline; widespread dieback and/or severe stress; life-threatening disease.
- Dead** (or Moribund)

STRUCTURAL CONDITION: Defects affecting the structural stability of the tree, including decay, significant dead wood, root-plate instability or significant damage to structural roots, weak forks (e.g. those where bark is included between the members) etc. etc. Classified as:

- Good** No obvious structural defects: basically sound
- Fair** Minor, potential or incipient defects
- Poor** Significant defect(s) likely to lead to actual failure in the medium to long-term
- Bad** Defects liable to cause significant failure in the short term, or to lead to a major or total collapse in the foreseeable future
- Severe** Tree that has already suffered or is at imminent risk of a major collapse.

APPENDIX 2: The Protection of Trees on Demolition & Construction Sites:

REMAINING USEFUL LIFE EXPECTANCY: An estimate of the length of time in years that a tree might be expected to continue to make a useful contribution to the locality at an acceptable level of risk (based on an assumption of continued routine maintenance)

V - less than 10 years	S - 10+ years
M - 20+ years	L - 40+ years

RETENTION CATEGORY: Trees are classed as category **U**, **A**, **B** or **C**, based on criteria given in BS5837:2012; summary definitions as follow (see BS5837 for further details). Categories A, B and C are further characterised by the use of sub-categories, which attempt to identify what aspect of the tree is the main source of its perceived value:

(i) **arboricultural** qualities (ii) **landscape** qualities and (iii) **cultural, historic or ecological/conservation** qualities. Examples of these qualities for each of the three categories are given below, although these are indicative only.

Note: This is NOT a health and safety classification; the classification does not take into account any requirement for remedial tree care or ongoing maintenance apart from that which may affect the trees' general suitability for retention.

U UNSUITABLE (red) Trees likely to prove to be unsuitable for retention for longer than 10 years should any significant increase in site usage arise as a result of development.

Dead or moribund trees; those at risk of collapse or in terminal decline;; trees that will be left unstable by other essential works such as the removal of nearby category U trees; trees infected by pathogens that could materially affect other trees; low quality trees that are suppressing better specimens

(Category U trees may have conservation values which it might be desirable to preserve. It may also include trees that should be removed irrespective of any development proposals.)

A HIGH QUALITY (green) Trees or groups whose retention should be given a particularly high priority within the design process. Normally with an expected useful life-expectancy of at least 40 years.

- (i) *Notably fine specimens; rare or unusual specimens; essential component trees within groups, semi-formal or formal plantings (e.g. dominant trees within an avenue etc.)*
- (ii) *Trees, groups or woodlands of particular visual importance as landscape features.*
- (iii) *Trees, groups or woodlands of particular significance by virtue of their conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture.)*

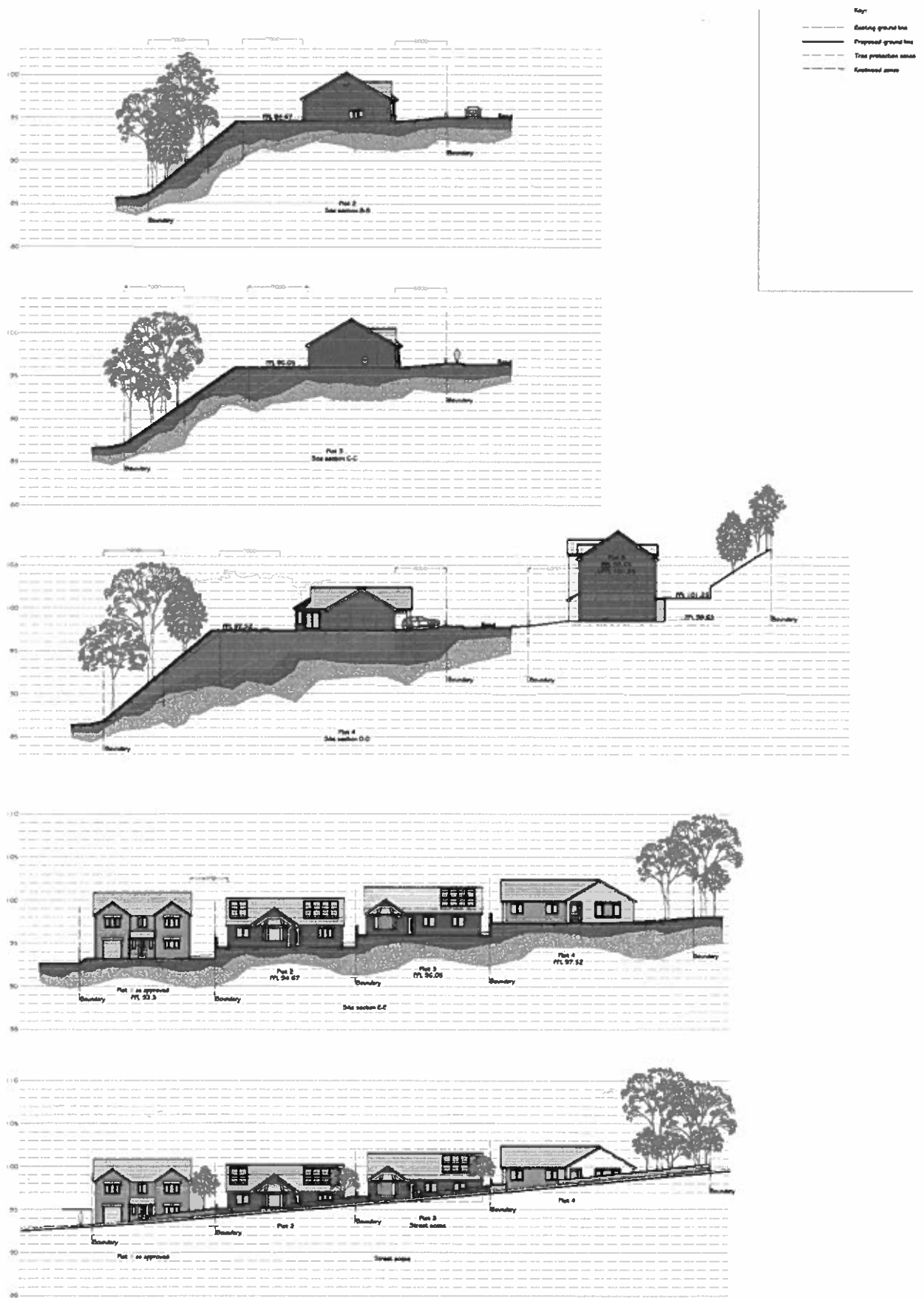
B MODERATE QUALITY (blue): Trees or groups of some importance with a likely useful life-expectancy in excess of 20 years. Their retention would be highly desirable; selective removal of certain individuals may be acceptable, but only after full consideration of all alternative courses of action.

- (i) *Fair quality but not exceptional; good specimens showing some impairment (e.g. remediable defects, minor storm damage or poor past management.)*
- (ii) *Acceptable trees situated such as to have little visual impact within the wider locality. Also numbers of trees, perhaps in groups or woodlands, whose value as landscape features is greater collectively than would warrant as individuals (such that the selective removal of an individual would not impact greatly upon the trees' overall, collective value).*
- (iii) *Trees, groups or woodlands with clearly identifiable conservation or other cultural benefits.*

C MINOR VALUE (grey): Trees or groups of rather low quality, although potentially capable of retention for at least approx. 10 years. Also small trees below 15cm diam. Potentially retainable, but not of sufficient value to be regarded as a significant planning constraint.

- (i) *Unremarkable trees of very limited merit or of significantly impaired condition.*
- (ii) *Trees offering only low or short-term landscape benefits; also secondary specimens within groups or woodlands whose loss would not significantly diminish their landscape value.*
- (iii) *Trees with extremely limited conservation or other cultural benefit.*

ROOT PROTECTION AREA (RPA): This is the area in square metres formed by a circle of radius (the **Protection Radius**) twelve times the actual or notional stem diameter of the tree (see 'Diameter', above). The RPA represents the minimum area deemed to contain sufficient roots & soil to maintain the tree's viability. It is the basis whereby the layout of the **Construction Exclusion Zone (CEZ)** is determined, which should encompass an area equal to the RPA, although its form may be adapted in the light of arboricultural considerations and pre-existing physical constraints. The CEZ should be protected by sturdy temporary fencing (see BS5837:2012) throughout the entire process of site preparation and construction.

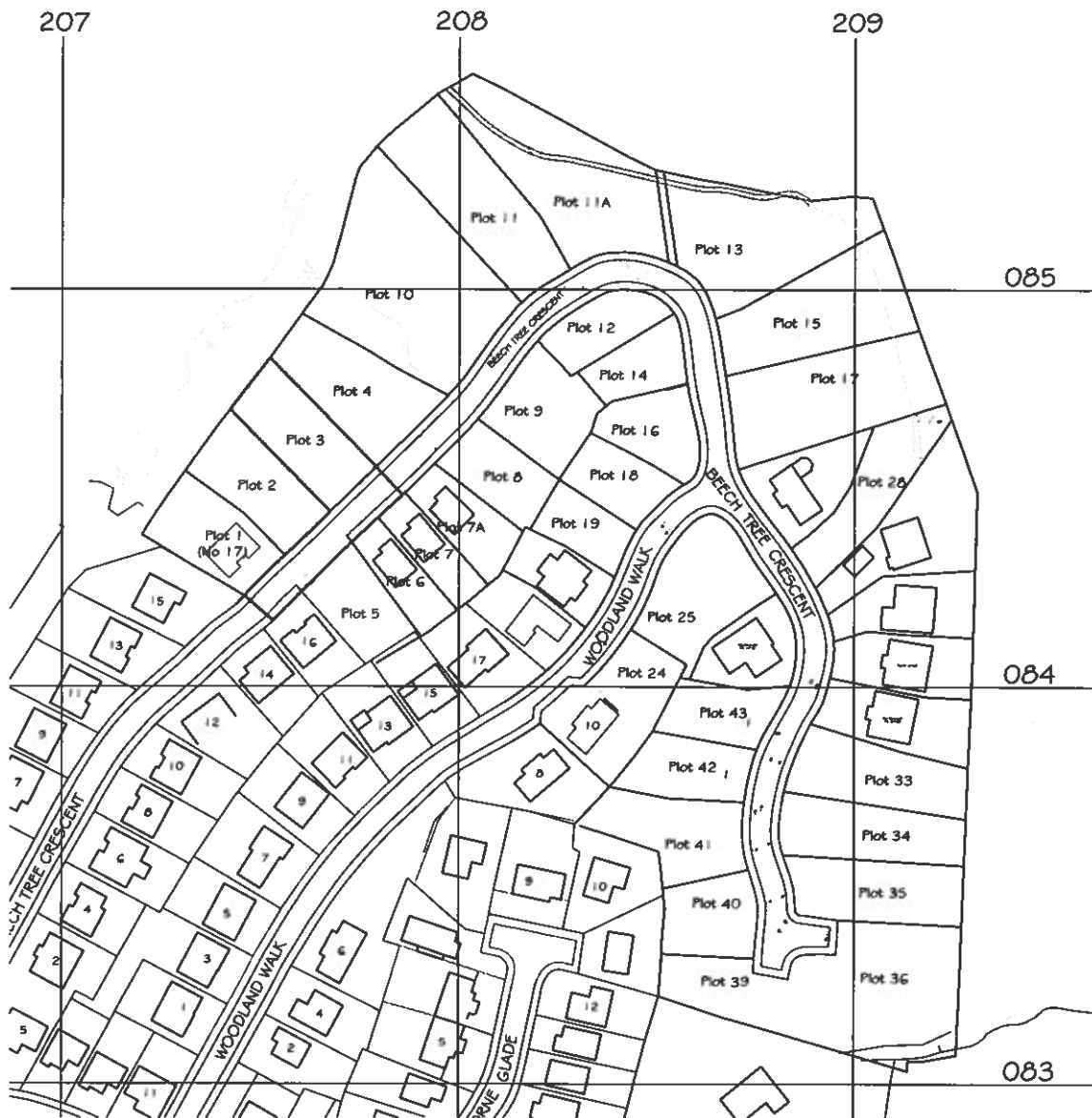




- 1994: decrease in reported lower level of mean estimated load.
1995: decrease in reported lower level of lower ground fissure
1996: decrease in reported lower level of upper ground fissure

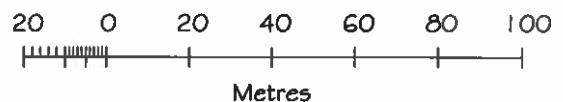
☐ Preliminary ☐ Pending ☐ Pending (Outfit) ☐ Pending (Reserved meeting) ☐ Pending P.M. ☐ Pending (No signature) ☐ To be made ☐ As told	Date 02.06.2020 Time 11:00 AM Meeting No. 4155-01 Nature A	Project Proposed New Roads at Plot 3 Bussu Tree Consistent Tanglewood Date 02.06.2020 Meeting Plot 3 as proposed
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Status:
☐ Preliminary
☐ Pre-planning
☐ Planning (Outline)
☐ Planning (Reserved matters)
☐ Planning (Full)
☐ Building Regulations
☐ Tender Issue
☐ As built
☐ PROVISIONAL

Date:
04.06.2026
Scale:
1:1250 @ A3
Drawing No:
4165-03
Revision:
A

Project:
Plot 3
Beech Tree Cres (Phase VI)
Tanglewood
Blaina
Client:
Mr G Lockyear
Drawing:
Location plan



Item 5



**General Licences
List of Applications Received
Week Ending – 7 August 2026**

For your information, the following applications have been received. If you require further details, please contact the Licensing Team on 01495 369700.

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn cyfathrebu gyda chi yn eich dewisiaeth, dim ond i chi rhoi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn creu unrhyw oedl.

The Council welcomes correspondence in Welsh and English and we will communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to any delay.

Name and Address of Applicant(s)	Details of Application	Premises Name and Address
Stephen Smith 66 Lakeside Way Nantyglo NP23 4AL	Renewal Street Trading application for permanent Street trading – selling food between 9 AM and 3PM, Monday to Sunday	Biffs Kitchen Howdens Car Park Waun Y Pound Industrial Estate Ebbw Vale
Sivakantharajah Thambialah 2 A Henwaun Street Blaina NP13 3DT	Application to transfer premises licence and vary premises supervisor	Henwaun Stores 2A Henwaun Street Blaina NP13 3DT
HKR Family Shopper Limited 1 Foundry Bridge, Abertillery NP13 1BX	Application to transfer Premises licence and vary Designated Premises Supervisor	HKR Family Shopper 1 Foundry Bridge Abertillery NP13 1BX
CS Pubs and Bars Ltd Basement Ebbw Vale NP23 6HG	Application to transfer Premises licence and vary Designated Premises Supervisor	Market Tavern 68 Bethcar Street Basement Ebbw Vale NP23 6HG
Christain David John Parsons 91 Arreal View Abertillery NP13 1SU	Application for a personal licence (Licensing Act 2003)	