

0346- Main Road Dyffryn Cellwen, Neath

Tree Survey Summary - REV A

Tree Survey by Tree Scene, summary by Hickman & Smith Architects

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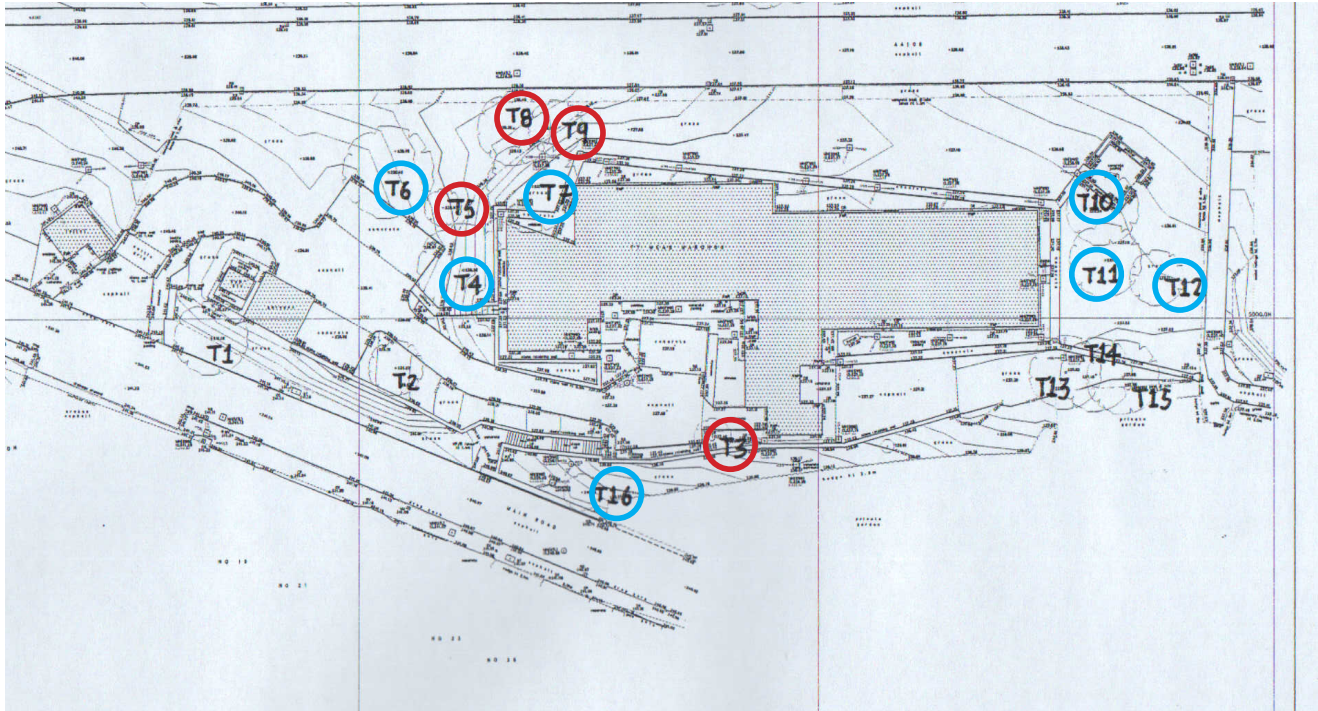
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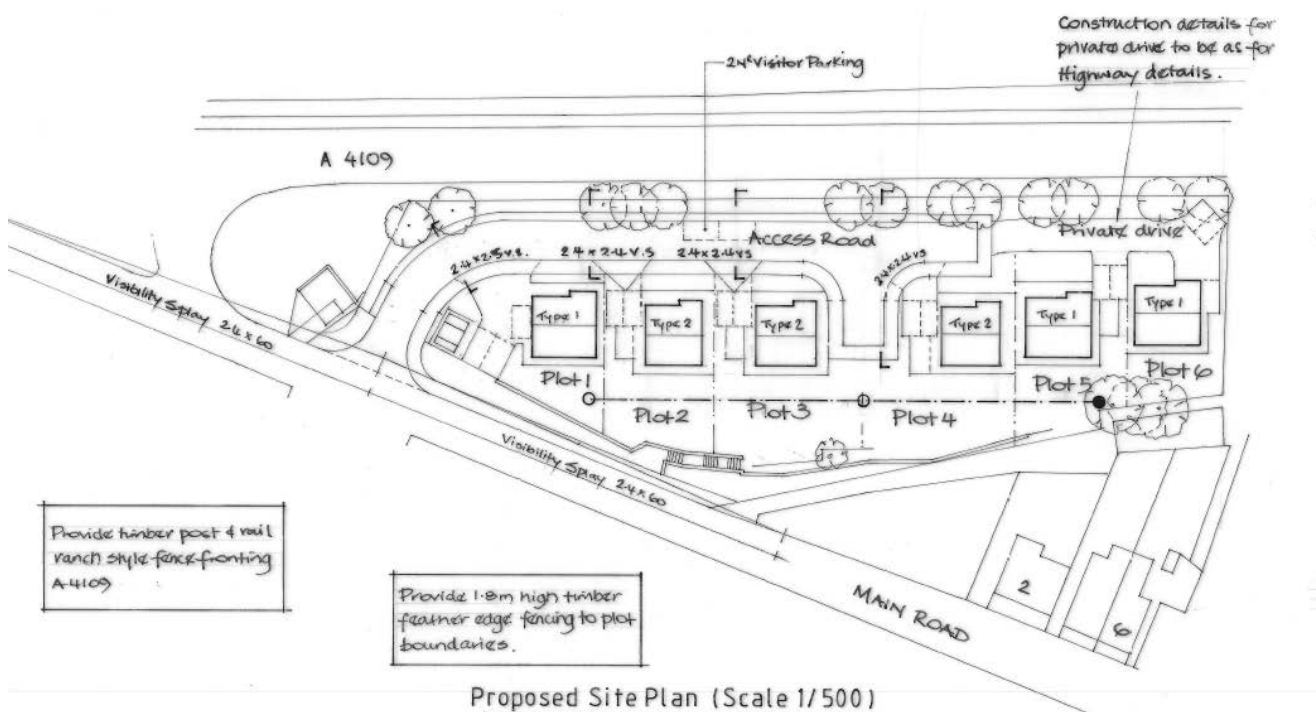
1. Approved outline and reserved matters planning applications

In support of the outline planning application P2017/0025 for the Land at Main Road Dyffryn Cellwen, Neath, which was approved 15/08/2017 a tree survey report was submitted by Treescene which identified 15 trees on the site as shown below. (Tree report in Appendix A)



Of those trees the trees highlighted in red were proposed for removal within the tree report due to poor condition (T3, T5, T8, T9) and a further 7 were noted on the approved site plan for removal to facilitate the development (T4, T6, T7, T10, T11, T12, T16) leaving 5 trees remaining on the site (T1, T2, T13, T14, T15).

The approved reserved matters application P2020/0703 then showed the same trees being removed with the addition of T1 as this clashed with the pavement and vision splays required by the council. However, at present this tree still remains on the site.



2. Section 73 application summary

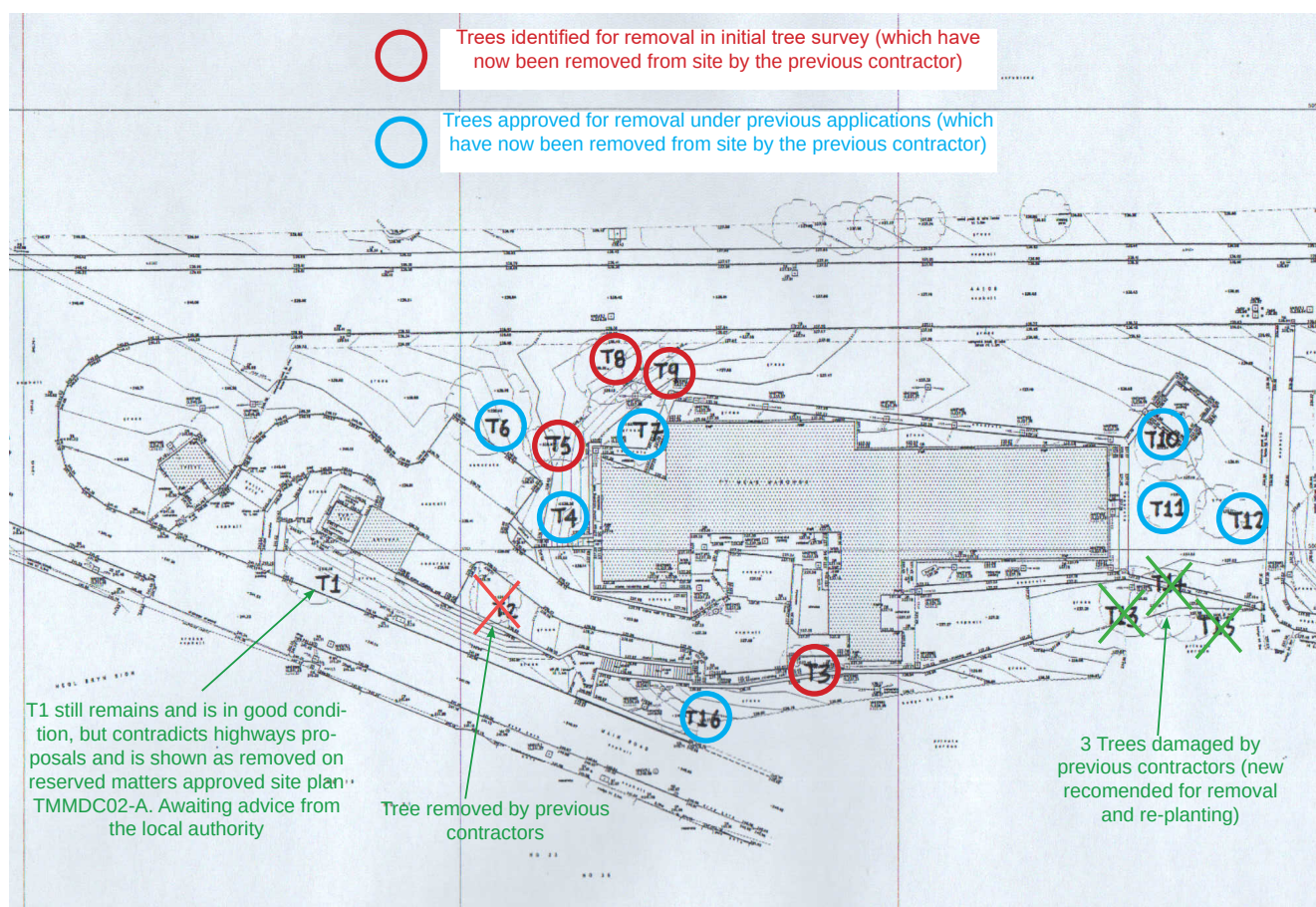
A section 73 application was submitted on 16/02/2023 following the acquisition of the site by a new client and the appointment of a new contractor.

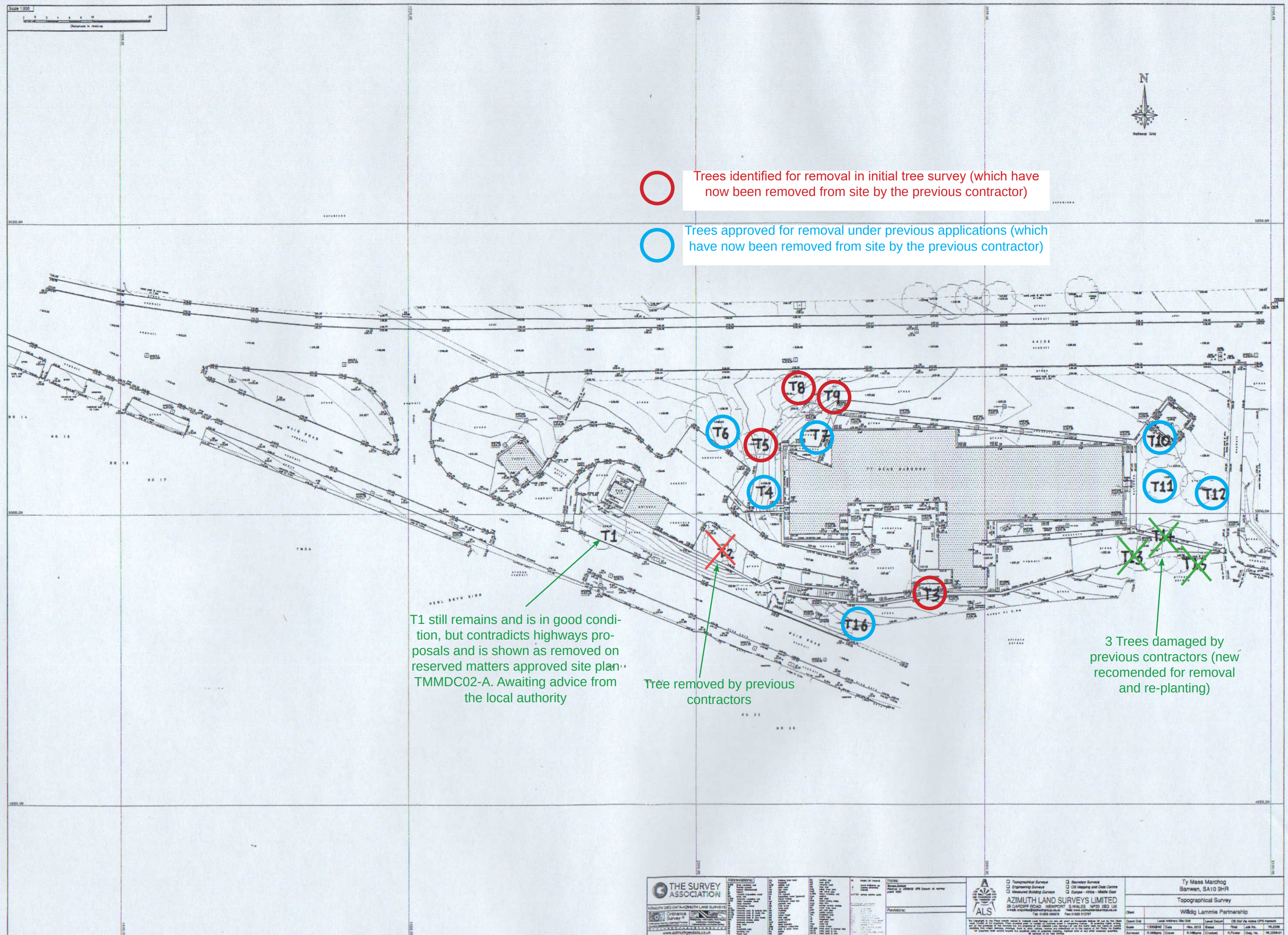
The new contractor was aware of the issues surrounding un-discharged pre-commencement conditions by the previous contractor and wished to work with the local authority to rectify this.

As part of this they commissioned an update to the Tree Survey which is contained in Appendix B. This was completed by Hurst & Flynn Treecare. This tree report shows that trees had been removed by the former contractors generally in line with the previous tree report. Leaving 5 trees on site (although T2 had been removed instead of T3).

Unfortunately due to the previous contractors works, 4 of the remaining trees on site have all had significant root damage which has caused them to become unstable, which leaves the report recommending that all trees, except for tree 1 are now proposed for removal and possible re-planting.

The new contractors propose to re-plant new trees in line with the submitted and approved site plan TMM/DC/02 shown on the previous page. They also sought advice from the local authority on T1, which is now the only remaining tree in good condition on site, and how to resolve the fact that this tree is in contradiction with highways radii and vision splay requirements set out in the reserved matters approval notice. The local authority took the stance that the highways requirements took precedent and therefore the section 73 plan shows this tree removed and 2 new mature trees planted on the site further back (email chain with local authority attached showing the agreement).





Appendix A - Initial Tree Report



Tree Survey

At

**Ty Maes Marchog
Banwen**

Inspected by:-

Julian Wilkes BSc.For, MSc.Land Man,MIC.For,MArborA

Treescene Ltd

The Walled Garden

Old Coedarhydyglyn

St Nicholas

Cardiff

CF5 6SG

Tel No. 029 20599300

22nd November, 2012

Registered Office: Treescene Limited

The Walled Garden, Old Coedarhydyglyn, St Nicholas, Cardiff CF5 6SG

Tel. 029 205 99300 Fax. 029 205 92929 Email. trees@treescene.co.uk

Directors: Julian Wilkes, Forest of Cardiff. Registered in England & Wales 2668201

Tree Survey

At

**Ty Maes Marchog
Banwen**

Inspected by:-

Julian Wilkes BSc.For, MSc.Land Man,MIC.For,MArborA

Treescene Ltd

The Walled Garden

Old Coedarhydyglyn

St Nicholas

Cardiff

CF5 6SG

Tel No. 029 20599300

22nd November, 2012

I have been instructed by Campbell Lammie of Willdig Lammie Partnership Limited to carry out a survey on trees at Ty Maes Marchog, Banwen.

Scope of Report

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current good arboricultural practice.

The survey entailed a visual inspection from ground level of all trees.

Each tree has been numbered and, where instructed, for future identification on site, have been tagged using small durable metal or plastic tags.

Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.

Trunk/stem diameters are measured at 1.5 metres above ground level, or immediately above the root flare for multi-stemmed trees.

Estimate branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of crown shape.

An assessment of a tree's age classification is made in terms of its maturity within the site's landscape.

An assessment of a tree's physiological condition is to be made as good, fair, poor, dead.

Data on the structural condition of the tree should be entered, e.g., collapsing, leaning and the presence of any decay or physical defect should be noted.

Preliminary management recommendations include further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

An assessment of a tree's future life expectancy is made as <10, 10-20, 20-40 or >40 etc.

T1	Sycamore (Acer pseudoplatanus)
Height	9m
Single/Multi stemmed	Single stem
Stem Diameter	0.24m
Branch Spread	N – 3m E – 3m S – 2m W – 2m
Height of Crown	2m
Age	Young
Physiological Condition	Fair
Structural Condition	Tree of reasonable form sited in grass verge
Prel. Man. Recommendations	Crown raise to 3m
Est. Remaining Contribution	>40
Category	B1+2
T2	Sycamore (Acer pseudoplatanus)
Height	6m
Single/Multi stemmed	Single stem
Stem Diameter	0.14m
Branch Spread	N – 2m E – 2m S – 2m W – 2m
Height of Crown	2m
Age	Young
Physiological Condition	Fair
Structural Condition	Young tree established in grass verge. Tree of good form.
Prel. Man. Recommendations	Crown raise to 3m
Est. Remaining Contribution	>40
Category	B1
T3	Sycamore (Acer pseudoplatanus)
Height	4m
Single/Multi stemmed	Single stem
Stem Diameter	0.1m
Branch Spread	N – 1m E – 1m S – 1m W – 1m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Tree of poor form with extensive die-back throughout crown
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	<10
Category	U

T4	Sycamore (Acer pseudoplatanus)
Height	9m
Single/Multi stemmed	Single stem
Stem Diameter	0.32m
Branch Spread	N – 4m E – 4m S – 3m W – 3m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of reasonable form with extensive squirrel damage throughout crown
Prel. Man. Recommendations	Crown raise to 3.5m. Monitor for safety.
Est. Remaining Contribution	10-20
Category	C2

T5	Whitebeam (Sorbus aria)
Height	3m
Single/Multi stemmed	Single stem
Stem Diameter	0.1m
Branch Spread	N – 1m E – 1m S – 1m W – 1m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Tree of poor form with evidence of die-back within crown
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	<10
Category	U

T6	Sycamore (Acer pseudoplatanus)
Height	6m
Single/Multi stemmed	Single stem
Stem Diameter	0.24m
Branch Spread	N – 3m E – 3m S – 3m W – 3m
Height of Crown	2m
Age	Young
Physiological Condition	Fair to poor
Structural Condition	Tree of reasonable form with extensive mechanical damage in lower crown which may lead to commencement of stem decay
Prel. Man. Recommendations	Crown raise to 3m. Monitor for safety.
Est. Remaining Contribution	20-40
Category	C2

T7	Sycamore (<i>Acer pseudoplatanus</i>)
Height	7m
Single/Multi stemmed	Single stem
Stem Diameter	0.23m
Branch Spread	N – 2m E – 3m S – 3m W – 3m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form. Main stem divides at 2m leading to twin stemmed mid crown. Some evidence of poor quality pruning in lower crown.
Prel. Man. Recommendations	Crown raise to 3m. Monitor for health.
Est. Remaining Contribution	20-40
Category	C2
T8	Lime (<i>Tilia europaea</i>)
Height	5m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.2m
Branch Spread	N – 2m E – 2m S – 2m W – 2m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Twin stemmed specimen of poor form with evidence of severe basal inclusion
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	<10
Category	U
T9	Whitebeam (<i>Sorbus aria</i>)
Height	3m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.15m
Branch Spread	N – 1m E – 1m S – 1m W – 1m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Multi stemmed specimen of poor form with evidence of severe basal inclusions
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	<10
Category	U

T10	Grey Alder (<i>Alnus incana</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.23m
Branch Spread	N – 3m E – 4m S – 3m W – 3m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair
Structural Condition	Tree of reasonable form with well-balanced crown. Extensive epicormic shoots at base.
Prel. Man. Recommendations	Prune to remove epicormic shoots. Crown raise to 3m.
Est. Remaining Contribution	20-40
Category	C2
T11	Grey Alder (<i>Alnus incana</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.26m
Branch Spread	N – 4m E – 3m S – 3m W – 4m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form with evidence of minor basal decay. Bulging on main stem at approximately 2m is associated with old pruning wounds and may indicate extensive internal decay.
Prel. Man. Recommendations	Prune to remove epicormic shoots at base. Crown raise to 3m. Monitor for health.
Est. Remaining Contribution	10-20
Category	C
T12	Sycamore (<i>Acer pseudoplatanus</i>)
Height	8m
Single/Multi stemmed	Single stem
Stem Diameter	0.19m
Branch Spread	N – 3m E – 3m S – 3m W – 3m
Height of Crown	2m
Age	Young
Physiological Condition	Fair to poor
Structural Condition	Tree of reasonable form. Some mechanical damage in lower crown
Prel. Man. Recommendations	Prune to remove stubs and damaged branches. Crown raise to 3m.
Est. Remaining Contribution	20-40
Category	C

T13	Ash (<i>Fraxinus excelsior</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.28m
Branch Spread	N – 4m E – 2m S – 4m W – 4m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form. Main stem divides at 3m leading to multi stemmed mid crown.
Prel. Man. Recommendations	Crown raise to 3.5m. Monitor for health.
Est. Remaining Contribution	20-40
Category	C
T14	Cherry (<i>Prunus spp</i>)
Height	9m
Single/Multi stemmed	Single stem
Stem Diameter	0.24m
Branch Spread	N – 5m E – 2m S – 3m W – 2m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form. Main stem divides at 2m leading to multi stemmed mid crown. Crown is more heavily developed on northern side.
Prel. Man. Recommendations	Crown raise to 3m. Monitor for health.
Est. Remaining Contribution	10-20
Category	C
T15	Ash (<i>Fraxinus excelsior</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.26m
Branch Spread	N – 3m E – 4m S – 3m W – 2m
Height of Crown	3m
Age	Middle aged
Physiological Condition	Fair
Structural Condition	Tree of reasonable form with well-balanced crown
Prel. Man. Recommendations	Crown raise to 4m
Est. Remaining Contribution	>40
Category	B2

T16	Whitebeam (Sorbus aria)
Height	4m
Single/Multi stemmed	Single
Stem Diameter	0.19m
Branch Spread	N – 1m E – 1m S – 1m W – 1m
Height of Crown	2m
Age	Young
Physiological Condition	Fair to poor
Structural Condition	Young specimen planted in roadside verge
Prel. Man. Recommendations	Crown raise to 2.5m
Est. Remaining Contribution	20-40
Category	C

Recommendations for Tree Protection during Development

Due to the high risk to established trees we would recommend the installation of protective fencing prior to commencement of **any** works on site in accordance with BS 5837:2012 “Trees in relation to Construction”. Trees should be protected using scaffold frame supporting weld mesh panel fencing sited on the edge of the Root Protection Area as defined in BS5837:2012. These fenced areas should not be used for the storage of any plant machinery or materials and personnel should be excluded at all times; these fences should remain in situ until after final landscaping has been carried out, removed by hand with great care to prevent compaction or root damage to established trees. The services of a suitably qualified arborist should be sought **prior** to the commencement of each stage.

Table 1 – Cascade chart for tree quality assessment

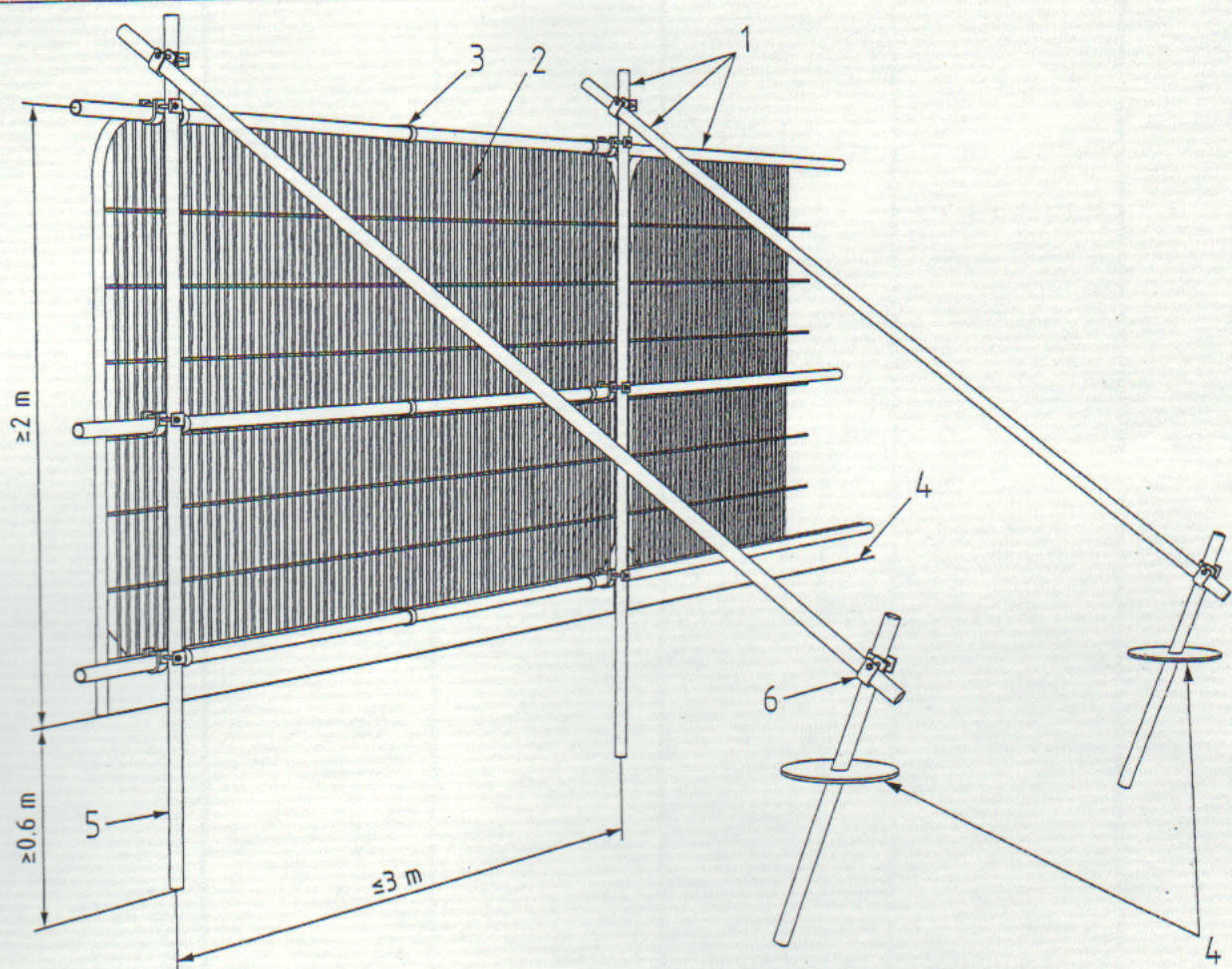
Category and definition	Criteria (including subcategories where appropriate)		
<u>Category U</u> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.		
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation
<u>Category A</u> Those of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation; historical, commemorative or other value (e.g. veteran trees or wood-pasture)
<u>Category B</u> Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits
<u>Category C</u> Those of low quality with an estimated remaining life expectancy of at least 10years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

BRITISH STANDARD BS 5837:2012

BS 5837:2012 'TREES IN RELATION TO CONSTRUCTION –
RECOMMENDATIONS'

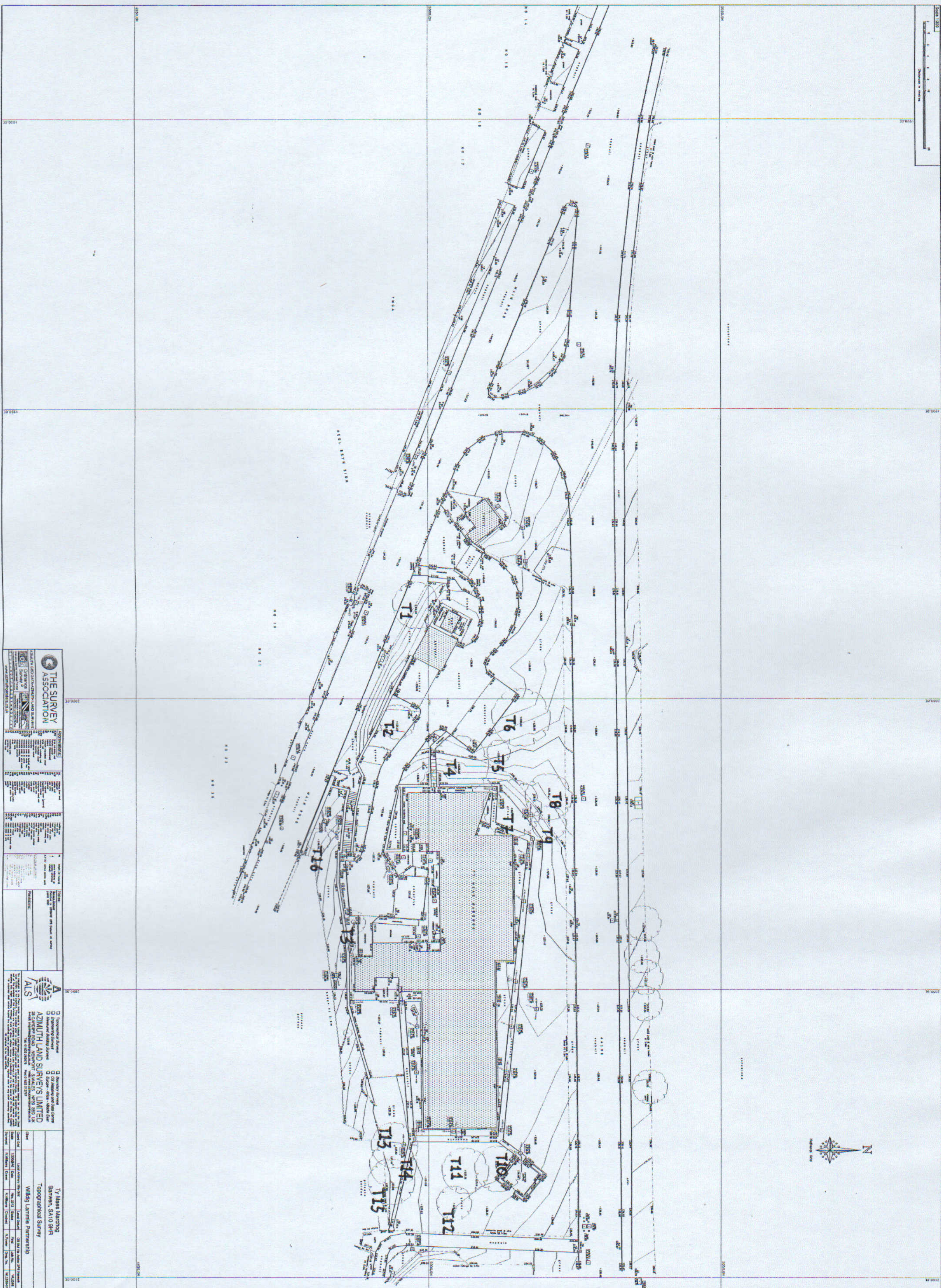
PROTECTIVE BARRIER – DETAIL

Figure 2 Default specification for protective barrier



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Appendix B - New Tree Report (update to previous)

Hurst & Flynn Tree Care Ltd
32 Oak Tree Way, Rothley
Leicester
LE7 7YF
treecare@hurstflynn.co.uk
07775322118



Ty Maes Marchog

Banwen

Tree Report

3rd November 2022

This Tree Report refers back to the original tree survey undertaken by Treescene Arboricultural Consultants & Contractors. (appendix A)

We have been instructed by QDTS Properties Ltd who have recently been instructed by the development owners to finalise works onsite left by previous contractors.

They contacted us upon finding trees in poor health for us to inspect and provide professional opinion on retention of trees.

The survey entailed a visual inspection from the ground level of all trees in the report.

Original Survey Reference - T1

Species – Sycamore (Acer Pseudoplatanus)

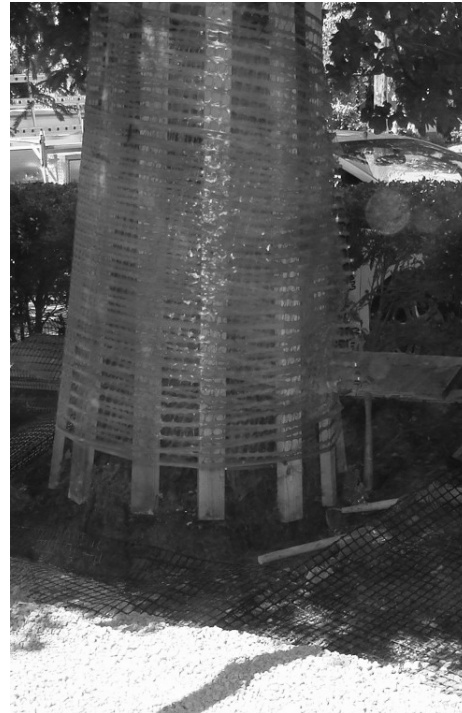
Location - Front of site on a grass verge, roadside.

Structural Condition – Good

Suggested Actions – The installation of tree protection fencing is recommended to provide a protective barrier around the perimeter of the tree. Although because of the proximity to the road

the conventional tree protection fencing may not be suited for this particular tree, instead I'd suggest a welded mesh tree guard to go around the trunk of the tree and that it is well secured along with some signage to be cautious of the branches that will overhang the fencing.

If any groundwork is required near the tree, some temporary spray paint to mark out root protection area. Its important that the tree protection used is highly visible with plenty of signage.



Above are a couple of examples of the kind of tree protection recommended around this tree. Either timber around the trunk of the tree with a highly visible plastic sheet wrapped around or a welded mesh tree guard around two posts. These would need to be put into the ground in a way which doesn't cause damage to the roots.

Original Survey Reference – T3

Species – Sycamore (*Acer Pseudoplatanus*)

Location – On site back of the first property from site entrance

Structural Condition – Poor

Suggested Actions – Due to the extensive die back throughout the tree, I would recommend removing the tree and possibly replacing once works have been undertaken.

Original Survey Reference – T13

Species - Ash (*Fraxinus Excelsior*)

Location – On site back of last property from site entrance

Structural Condition - Poor

Suggested Actions – This Tree has had significant root damage from groundworks that have been undertaken on site, it appears an excavator has cut through half of the tree's roots on the front side which has caused the tree to die. You can see evidence of this from the dead brittle branches, flaking bark along with the lack of leaves.

Urgent action for removal required due to trees proximity to the neighbouring garden behind the site. This could be a hazard in adverse weather conditions.

As the roots are severed, the tree is now structurally unstable. Once all groundwork is complete, a new tree can be planted to replace this one.

Original Survey Reference -T14

Species – Cherry (Prunus Avium)

Location - On site back of last property from site entrance

Structural condition - Poor

Suggested actions – As this tree is in the same location as T13 this tree also took on root damage from the groundworks, although the root damage is not as severe, the tree is beyond healing and because of this the trees health is plummeting and beyond saving. Again, overtime and with any irregular weather conditions like high winds, this tree poses a risk to people on site and the neighbouring house. Because of this I recommend removing the tree and can be replaced at a later date if required.

Original Survey Reference – T15

Species – Ash (Fraxinus Excelsior)

Location - On site back of last property from site entrance

Structural condition – Poor

Suggested actions – Same as the previous 2 trees, as they are located in the same ditch it has been damaged in the same capacity. This tree's roots took on severe damage and has caused the tree to die, which can be identified by the brittle branches through the tree and a lack of leaves. This tree needs to be removed and again be replaced at a later date if required. Once again this is a potential hazard in adverse weather.

The image below is the tree line of T13, T14 & T15. And this image shows the severe root damage that the trees have taken with what appears to be due to an excavator.



Aaron Hurst

Hurst and Flynn Tree Care

Appendix A - Treescene Arboricultural Consultants & Contractors (Overleaf)

Appendix C - Email chain re. removal of T1

From: [Rhodri Griffiths](#)
To: [David Hickman](#); [Nick Thomas](#); [Amy Cawley](#)
Cc: [Mark Iliffe](#); [Helen Bowen](#); terry.benson@qdtproperties.com
Subject: RE: P2017/0025-Main Road Dyffryn Cellwen, Neath Tree query (6 dwellings)
Date: 21 July 2023 11:16:53
Attachments: [image015.png](#)

Hi David,

Thank you for your email.

Having regard for the council's arborist's view together with your comments on the non-typical footway construction, I'd be content that in principle the tree could be felled, subject to my comments below.

I note you recommend that the tree is replaced with a 'new young tree on site'. Having regard for the unplanned loss of other trees on site, together with the loss of the prominent tree on the footway, mitigation needs to go further than this. I'd suggest replacing the 'footway tree', with two established trees in prominent locations on the site that contribute to the wider public realm and not just the application site itself. I appreciate providing two no. established trees will require specialist techniques and no doubt added cost, however, I feel this is a reasonable expectation having regard to the wider context/situation.

I'll come back to you asap on the level changes and connotations for your application type.

Kind regards,

Rhodri Griffiths

Swyddog Cynllunio - Rheoli Datblygu / Planning Officer – Development Management
Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot / Neath Port Talbot County Borough Council

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From: David Hickman <david@hickmanandsmith.co.uk>
Sent: 21 July 2023 10:07
To: Nick Thomas <n.d.thomas@npt.gov.uk>; Rhodri Griffiths <r.griffiths2@npt.gov.uk>; Amy Cawley <Amy@hickmanandsmith.co.uk>
Cc: Mark Iliffe <mark.iliffe@qdtproperties.com>; Helen Bowen <h.bowen@npt.gov.uk>; terry.benson@qdtproperties.com
Subject: Re: P2017/0025-Main Road Dyffryn Cellwen, Neath Tree query

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Good morning Nick and Rhodri,

RE: P2017/0025-Main Road Dyffryn Cellwen, Neath Tree query

Thanks both for your help with the responses on the tree at the above site.

From my reading of the advice below, I understand that it is acceptable to remove the tree where there is a conflict with the highway requirements, which is the case in this application. The client has proposed to replace the existing tree with a new young tree on site.

The method for retaining the tree and footpath would be to raise the pavement level by 18-25 cm, however this would detrimentally impact upon the accessibility of the footpath, given the location of the tree at a crossing point and would make crossing the highway and accessing the footpath very difficult from the existing road levels.

Rhodri, please would you advise and confirm if the response below is satisfactory to allow for the removal of the tree and if anything further is required from the applicant with regards to this?

Best Regards,

David

David Hickman

Director & Architect
BA (Hons.) BArch (Hons.) PG Dip Arch. RIBA.

Hickman & Smith Architects

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From: Nick Thomas <n.d.thomas@npt.gov.uk>

Sent: 14 July 2023 10:37

To: Rhodri Griffiths <r.griffiths2@npt.gov.uk>; Amy Cawley <Amy@hickmanandsmith.co.uk>

Cc: Mark Iliffe <mark.iliffe@qdtproperties.com>; David Hickman <david@hickmanandsmith.co.uk>; Adam Smith <adam@hickmanandsmith.co.uk>; Helen Bowen <h.bowen@npt.gov.uk>

Subject: RE: P2017/0025-Main Road Dyffryn Cellwen, Neath Tree query

Good morning,

I appreciate that due to the number of trees that have previously been removed it would be beneficial if the Sycamore tree T1 could be retained but if the sight lines and footpath are a highway requirement the tree is a secondary consideration.

From the plan the tree appears to be on the perimeter of the proposed footpath. Due to its location it could be retained but if the standard method of footpath construction is undertaken it will result in major damage to the trees root system.

The only method of retaining this tree and constructing the footpath is to use a cellular confinement system which is placed on top of the existing ground and root protection area. The final surface will need to be porous to allow moisture into the ground beneath the footpath. The final surface level will depend on the type of system but it will be 18 to 25cms above the existing ground level.

The cellular confinement system will overcome the root protection issue but due to the trees main stem there may still be some interference with the sight line.

Information on the installation of cellular confinement systems near trees is available in the Arboricultural Associations *Guidance Note 12 The use of cellular confinement systems near trees : A guide to good practice* and from manufacturers such as Greenfix who have developed the Geoweb tree root protection system.

Please contact me if you wish to discuss this matter further.

Regards,
Nick Thomas

From: Rhodri Griffiths <r.griffiths2@npt.gov.uk>
Sent: 14 July 2023 09:24
To: Amy Cawley <Amy@hickmanandsmith.co.uk>; Nick Thomas <n.d.thomas@npt.gov.uk>
Cc: Mark Iliffe <mark.iliffe@qdtproperties.com>; David Hickman <david@hickmanandsmith.co.uk>; Adam Smith <adam@hickmanandsmith.co.uk>; Helen Bowen <h.bowen@npt.gov.uk>
Subject: RE: P2017/0025-Main Road Dyffryn Cellwen, Neath Tree query

Thank you for this, Amy – much appreciated.

Nick, the context from a planning perspective is that the (new) applicant is required to address non-compliance with planning conditions (and potentially another issue concerning approved site levels) - as Amy points out, the non-compliance issues are as a result of the previous developer who has now left site. Given the context, I'm trying to be as pragmatic as possible in terms of how this situation is resolved.

We are attempting to have all matters agreed in principle (including in relation to the trees), prior to progressing the required regulation applications (two are required) – this should make things a lot more straightforward in the long run.

Particularly given that this has become a relatively complex site in planning terms, if it helps, I'm more than happy to meet with you on Teams to clarify any queries you might have.

Kind regards,

Rhodri Griffiths

Swyddog Cynllunio - Rheoli Datblygu / Planning Officer – Development Management
Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot / Neath Port Talbot County Borough Council

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From: Amy Cawley <Amy@hickmanandsmith.co.uk>
Sent: 13 July 2023 10:33
To: Nick Thomas <n.d.thomas@npt.gov.uk>
Cc: Mark Iliffe <mark.iliffe@qdtproperties.com>; Rhodri Griffiths <r.griffiths2@npt.gov.uk>; David Hickman <david@hickmanandsmith.co.uk>; Adam Smith <adam@hickmanandsmith.co.uk>
Subject: P2017/0025-Main Road Dyffryn Cellwen, Neath Tree query

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Good morning Nick,

We are currently working on the Main Road Dyffryn Cellwen, Neath site. Rhodri Griffiths has asked me to make contact with you regarding a tree that remains on site. Please see below a google street view image of the tree in question, I have also attached a summary of our tree reports which explain the situation with the trees on site now and the fact that this is now the only healthy tree left on the site due to works carried out by the previous contractor (our new client has taken on the site from the previous contractors and are looking to rectify the works wherever possible).



We have an issue where we would like to retain this tree but it is in contradiction with the planning condition shown below to ensure there is a footpath and appropriate vision splays for the tree. Putting in this footpath would clash with the tree and its root protection area.

Reference No: P2017/0025

11. a vision splay of 2.4 metres set back by 60 metres in either direction shall be provided with the junction of Main Road and a 2m footway shall be provided along the frontage of Main Road which shall be retained open and free for public use thereafter.



Would you be able to offer your comment on whether you would find it acceptable to remove this tree (planting new trees elsewhere on the site) in order to make the footpath achievable? Or would you feel strongly that the tree should be retained- in which case, would you be willing to see the footpath stop before the tree?

If you could let us know your thoughts on this it would be helpful for us and for Rhodri to know how to move forward with the planning application.

Kind regards,

Amy Cawley

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