

Our Ref: IR/RB/S25.136

Date: 8th October 2025

Neath Port Talbot County Borough Council,
Development Control Section,
The Quays,
Brunel Way,
Neath,
SA11 2HZ

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW
Tel: 01792 480535
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Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of condition 7 (Tree Protection Measures) of planning permission P2024/0654

Land At The Former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA

Planning Portal Reference: PP-14387254

Asbri Planning is appointed as planning agent to Tai Tarian in respect of the above planning application to discharge condition 7 (Tree Protection Measures) of planning permission P2024/0654 at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawings are submitted, prepared by Spring Design.

Drawing name	Drawing reference
Site Location Plan	2617-00(03)101D

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Covering Letter	Asbri Planning
Tree Protection Plan	Treescene
Arboricultural Method Statement	Treescene

In addition, payment of the £200 application fee will be made to Neath Port Talbot County Borough Council.

Condition 7 (Tree Protection Measures) states:

"No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees shown to be retained on the plans hereby approved. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:

- a) a suitably scaled plan, showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;*
- b) and in relation to every tree identified a schedule listing:*

- information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;
- any proposed pruning, felling or other work;
- c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
 - any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
 - areas of existing landscaping to be protected from construction operations and the method of protection.

Reason: To ensure all existing trees are protected throughout the construction of the development, in the interest of visual amenity, and to ensure the development complies with Policies SP15 and BE1 of the Adopted Neath Port Talbot Local Development Plan".

In light of the above, it is respectfully requested that Neath Port Talbot County Borough Council grant approval of this discharge of condition application at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA.

If you require any further information please do not hesitate to get in touch.

Yours Sincerely,



Iwan Rowlands
Planner
Asbri Planning Ltd