



Tree Officer Report

Officer: Nick Timlin

Date: 15/12/2025

Application Number: P2025/0754

Location: Cardonnel Court Cardonnel Road Skewen Neath Port Talbot SA10 6BS

Case Officer: Claire Hall

Tree officer comments

In support of the application the applicant has provided a tree survey to BS5837:2012 standards Titled ArbTS_1574.2_Cardonnel Court

An assessment of the report is as follows.

The report has identified the following trees and constraints

Total trees surveyed: 8 records (3 individual trees, 4 groups, 1 hedgerow).

BS5837 Categories:

- **A (High):** 1 tree (Common Oak, T3)
- **B (Moderate):** 1 tree (Common Oak, T6)
- **C (Low):** 6 (including alder, sycamore, leylandii, cherry laurel)
- **U (Unsuitable):** 0

Species mix: Common Oak (25%), Alder (25%), Sycamore, Silver Birch, Leyland Cypress, Cherry Laurel.

Age: Mostly mature (87.5%), one early mature.

Condition: Physiological – Fair to Good; Structural – Fair/N/A for most.

Estimated remaining contribution: Majority 20+ years; one at 40+ years (T3).

Arboricultural Impact Assessment (AIA)

- **Tree Loss:** None required for development.
- **Root Protection Area (RPA):** Low/Moderate risk; manageable with fencing and supervised excavation.
- **Tree Surgery:** Minor pruning only, to BS3998:2010 standards.
- **Future Pressures:** Low/Moderate; design minimizes conflicts.
- **Overall Impact:** Low/Moderate if protection measures followed.

The proposed development at Cardonnel Court can be undertaken without significant arboricultural impact, provided that all tree protection measures outlined in this report are implemented. No trees require removal to facilitate construction, and only minor pruning to BS3998:2010 standards is



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necessary. The site contains several mature trees, including two Common Oaks of high and moderate quality, which represent the most valuable arboricultural assets.

The design has successfully minimized future pressures on these trees, ensuring their long-term contribution to the landscape and amenity value.

By adhering to the Tree Protection Plan and Arboricultural Method Statement, including strict compliance with exclusion zones and supervised excavation within Root Protection Areas, the risk of damage to retained trees will remain low. These measures, combined with ongoing communication between the appointed Arboriculturist and the construction team, will safeguard both the health of the trees and the integrity of the development. Overall, the scheme demonstrates a responsible approach to tree retention and protection, aligning fully with BS5837:2012 recommendations.

Tree T3, a mature Common Oak categorized as **A2 (high quality)**, is of exceptional landscape value and estimated to have a remaining contribution of 40+ years. Given its significance, this tree is clearly worthy of statutory protection under a Tree Preservation Order (TPO). In accordance with **Section 198 of the Town and Country Planning Act 1990**, the Local Planning Authority should give serious consideration to placing an individual TPO on this tree to ensure its long-term retention and safeguard its amenity value for future generations.



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Tree officer recommendations

With regard to the above assessment, it is recommended that the proposed development proceeds only in strict compliance with the Tree Protection Plan and Arboricultural Method Statement outlined in the report. Protective fencing must be installed prior to any site works, and all excavation within Root Protection Areas should be carried out under arboricultural supervision using appropriate low-impact techniques.

Minor pruning works should follow BS3998:2010 standards to ensure the long-term health and amenity value of retained trees. Regular communication between the appointed Arboriculturist, site supervisor, and contractors is essential to maintain adherence to these measures throughout the construction process. The trees present on site should not represent a barrier to development, provided these measures are fully implemented.

In addition, Tree T3 (Common Oak), categorized as A2 under BS5837:2012, is of exceptional quality and landscape significance, with an estimated remaining contribution of 40+ years. It is strongly recommended that the Local Planning Authority consider placing an individual Tree Preservation Order (TPO) on this tree under Section 198 of the Town and Country Planning Act 1990. This statutory protection will safeguard its future and ensure that its high amenity value is preserved for the benefit of the site and the wider community.

Conditions

Compliance with Arboricultural Report

Condition:

The development shall be carried out in full accordance with the recommendations, Tree Protection Plan, and Arboricultural Method Statement contained within the Arboricultural Report titled "Arboricultural Report – Cardonnel Court, ArbTS_1574.2 (dated 29th August 2025)". No deviation from these details shall take place without the prior written approval of the Local Planning Authority.

Reason:

To ensure that the development is undertaken in a manner that protects the health and longevity of retained trees and complies with BS5837:2012 standards.



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Condition:

No excavation, level changes, or storage of materials shall occur within the Root Protection Areas of retained trees other than as expressly permitted in the Arboricultural Method Statement. Any unforeseen works or alterations affecting tree protection shall be submitted to and approved in writing by the Local Planning Authority before implementation.

Reason:

To maintain the viability of retained trees by preventing harmful activities within their root zones and ensuring any changes are properly assessed and approved.

Condition – Arboricultural Supervision

All works within or adjacent to the Root Protection Areas (RPAs) of retained trees shall be undertaken under the direct supervision of the appointed Arboriculturist, as set out in Section 6 of the Arboricultural Report titled “Arboricultural Report – Cardonnel Court, ArbTS_1574.2 (dated 29th August 2025)”. A record of supervision, including photographs, shall be maintained and submitted to the Local Planning Authority upon request.

Reason:

To prevent damage to tree roots and soil structure during construction, to ensure that specialist advice is implemented on-site, and to provide additional protection for trees of high amenity value, including any tree subject to or considered for a Tree Preservation Order (TPO), in accordance with Section 198 of the Town and Country Planning Act 1990.

Condition – Protective Fencing

Prior to the commencement of any development (including demolition, groundworks, or material storage), protective fencing shall be installed in the positions and to the specifications detailed in Appendix 4 of the Arboricultural Report titled “Arboricultural Report – Cardonnel Court, ArbTS_1574.2 (dated 29th August 2025)”. Evidence of the fencing installation, including photographs and a brief confirmation report by the appointed Arboriculturist, shall be submitted to the Local Planning Authority within 10 working days of installation.

The fencing shall remain in place and be regarded as sacrosanct for the duration of the construction works and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the Root Protection Areas of retained trees from soil compaction, physical damage, and contamination during construction activities, and to provide additional protection for trees of



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