



Tree Officer Report

Officer: David Rees

Date: [15/4/2026]

Application Number: [P2024/0255]

Location: Old Farmers Arms, Efail Fach, Pontrhydyfen, Port Talbot, Neath Port Talbot. SA12 9SN

Case Officer: Jessica King

Tree officer comments

In support of the application the applicant has provided a tree survey to BS5837:2012 standards.

An assessment of the report is as follows.

Tree Officer Comments

The planning application states that there are no trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal, but there are trees/hedgerow on the site immediately adjacent to the property. There has been an arboricultural report submitted (Old Farmers Arms Efail Fach BS5837:2012 Tree Survey 8th April 2024: Report ref 04.24/OFA/V5) of the site which has a number of recommendations for tree works to be completed before the implementation of any building works. Whilst the proposed extension does not change the distance from the trees and is on the opposite aspect of the house to the trees, there is a potential for construction works to affect the rooting area of the trees which is stated in the arboricultural report.

The works recommended within the arboricultural report appear to be within the confines of BS3998:2010 and would be beneficial to enable retention of the existing trees and reduce the likelihood of future issues arising in relation to the trees. There are two trees to be removed within the group G1, one of which is a dead cypress and would require removal regardless of planning application and the other has been misidentified as a small ash (which is a sycamore) that would, due to its location and growth habit, inevitably cause issues as it developed. Both of these removals are reasonable and proportionate and their impact minimal.

The report details a Construction Exclusion Zone (CEZ) to be maintained around the base of the trees to the N of the property and proposes the use of orange mesh fencing and road pins to demarcate this CEZ. Whilst this would not conform to the specification in BS5387 of a barrier, the trees in question are on a raised area which is restricted by a retaining wall which would make the likelihood of foot/machine traffic extremely unlikely. The method has been proposed to allow for the possible erection of scaffolding to the N aspect of the building. There is an existing area of hard standing between the building which could be utilised and all options should be exhausted before intruding into the CEZ.



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Tree officer recommendations

In light of the submitted BS5837:2012 report, there is no reason that the trees on site would represent a barrier to the planning application. Provided recommendations within the report are adhered to and no tree works outside the scope of those identified in the report are undertaken, the development can continue as proposed.

Conditions

Condition 1 – Adherence to Arboricultural Report

The development hereby approved shall be carried out in full accordance with the details and recommendations contained within the Arboricultural Report titled Old Farmers Arms Efail Fach BS5837:2012 Tree Survey 8th April 2024. Completion of tree works detailed in the document to be undertaken by a suitably competent person/s in adherence to BS3998:2010 and prior to the commencement of construction works. No other tree works to be undertaken during construction phase without prior written approval from LPA.

Reason: To ensure the protection and long-term retention of trees on and adjacent to the site in accordance with BS5837:2012



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Condition 2 – Root Protection Areas (RPAs)/ Construction Exclusion Zones (CEZ)

Strict adherence to the Tree Survey (Old Farmers Arms Efail Fach BS5837:2012 Tree Survey 8th April 2024), in particular the Tree Protection Recommendations detailed in section 4.3 including installation of demarcation fencing along boundary of CEZ prior to commencement of construction works. Due to the method of demarcation, this boundary will need to be checked and maintained throughout the project and remain in place until completion.

No excavation, level changes, storage of materials, or vehicular access shall take place within the RPA/CEZs unless otherwise agreed in writing by the Local Planning Authority following consultation with the Council's Arboricultural Officer.

The only exception for incursion into the CEZ would be for the installation of scaffolding on the N aspect of the building if all other options have been explored and under the supervision of a qualified arboriculturist. This scaffold would need to be installed on boards that would spread the weight of the frame over a wide surface area to minimise soil compaction.

Dated photographic evidence should be submitted to the LPA confirming installation of CEZ boundary demarcation prior to commencement of construction works. Written and dated photographic evidence from arboriculturist should be submitted following installation of scaffolding inside CEZ.

Reason: To prevent damage to the root systems of retained trees and ensure their continued health and contribution to local amenity and to provide an auditable record of compliance.