



Tree Officer Report

Officer: David Rees

Date: [6/5/2026]

Application Number: [P2026/0229]

Location: Brynawel Lane From Glyn Neath Road To Brynawel Resolven Neath Port Talbot SA11 4DT

Case Officer: Lewis Byng

Tree officer comments

The application includes a comprehensive Tree survey to BS5837:2012 standards (Tree Survey and Categorisation Brynawel Resolven SA11 4DT) dated 30/03/26 and a separate document detailing tree constraints/arboricultural impact, method statement for works and a tree protection plan (Combined Arboricultural Impact Assessment/ Method Statement Brynawel Resolven SA11 4DT) dated 30/03/26.

Trees are recorded broadly in accordance with BS5837 in section 2 of the tree survey including Root Protection Radius and Root Protection Areas for each tree/group retained on site.

Two woodland blocks (W1 and W2) are identified in the survey, which are likely to form part of a single original woodland. The subdivision of the woodland into W1 and W2 reflects the presence of a long-established hardstanding track that is likely to limit rooting continuity. This approach is considered acceptable for the purposes of impact assessment. However, the woodland retains a shared arboricultural function, and incursion must continue to be assessed cautiously, with strict control over footprint and construction methodology. Individual trees within the woodland are identified where they are subject to direct impact from the proposed passing places and road widening which allows specific risks to RPAs to be clearly assessed.

There is no mention of possible above ground constraints in relation to the installation of the passing places, but it is considered that the crowns of the retained trees do not represent a constraint to the proposed passing places, as no arboricultural works are required to facilitate the development. Mitigation has been outlined in the Arboricultural Method Statement to avoid damage to the trees during construction – the use of banksmen when moving plant, no storage of materials on or near RPA etc.

The supporting documents include an Arboricultural Method Statement which clearly defines the sequence of operations, site setup, installation of tree protection measures, and arboricultural supervision requirements in accordance with BS5837:2012. This method statement also defines a number of 'triggers' which would require intervention from the Project Arboriculturalist and outlines what controls and recording is necessary.

The arboricultural impact is assessed, the report stating that there are no tree removals nor any pruning works required to facilitate the development. It does however state that the installation of the passing places will encroach into the RPA of T7, T8 & W1. A mathematical formula has been used to quantify the extent of this incursion, expressed as a proportion of the affected RPA. In line with BS5837, mitigation has been put in place to minimise the effect of this incursion, namely the



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installation of root friendly geo cell construction for the passing places. No specification for this has been provided in the Arb report nor in the Planning Statement (PLANNING STATEMENT Subdivision of a Single Residential Dwelling into Three Residential Dwellings at Brynawel, Resolven, Neath, SA11 4DT December 2025) although "Geotrax GC" or a similar cellular paving system, with all cells filled with suitable aggregate" is mentioned in the planning statement and reference to AA Guidance Note 12 is given in the AIA/Method statement document.

There is a Tree Protection plan provided which gives a visual representation of Construction Exclusion Zones (CEZ), Root Protection Areas and the location of the tree protective fencing to be installed (suggested specifications for this are provided in Appendix iv of both the tree survey and the AIA/Arb method statement documents).

The proposed alteration of the existing dwelling will not result in any direct impact on the trees on site as there no alteration to the external footprint of the building. Potential arboricultural risks with this element of the development relates to site traffic/deliveries and storage of materials. Management of RPAs is to be achieved through the installation of tree protective fencing in accordance with the Tree Protection Plan together with site controls set out in the AIA/Arb method statement. These documents state that no materials, plant or equipment is to be stored within or adjacent to the RPA of the trees on site.

Tree officer recommendations

In light of the submitted BS5837:2012 report, the proposal is arboriculturally acceptable subject to strict compliance, arboricultural supervision, and no deviation from the approved drawings. Provided methodologies within the reports are strictly adhered to and no tree works outside the scope of those identified in the report are undertaken, the development can continue as proposed.

As there are a number of instances in the development where Category B trees are sensitive to works progressing in line with the approved Tree Protection Plan and Arboricultural Method Statements, it is considered essential that a suitably qualified and competent Project Arboriculturist be installed prior to commencement of any works to enable proper project oversight. This would also ensure that the RPA of T6, T7 & T8 are not subject to any further incursion as they are already at the upper end of what would be considered acceptable under BS5837. It would also



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ensure the RPA of T3 is not infringed, as there appears to be little to no leeway on the plans between the proposed widening of the bend and the RPA of T3.

Conditions

Condition 1 – Confirmed instatement of Project Arboriculturalist (pre-commencement)

No development shall commence until the Local Planning Authority has been provided with the name, qualifications, and contact details of the appointed Project Arboriculturalist, who shall oversee the implementation of the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: To ensure appropriate arboricultural supervision and adherence to the approved tree protection measures in line with BS5837:2012.

Condition 2 – Adherence to Arboricultural Report

The development hereby approved shall be carried out in full accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Tree Check Arboriculture Ltd, dated 30/03/26, unless otherwise agreed in writing by the Local Planning Authority

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

Condition 3 – Root Protection Areas (RPAs)

Prior to the commencement of any development (including demolition, groundworks, or site clearance), the Root Protection Areas (RPAs) identified in the approved Tree Protection Plan shall be protected by the installation of tree protective fencing (in accordance with the recommendations of



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BS5837:2012) and exclusion zones. These shall be installed in the locations and to the specifications set out in the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Tree Check Arboriculture Ltd, dated 30/03/26 and shall remain in place for the duration of the construction works. The dimensions set out in these documents for the radius of the Root Protection Areas shall be adhered to, with all measurements confirmed on site and not scaled from plans.

No excavation, level changes, storage of materials, or vehicular access shall take place within the RPAs other than as outlined in the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Tree Check Arboriculture Ltd, dated 30/03/26 and under the supervision of the appointed Project Arboriculturalist unless otherwise agreed in writing by the Local Planning Authority following consultation with the Council's Arboricultural Officer.

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