

OFFICER REPORT

Application Number: P2026/0235

Site Address: Caewern House Dwr Y Felin Road Caewern Neath Port Talbot SA10 7RH

Proposal: Details submitted pursuant to condition 13 (Tree protection scheme) of planning permission P2024/0301 granted on 11.09.2025 (for demolition of Caewern House and construction of 36 no. affordable residential flats)

Applicant: Jones Brothers (Henllan) Limited

Agent: Mr Tommy Farnill

Ward: Bryncoch South

Application Type: Discharge of Conditions

Valid Date: 13th April 2026

Statutory Expiry Date: 7th June 2026

Ext. of Time / PPA date:

Publicity Expiry Date:

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2024/0301
Development:	Demolition of Caewern House and construction of 36 no. affordable residential flats in five 3-storey blocks together with access, parking, footpaths, drainage, open space, landscaping and associated works including electric vehicle charging points, bin/cycle storage, pv solar arrays

	and air source heat pumps
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DETAILS OF CONDITIONS TO BE AGREED

This application as submitted relates to the approval of details in respect of the following condition of the above planning permission: -

Condition 13: *'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.'

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Application Form

Site Location Plan

Arboricultural Method Statement & Tree Protection Plan dated 13th April 2026 (prepared by Treescene Arboricultural Consultants)

CONSULTATIONS / REPRESENTATIONS

Tree Officer: No objection

Biodiversity: No comments.

ASSESSMENT

The submitted details have been assessed by the Council's Tree Officer who states:

'The current submission has referenced information from previously submitted and approved documents to answer the condition therefore the following documents have been reviewed in relation to this application:

- *Tree Survey At Caewern House, Neath (Treescene Ltd, dated 26/3/24)*
- *Caewern House, Neath Arboricultural Impact Assessment (Treescene Ltd, dated 05/24)*
- *Arboricultural Impact Assessment for Caewern House, Neath (Treescene Ltd, dated 26/5/24)*
- *Arboricultural Method Statement and Tree Protection Plan for Caewern House, Neath (Treescene Ltd, dated 13/4/26)*
- *Caewern House, Neath Tree Protection Plan (Treescene Ltd, dated 04/26)*

This referenced approach is considered acceptable as the documents are clearly identified and consistent with each other, previously submitted and available and representative of the development layout and tree retention strategy.'

The submitted details include a scaled plan showing the position of retained trees on the site, their Root Protection Area and the position of tree protective fencing in line with BS5837:2012 specifications to be installed. The assessment identifies a single minor incursion in to the RPA of T17 (less than 2%) with no other incursions or alterations to ground levels affecting retained trees indicated. The proposed protection measures are considered to be appropriate and proportionate to the level of impact.

The Council's Tree Officer concludes that:

'The submitted details when read in conjunction with previously submitted and approved documentation are considered to form a coherent scheme for the protection of retained trees in accordance with Condition 13 and BS5837:2012.

There are some minor limitations, including the lack of quantification for pruning works, but these do not materially affect the adequacy of the proposed arboricultural protection strategy.'

CONCLUSION

The submitted details are considered sufficient and acceptable to meet the requirements to discharge condition 13 therefore this application is recommended for approval.

CHECKLIST

Has the Original Decision Notice been revised to include details of the approved details ("the Living Decision Notice") and a copy provided with the report	✓
Once approved, has the revised 'Living Decision Notice' been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	21st May 2026