



Amendment of Conditions

Officer: David Rees

Date: [21/5/2026]

Application Number: [P2026/0232]

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

Case Officer: Andrea Davies

Tree officer comments

The proposed amendment of the wording of conditions 04, 05, 06, 09, 10, & 15 to allow demolition, site clearance and ground investigation to take place prior to the submission of technical details - No comments in respect of the conditions listed however the submitted Arboricultural Method Statement states that tree protection methods will be installed “immediately after the conclusion of the tree works and before the commencement of any construction activity on site”.

This establishes that tree works must be completed prior to the installation of protective fencing, and that protection measures are only secured before the construction phase.

The proposed amendment seeks to allow demolition, site clearance and ground investigation works before the discharge of conditions. As these activities would fall outside of the defined construction phase, they may occur before both tree works and installation of tree protection measures and risk damage to retained trees and incursion into unprotected RPAs.

The proposed removal of conditions 07 & 30 – No comment

Tree officer recommendations

It is recommended that any necessary tree works are completed and tree protection measures implemented in accordance with the approved arboricultural documentation (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)) prior to any demolition, site clearance or ground investigation works commencing on site

This is necessary to ensure retained trees are adequately protected during all stages of site activity