



Tree Officer Report

Officer: David Rees

Date: [19/5/2026]

Application Number: [P2026/0224]

Location: Land To Rear Of 9 Maes Llwynonn Cadoxton Neath Port Talbot SA10 8AQ

Case Officer: Kate Parry

Tree officer comments

The application is supported by an Arboricultural Impact Assessment (AIA) in accordance with BS5837:2012 standards (ARW Tree Consultancy Ref: ARW1188). The report identifies four trees on site, comprising one Category A Turkey oak (T1), one Category U Hawthorn (T2), and two Category C trees (T3 Bay, T4 Holly). The tree categorisation is broadly consistent with BS5837 methodology.

The proposal seeks the removal of all Category C and U trees to facilitate development. This is considered acceptable in principle, and replacement planting (6 apple trees) is proposed. Whilst this provides some mitigation, it should be noted that this does not directly replicate the visual or amenity contribution of the existing established tree cover but provides an alternative.

The primary arboricultural constraint is the retained Category A Turkey oak (T1), which is subject to Tree Preservation Order protection. The AIA indicates that the canopy extent lies approximately 5m from the proposed building footprint with no direct overhang. However, this relationship is not considered sufficient in itself to demonstrate compatibility with the proposed development.

The tree is located to the south/south-east of the proposed dwelling. As such, it is likely to give rise to shading during morning and early afternoon periods. This relationship introduces a foreseeable risk of future pressure for pruning or other works to improve light levels and amenity. This issue as stated in the submitted Planning Statement (Atrium Planning Consultants) has previously formed part of a reason for refusal on the site, where it was considered that proximity to the protected tree would result in ongoing pressure for arboricultural works detrimental to its long-term health and longevity.

Proposed mitigation within the AIA is limited to reference to gutter guards and ease of maintenance associated with the single storey design. These measures are not considered sufficient to address the long-term relationship between the tree and the proposed dwelling or to reduce the likelihood of future pressure for works under TPO legislation.

The AIA adopts a standard circular Root Protection Area (RPA). However, given the site context (including adjacent built form, road infrastructure and areas of hardstanding), it is likely that rooting patterns are asymmetrical. The RPA should therefore be treated as a design tool rather than a definitive representation of root extent. Roots may extend irregularly beyond the calculated RPA into areas which may appear unconstrained.

No Tree Protection Plan (TPP) or Arboricultural Method Statement (AMS) has been submitted with the application. The AIA acknowledges the risk of soil compaction and direct damage during



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construction and notes that protective fencing and ground protection would be required, however no detailed methodology or protection measures are provided.

In the absence of this information, the Local Authority cannot be satisfied that the proposed development can be implemented without harm to the retained TPO tree. This is particularly important given that under TPO legislation, protection extends to the entire tree including its root system, and damage to roots may constitute wilful damage regardless of whether works occur within or outside the calculated RPA.

Given the scale of the tree, the constrained nature of the site, and the likely variability in root distribution, excavation works present a high risk of encountering significant roots outside the notional RPA. Without appropriate controls and supervision, this presents a material risk of damage to the protected tree.

It is therefore considered that arboricultural supervision will be necessary during construction, particularly during excavation works, to ensure that roots are identified, assessed, and appropriately managed on site.

Tree officer recommendations

In light of the submitted BS5837:2012 report, the proposal is **not currently supported on arboricultural grounds** due to insufficient information to demonstrate that the development can be implemented without harm to the retained TPO tree.

Should the Local Planning Authority be minded to approve the application, it is recommended that robust arboricultural conditions be imposed to ensure protection of the retained tree in accordance with BS5837:2012 and TPO legislation.

Given the sensitivity of the site and the presence of a high-value protected tree, it is considered essential that:

- A detailed Arboricultural Method Statement and Tree Protection Plan are secured prior to commencement
- Clear trigger points for root protection are defined



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- Arboricultural supervision is employed during excavation and other high-risk operations

Conditions

Condition 1 – Submission of Arboricultural Details (pre-commencement)

No development shall commence until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), prepared in accordance with BS5837:2012, have been submitted to and approved in writing by the Local Planning Authority.

The AMS shall include:

Root Protection Areas and Construction Exclusion Zones

Details of protective fencing and ground protection

Methodologies for works within or adjacent to RPAs

A programme of arboricultural supervision

Reason: To ensure the protection of retained trees during construction in accordance with BS5837:2012.

Condition 2 – Arboricultural Supervision



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No excavation works within or adjacent to the Root Protection Area of the retained tree shall take place without the supervision of a suitably qualified and competent Project Arboriculturalist.

The appointed arboriculturist shall monitor works, advise on root protection, and implement modifications to working methods where necessary. A record of site visits and instructions shall be maintained and made available to the Local Planning Authority upon request.

Reason: To ensure appropriate arboricultural oversight during high-risk construction activities and to prevent damage to the protected tree.

Condition 3 – Root Protection Areas (RPAs)

Prior to the commencement of any development (including groundworks and site clearance), tree protective fencing shall be installed in accordance with BS5837:2012 and retained for the duration of the construction period.

No excavation, level changes, storage of materials, or vehicular access shall take place within the RPAs except where specifically agreed in writing by the Local Planning Authority and carried out under arboricultural supervision.

The RPA shall be treated as a minimum constraint area, and protection measures shall also apply to any areas where roots are encountered outside of the calculated RPA.

Reason: To prevent damage to the root systems of retained trees.

Condition 4 – Root Encounter Protocol

The approved AMS shall include a precautionary working method for unexpected root encounters.

Works shall cease within the affected area where roots of 25mm diameter or greater are encountered, or where smaller roots are identified as significant by the Project Arboriculturalist. No further works shall proceed in that area until appropriate mitigation measures have been agreed in writing with the Local Planning Authority.



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Reason: To prevent damage to significant roots and safeguard the health and stability of the protected tree.

Condition 5 – Compliance with Approved Details

The development shall be carried out in full accordance with the approved Arboricultural Method Statement and Tree Protection Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure continued protection of retained trees throughout the construction process.