

Tree Officer Report

Officer: [REDACTED]

Date: 22/10/2025

Application Number: P2025/0676

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 Arboricultural Impact Assessment (AIA) within the report titled <i>Arboricultural Report – Glangarnant Care Home</i> by Stephen Lucocq (ArbTS Ltd) provides a structured evaluation of how the proposed development will interact with existing trees on site. Tree Loss • Impact Level: LOW • Two small, low-quality fruit trees (Category C) are proposed for removal to facilitate development. • These trees are not considered significant constraints and their removal will not adversely affect the site's arboricultural value. Root Protection Areas (RPAs) • Impact Level: LOW • Potential damage to RPAs can be fully mitigated through the installation of tree protective fencing. • The fencing must be designed and supervised by a qualified arboriculturist and installed prior to any construction activity. • This will ensure no long-term adverse impact on the health of retained trees. Future Tree Pressures • Impact Level: LOW

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- The development design has taken into account the size and value of retained trees.
- This proactive approach reduces the likelihood of future pressure to prune or remove trees due to shading, proximity, or nuisance.

Overall Conclusion

- The site presents manageable arboricultural constraints.
- Provided the Tree Protection Plan and Method Statement are followed in full, the development can proceed without significant long-term impact on retained trees or the surrounding landscape amenity

Tree officer recommendations

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Based on the document titled “Arboricultural Report – Glangarnant Care Home” prepared by Stephen Lucocq (ArbTS Ltd), the trees present on and adjacent to the site do not represent a barrier to development, provided that the recommendations and protection measures outlined in the report are followed in full.

The tree survey identified six records in total, comprising five individual trees and one woodland area. Of these, five trees were classified as Category C (low quality, optional for retention) and one woodland area as Category B (moderate quality, desirable for retention).

The Arboricultural Impact Assessment (AIA) concluded that only two small, low-quality fruit trees (Category C) are to be removed, which does not pose a constraint to development. The remaining trees, including the woodland area, can be retained without significant long-term impact, as long as the Root Protection Areas (RPAs) are respected and protective fencing is installed and maintained throughout the construction phase.

The report provides a detailed Arboricultural Method Statement and Tree Protection Plan, which must be treated as sacrosanct. These include pre-construction planning, fencing installation, contractor briefings, and post-construction remedial actions. If these measures are implemented precisely and supervised by a qualified arboriculturist, the development can proceed without compromising tree health or the site's amenity value. Therefore, it is recommended that the development be approved with a condition that all tree protection and management protocols outlined in the report are adhered to in full.

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

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)

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 and exclusion zones. These shall be installed in the locations and to the specifications set out in the report and shall remain in place for the duration of the construction works.

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

Within five working days of installation, photographic evidence and a brief written confirmation of the protective measures shall be submitted to the Local Planning Authority. Further evidence of continued compliance may be requested at key stages of the development, particularly prior to any changes in site layout or construction phase.

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