



Tree Officer Report

Officer: David Rees

Date: [17/6/2026]

Application Number: [P2026/0342]

Location: Unit D, North Bank Rd, Port Talbot, SA13 1RE

Case Officer: Chantalle Lamnea

Tree officer comments

The application relates to the discharge of planning conditions associated with the approved development. A review has been undertaken of the submitted details in respect of arboricultural matters only.

No arboricultural survey, Tree Constraints Plan, Arboricultural Impact Assessment or Arboricultural Method Statement has been submitted in support of the discharge of conditions application.

The site is bounded to the north by a dense belt of mixed, naturally regenerated trees and shrubs comprising species including *Pinus pinaster*, *Corylus avellana*, *Salix caprea*, *Crataegus monogyna*, *Acer campestre* and *Sorbus aucuparia*. These are predominantly early-successional to semi-mature specimens with maximum recorded stem diameters of approximately 130mm.

To the western boundary, vegetation is more variable, comprising invasive and colonising species (including knotweed and buddleia) together with *Alnus glutinosa* specimens, with stem diameters ranging up to approximately 200mm within the northern section and up to approximately 300mm toward the south-west corner.

Notwithstanding the generally modest individual tree sizes and mixed species composition, these features form continuous boundary vegetation belts with collective visual and ecological value. Based on observed stem diameters:

Northern boundary trees (≤ 130 mm DBH) are likely to generate root protection areas extending approximately 1.5m from the tree base.

Western boundary *Alnus* (200–300mm DBH) are likely to generate RPAs extending approximately 2.5–3.5m+, particularly at the south-west corner.

Given the proximity of existing and proposed hardstanding, parking and operational areas to these boundaries, it is likely that RPAs extend into working areas of the site, creating a potential constraint in relation to construction activities.

Condition 3 – Construction Method Statement (CMS)

The submitted Construction Method Statement does not provide sufficient detail regarding the siting and management of construction activities, including the storage of materials, plant, site parking and excavation works.



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Available site information indicates the presence of retained vegetation along the western and northern site boundaries. However, the CMS does not identify these features or demonstrate how construction activities have been planned to avoid conflict with them.

No information has been provided to show:

- how construction operations will be spatially arranged in relation to retained vegetation
- how potential constraints arising from existing site features have been considered in the layout of construction operations; or
- what measures will be implemented to prevent damage arising from site operations, including storage, access, parking or ground disturbance.

In the absence of this information, it has not been demonstrated that construction activities can be undertaken without risk of harm to the environment, including retained vegetation present on and adjacent to the site.

The submission therefore fails to demonstrate adequate control of construction operations and does not satisfy the requirements of the condition. Accordingly, it is not sufficient to allow discharge of Condition 3.

Condition 4 – Construction Environmental Management Plan (CEMP)

The submitted CEMP addresses a number of the general environmental and site management requirements of the condition. Provision is made for an Ecological Clerk of Works and general environmental controls.

However, the CEMP fails to include any details of tree or hedgerow protection as explicitly required by the condition. No arboricultural information has been submitted to demonstrate how retained vegetation will be protected during construction, such as:

- identification of trees and hedgerows to be retained
- establishment of root protection areas
- installation of protective fencing
- construction exclusion zones

The submission relies on general ecological oversight (including toolbox talks), which is not sufficient to meet the specific requirement for detailed tree and hedgerow protection.



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In the absence of arboricultural detail, it is not possible to confirm that retained vegetation will be adequately protected. The condition has therefore not been satisfied.

Condition 6

No arboricultural comments.

Condition 8 – Soft Landscaping

The submitted landscaping scheme includes appropriate species selection, plant specification, planting methodology and aftercare provisions along with reference to relevant British Standards.

The details are considered sufficient to ensure successful establishment of planting and therefore suitable for discharge.

Conditions 11, 12 and 13 – Cycle Parking, EV Charging and Refuse Storage

The submitted conditions relate to the provision and design of ancillary infrastructure.

A review of available information, including aerial imagery, indicates that the main development footprint is located within previously disturbed areas, with no clear evidence that these elements would directly overlap retained vegetation located along the site boundaries.

However, in the absence of arboricultural information, it is not possible to confirm that such features would avoid conflict with the root protection areas of retained trees, particularly along the western and northern boundaries where vegetation is present.

Notwithstanding this, the wording of these conditions does not require demonstration of impacts on trees or vegetation and therefore does not provide a basis for refusal on arboricultural grounds.

Condition 14

No arboricultural comments.



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Tree officer recommendations

Conditions 3 and 4 have not been satisfied in respect of arboricultural matters due to the absence of information demonstrating the protection of retained vegetation during construction.

Condition 8 is considered acceptable and can be discharged.

No objection is raised in respect of Conditions 11, 12 and 13 on arboricultural grounds, noting that these conditions do not explicitly require consideration of impacts on retained vegetation.

Advisory Note

The applicant is advised that any works associated with the development, including the installation of cycle parking, EV charging infrastructure, refuse storage, services or hardstanding, should avoid encroachment within the Root Protection Areas (RPAs) of retained trees.

Where works within RPAs are unavoidable, they should be undertaken using appropriate low-impact construction techniques, such as no-dig methods, and in accordance with BS5837:2012.

- **Condition 3:** Not sufficient for discharge
- **Condition 4:** Not sufficient for discharge
- **Condition 8:** Sufficient for discharge
- **Conditions 6, 14:** No arboricultural comment
- **Conditions 11–13:** No objection (advisory note recommended)