

93 Gwyn Street

Tree Condition Survey 12th December 2025

Membership No: TE03654



Contents

1	<u>Introduction</u>	3
1.1	<u>Site Location</u>	3
1.2	<u>Instructions</u>	3
1.3	<u>Statutory Limitations</u>	3
1.4	<u>Protected Wildlife</u>	3
1.5	<u>Survey Methodology and Limitations</u>	4
2	<u>The Trees</u>	4
3	<u>Treeworks Required</u>	5
4	<u>Recommendations</u>	5
	<u>Appendix</u>	7
I.	<u>Survey Data</u>	8-15
II.	<u>Map</u>	16-17
III.	<u>Qualifications</u>	18
IV.	<u>Bibliography</u>	19

Site Location: 93 Gwyn Street, Alltwen	Report Reference: 12.25/GWS/V3
Client: Christine Lloyd	Date of Report: 12 th December 2025 Date of Site Visit(s): 8 th December 2025
Report Prepared By: Liz Phillips	Survey Carried Out By: Liz Phillips

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out, or divulged to any third party not directly involved in this site without our written consent.

This report remains the sole property of RTAC until all payments have been made in full.

1. Introduction

1.1 Site Location

1.1.1 Site Address: 93 Gwyn Street, Alltwen, Pontardawe, SA8 3AN.

1.1.2 Ordnance Survey grid reference: SN721029 .

1.2 Instructions

1.2.1 RTAC has been instructed to carry out a repeat tree condition survey on the trees within the curtilage of 93 Gwyn Street; this includes the trees growing on the public footpath running parallel to the north boundary of the property.

1.3 Statutory Designations

1.3.1 Neath Port Talbot Council has confirmed that the group of beech trees at the front of the property; the trees on top of the retaining wall and the group between the house and the river are covered by Tree Preservation Order Land Adjacent to 1 Ynysymond Road, Alltwen, 1993. See Appendix II.

1.3.2 No works may be carried out to trees covered by a Tree Preservation Order or a Conservation Area Order without the consent of the Local Planning Authority, with the exception of the removal of dead, dying or dangerous trees, works to abate a nuisance and works in accordance with full planning consent.

1.4 Protected Wildlife

1.4.1 Before any treeworks are carried out, the trees should be inspected for any evidence of bats or nesting birds.

1.4.2 It is an offence under the Wildlife and Countryside Act 1981 to intentionally:

- kill, injure, or take any wild bird;
- take, damage, or destroy the nest of a wild bird included in Schedule ZA1;
- take, damage, or destroy the nest of any wild bird while that nest is in use or being built; or
- take or destroy an egg of any wild bird,

1.4.3 It is also an offence to:

- deliberately capture, injure, or kill a bat;
- damage or destroy any structure or place which any bat uses for shelter or protection;
- disturb any bat while it is occupying a structure or place which it uses for shelter or protection; or
- obstruct access to any structure or place which any bat uses for shelter or protection.
-

1.5 Survey Methodology and Limitations

1.5.1 The site visit was carried out on Monday 8th December 2025, the weather was mild and overcast and visibility was sufficient for the purposes of this survey.

1.5.2 All dimensions of trees recorded have been estimated.

1.5.3 Observations were made using Visual Tree Assessment (VTA) methodology (Mattheck 1994). The data was recorded using Pear Technology Pocket GIS on a Panasonic Toughpad FZ-G1. The tree survey was carried out by Liz Phillips TechArborA of RTAC. Liz has worked in the arboricultural industry for 20 years as a tree surgeon, surveyor, local authority tree officer, and consultant.

1.5.4 All observations were made from the ground. No climbing surveys were carried out.

1.5.5 No soil samples were taken.

1.5.6 No invasive decay detection techniques have been used.

1.5.7 This report is valid for one year from the date of inspection. Trees are living organisms and no responsibility can be accepted by the surveyor for the failure of a tree or part of a tree due to adverse weather conditions, *force majeure*, or other unpredictable occurrences. It is the responsibility of the tree owner to inspect and maintain his or her trees on a regular basis.

2. The Trees

2.1 Seventeen trees were recorded during this survey; the tables of species, age Class and condition are below (see Survey Data, Appendix I).

2.2 Tree Species

Common Name	Botanical Name	Number of Trees
Common beech	<i>Fagus sylvatica</i>	7
Silver birch	<i>Betula pendula</i>	2
Norway spruce	<i>Picea abies</i>	2
Lawson cypress	<i>Chamaecyparis lawsoniana</i>	1
Horse chestnut	<i>Aesculus hippocastanum</i>	1
Common oak	<i>Quercus robur</i>	1
Red oak	<i>Quercus rubra</i>	1
Tulip tree	<i>Liriodendron tulipifera</i>	1
Swedish whitebeam	<i>Sorbus aria</i>	1

2.3 Age Classes

Age Class	Number of Trees
Young	2
Semi-mature	7
Mature	7
Dead	1

2.4 Tree Condition

Tree Condition	Number of Trees
Poor	0
Fair	6
Good	10
Dead	1

3. Treeworks Required

3.1 T1, T3, T4, T5, T9, T15 and T17 will be crown reduced to provide adequate clearance to the roof of 93 Gwyn Street and outbuildings, minimise interference to BT and electrical wires in the crowns of some of these trees and improve light to the property at 93 Gwyn Street.

3.2 T11, Norway spruce is dead and will be removed.

4. Recommendations

4.1 Two small dead trees are on the north side of the footpath; one appears to be outside the site boundary. These should be removed if within the curtilage of 93 Gwyn Street.

4.2 T1, beech, has a weak fork at the stem break; the stems of this tree have grafted and there are natural braces formed by crossing branches in the crown. This tree should be monitored for any movement or splitting of the weak union at the stem break. Any treeworks should take care to retain the natural braces.



T1 – weak fork



Natural bracing



Natural bracing

4.3 T8, beech, the wall below this tree is bowing out; this should be monitored for increased movement.



October 2022



December 2025

There does not appear to have been any significant changes in the condition of the wall.



12th December 2025

93 Gwyn Street 2025

APPENDIX

I. Survey Data

Terms used in data tables

Tree Condition Survey

Tree Ref: corresponds to numbered metal tag attached to tree.

Species: common names are used for ease of reference.

Height: this is an estimated measurement to the nearest metre, unless otherwise stated.

Crown spread: this is an estimated measurement to the nearest metre, unless otherwise stated.

Maturity: NP – newly planted; Y – young, a tree in the first third of life expectancy; SM – semi-mature, a tree in the second half of life expectancy; M – mature, tree in final third of life expectancy; OM – over-mature, tree in decline; V – veteran, tree with major physiological decline, surviving beyond the typical age range for the species.

Condition – Poor, fair, good, dangerous, or dead. A tree in fair condition may have minor defects which may not necessarily require remedial action.

Action Recommendations – recommendations for work to rectify defects or hazards.

Priority – Urgent – tree is hazardous, and work should be carried out immediately. 3-6 months – safety issues that need to be dealt with swiftly. 1 year – works required for safety reasons or for the well being of the tree but not immediately urgent i.e. low target area. 3 years – minor works usually for aesthetic reasons i.e., reshaping crown.

Christine Lloyd



RTAC
The Mooring Stone
New Way
Pembroke
Pembrokeshire
SA71 4DY

Phone: 07823332279

info@rtactrees.co.uk

General Tree Assessment (Summary)

Tree Ref	Species	H (m)	Spr (m)	Maturity	Condition	Action Recommendations	Hours	Priority	Done	Inspected
T1	Common Beech	20	12	M	Fair	Raise low canopy :: To 6.0m Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Weak forks in crown and at stem break; natural bracing in stem and grafted stems; exposed roots; BT and electrical wires in crown; reduce crown by 4m and laterals by 2m; crownlift to 6m.										
T3	Common Beech	20	8	M	Good	Raise low canopy :: To 6.0m Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Reduce crown by 4m and laterals by 3m; crown lift to 6m.										
T4	Common Beech	20	8	M	Good	Raise low canopy :: To 6.0m Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Overhanging garage; reduce height by 4m and reduce laterals by 2m; crown lift to 6m.										
T5	Common Beech	16	10	SM	Good	Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Reduce crown by 4m and reduce laterals north side over neighbouring property by 3m to balance tree.										
T9	Common Beech	12	6	SM	Fair	Remove :: Faulted branch/limbs Thin crown(s) :: By 10 - 15%		1 year	No	08-Dec-25
Comment: On top of retaining wall; remove squirrel damaged branches and thin out regrowth.										
T11	Norway Spruce	13	5	SM	Poor	Fell :: Fell to ground level		1 year	No	08-Dec-25
Comment: Dead.										

Age Classification: NP Newly planted EM Early Mature
Y Young M Mature
SM Semi-mature OM Over Mature

Condition: Overall unless specified as - C Crown
S Stem
B Basal area

[illegible]

Report selection criteria.

Projects.

93 Gwyn Street 2025

--->

---> 1 year

Date Range.

Any Date

Work types.

----> Fell :: Fell to ground level
----> No action :: No action
----> Raise low canopy :: To 6.0m
----> Reduce crown(s) :: Leaving - See Comment
----> Reduce lateral limbs :: Unspecified
----> Remove :: Faulted branch/limbs
----> Thin crown(s) :: By 10 - 15%

Latest Survey.

All surveys for the selected trees.

---> Last survey for each selected tree.

Work Completed.

---> Work Completed

---> Work Not Completed

Number of trees in selected Project(s) 17

Number of trees in Report selection 8

Christine Lloyd



RTAC

The Mooring Stone
New Way
Pembroke
Pembrokeshire
SA71 4DY

Phone: 07823332279

info@rtactrees.co.uk

General Tree Assessment (Summary)

Tree Ref	Species	H (m)	Spr (m)	Maturity	Condition	Action Recommendations	Hours	Priority	Done	Inspected
T1	Common Beech	20	12	M	Fair	Raise low canopy :: To 6.0m Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Weak forks in crown and at stem break; natural bracing in stem and grafted stems; exposed roots; BT and electrical wires in crown; reduce crown by 4m and laterals by 2m; crownlift to 6m.										
T2	Red Oak	20	8	SM	Good	No action :: No action			No	08-Dec-25
Comment: Suppressed by T1 and T3.										
T3	Common Beech	20	8	M	Good	Raise low canopy :: To 6.0m Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Reduce crown by 4m and laterals by 3m; crown lift to 6m.										
T4	Common Beech	20	8	M	Good	Raise low canopy :: To 6.0m Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Overhanging garage; reduce height by 4m and reduce laterals by 2m; crown lift to 6m.										
T5	Common Beech	16	10	SM	Good	Reduce crown(s) :: Leaving - See Comment		1 year	No	08-Dec-25
Comment: Reduce crown by 4m and reduce laterals north side over neighbouring property by 3m to balance tree.										
T6	Swedish Whitebeam	14	7	M	Fair	No action :: No action			No	08-Dec-25
Comment: Tree is suppressed and 'leggy'.										

Age Classification:	NP Newly planted	EM Early Mature	Condition:	Overall unless specified as -	C Crown
	Y Young	M Mature			S Stem
	SM Semi-mature	OM Over Mature			B Basal area

Tree Ref	Species	H (m)	Spr (m)	Maturity	Condition	Action Recommendations	Hours	Priority	Done	Inspected
T7	Silver Birch	17	9	M	Good	No action :: No action			No	08-Dec-25
Comment: Small amount of ivy on stem.										
T8	Silver Birch	20	9	M	Good	No action :: No action			No	08-Dec-25
Comment: Stones falling out of wall below this tree.										
T9	Common Beech	12	6	SM	Fair	Remove :: Faulted branch/limbs Thin crown(s) :: By 10 - 15%		1 year 1 year	No No	08-Dec-25
Comment: On top of retaining wall; remove squirrel damaged branches and thin out regrowth.										
T10	Tulip Tree	8	6	SM	Good	No action :: No action			No	08-Dec-25
Comment: Weak fork at stem break; pollarded at 6m.										
T11	Norway Spruce	13	5	SM	Poor	Fell :: Fell to ground level		1 year	No	08-Dec-25
Comment: Dead.										
T12	Norway Spruce	6	2	Y	Good	No action :: No action			No	08-Dec-25
Comment: Suppressed.										
T13	Common Horse Chestnut	10	4	SM	Fair	No action :: No action			No	08-Dec-25
Comment: Slight lean to west; asymmetrical crown biased to west; suppressed by beech.										
T14	Common Beech	14	6	SM	Good	No action :: No action			No	08-Dec-25
Comment:										
T15	Common Beech	20	9	SM	Fair	Reduce crown(s) :: Leaving - See Comment Reduce lateral limbs :: Unspecified		1 year 1 year	No No	08-Dec-25
Comment: Reduce height by 4m and laterals by 1m north side and 4m south side to balance tree.										
Age Classification: NP Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: Overall unless specified as - C Crown S Stem B Basal area										

Tree Ref	Species	H (m)	Spr (m)	Maturity	Condition	Action Recommendations	Hours	Priority	Done	Inspected
T16	Lawson Cypress	7	3	Y	Fair	No action :: No action			No	08-Dec-25
Comment: Suppressed.										
T17	Common Oak	16	9	M	Good	Reduce lateral limbs :: Unspecified		1 year	No	08-Dec-25
Comment: Leaning to south; growing in river at base of retaining wall; base not accessible; reduce laterals by 3m south side to clear neighbour's garage and 1-2m north side to give 4m clearance to 93 Gwyn Street.										
</										

Report selection criteria.

Projects.

93 Gwyn Street 2025

--->

---> 1 year

Date Range.

Any Date

Work types.

----> Fell :: Fell to ground level
----> No action :: No action
----> Raise low canopy :: To 6.0m
----> Reduce crown(s) :: Leaving - See Comment
----> Reduce lateral limbs :: Unspecified
----> Remove :: Faulted branch/limbs
----> Thin crown(s) :: By 10 - 15%

Latest Survey.

All surveys for the selected trees.

---> Last survey for each selected tree.

Work Completed.

---> Work Completed

---> Work Not Completed

Number of trees in selected Project(s) 17

Number of trees in Report selection 17



12th December 2025

93 Gwyn Street 2025

II. Site Plan

LLIW VALLEY BOROUGH COUNCIL
(LAND ADJACENT TO 1 YNYSYMOND ROAD, ALLTWEN)
TREE PRESERVATION ORDER, 1993

SCALE 1:2500

Anthony W. Davies
Authorised Signatory

17

LLIW VALLEY BOROUGH COUNCIL
(LAND ADJACENT TO 1 YNYSYMOND ROAD, ALLTWEN)
TREE PRESERVATION ORDER, 1993

SCALE 1:2500

Anthony W. Davies
Authorised Signatory

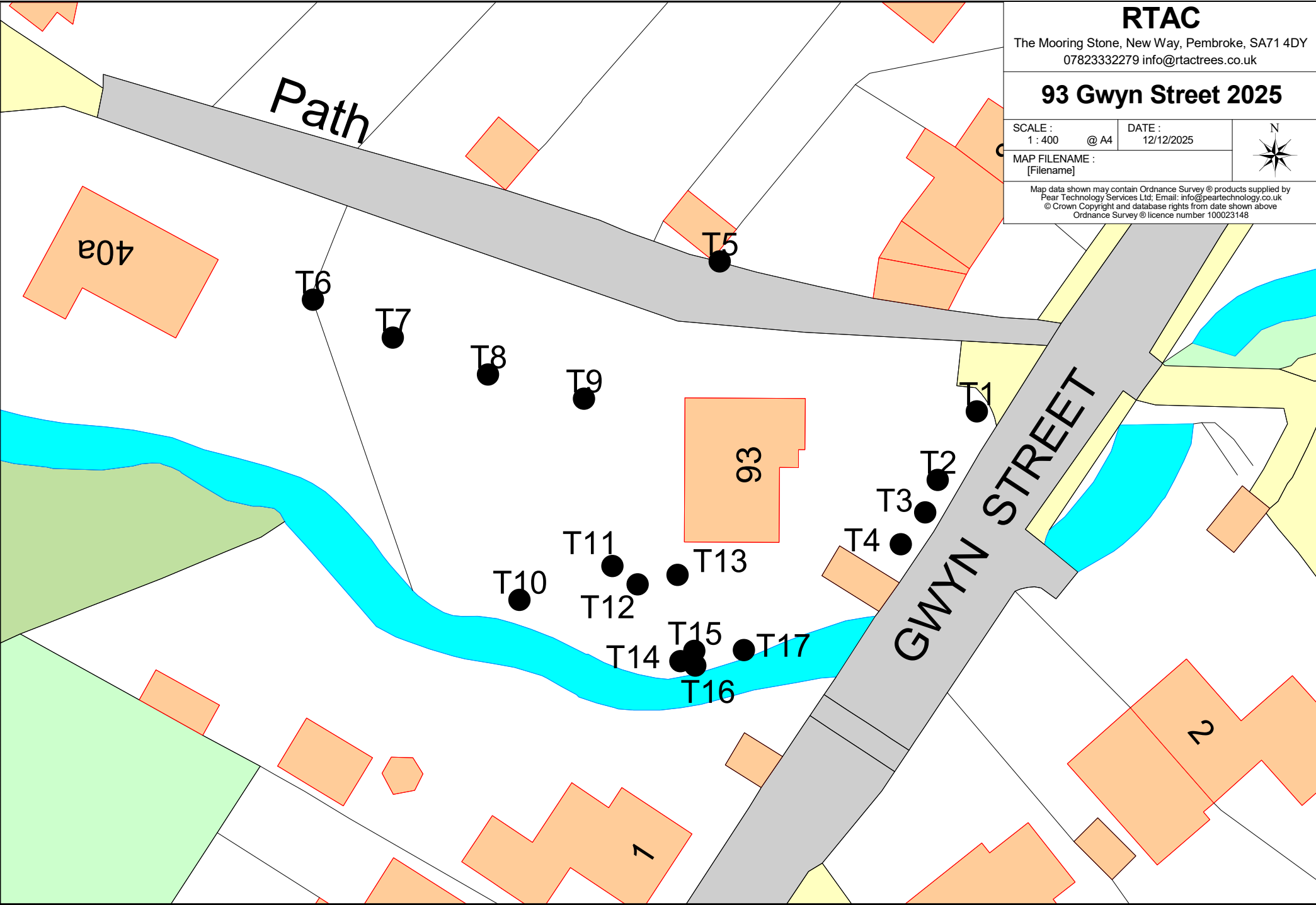
17

LLIW VALLEY BOROUGH COUNCIL
(LAND ADJACENT TO 1 YNYSYMOND ROAD, ALLTWEN)
TREE PRESERVATION ORDER, 1993

SCALE 1:2500

Anthony J. Davies
Authorised Signatory

17



RTAC

The Mooring Stone, New Way, Pembroke, SA71 4DY
07823332279 info@rtactrees.co.uk

93 Gwyn Street 2025

SCALE :
1 : 400 @ A4

DATE :
12/12/2025



MAP FILENAME :
[Filename]

Map data shown may contain Ordnance Survey © products supplied by
Pear Technology Services Ltd; Email: info@peartechnology.co.uk
© Crown Copyright and database rights from date shown above
Ordnance Survey © licence number 100023148

III. Qualifications

Qualifications:

AA Technicians Certificate 2009
BSc. Heritage Conservation 2ii
Professional Tree Inspection 2024
Electrical Arboriculture Units 1 and 2a
NVQ Level 2 Environmental Conservation
NPTC CS 30, 31, 39, climb trees and perform aerial rescue

CPD:

Bats and Arboriculture: A Practitioner's guide
BS 5837:2012. Tree Surveying and Categorisation
Subsidence 1 day workshop
Assessment of Tree Forks: Assessment of Junctions for Risk Management

IV. **Bibliography**

Manual of Wood Decays in Trees (2003) Weber & Mattheck; The Arboricultural Association.

The Law of Trees, Forests and Hedgerows (2002) Mynors; Sweet and Maxwell, London.

Diagnosis of Ill-health in Trees (1994) Strouts and Winter; TSO.

British Standard 3998:2010 Recommendations for Tree Work UK; British Standards Institution.

The body language of trees (1994) Mattheck & Breloer; TSO.

Principles of tree hazard assessment and management (1999) Lonsdale; Forestry Commission.

Complete field guide to the Trees of Britain & Europe (2004) Johnson & More; Collins.

Assessment of Tree Forks: Assessment of Junctions for Risk Management (2016) Slater in association with Myerscough College; The Arboricultural Association.

Modern Arboriculture (2003) Shigo; Sherwin Dodge Printers, Littleton, New Hampshire.

Protected Trees (2013) Natural Resources Wales; Welsh Government.