

OFFICER REPORT

Application Number: P2026/0338

Site Address: Tesco Supermarket Neath Abbey Road Neath Neath Port Talbot SA10 7FE

Proposal: Works to x1 Silver Birch tree (identified as T29) protected under Tree Preservation Order T307: Reduce limb on the North side, overhanging the car park by 2m

Applicant: Tesco Supermarket

Agent: Ground Control Ltd

Ward: Dyffryn

Application Type: Works to a tree with a TPO

Valid Date: 27th May 2026

Statutory Expiry Date: 21st July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 13th July 2026

RECOMMENDATION - Approved

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Site Address:	Tesco Supermarket Neath Abbey Road Neath Neath Port Talbot SA10 7FE
Proposal:	Works to x1 Silver Birch tree (identified as T29) protected under Tree Preservation Order T307: Reduce limb on the North side, overhanging the car park by 2m

Tree Officer Comments

The Authority's Arborist was consulted on 18/06/2026, to which the following comments were provided:

The application relates to T29, a Silver Birch (*Betula pendula*), located adjacent to the Tesco car park at Neath Abbey. A site inspection has been undertaken which confirmed the presence of an extended lateral branch forming part of a developing co-dominant crown structure. The branch exhibits a comparatively long lever arm and projects beyond the general crown profile.

The application form identifies "Massaria" as the reason for the proposed works. Massaria disease is associated with species within the genus *Platanus* and is not generally regarded as affecting Silver Birch. Notwithstanding this, the proposed works can be assessed on their arboricultural merits.

The application proposes the reduction of the identified branch by approximately 2m which is limited in extent and is considered unlikely to adversely affect the amenity value, health or long-term physiological condition of the tree. The works would serve to reduce end-weight and leverage acting upon the elongated lateral branch and assist in maintaining apical dominance within the principal stem structure. The proposal represents a minor and proportionate intervention which is consistent with the ongoing management of the tree.

Having regard to the limited extent of the proposed pruning and its potential contribution to the future management of the crown structure, no arboricultural objection is raised.

Recommendations:

Approve subject to condition.

Conditions:

Condition 1

The approved works shall be limited to the reduction of the identified lateral branch by a maximum of 2 metres. No additional pruning, crown reduction, crown lifting, branch removal or other tree works shall be undertaken without the prior written consent of the Local Planning Authority.

Reason: To ensure that the extent of works remains proportionate to those assessed by the Local Planning Authority and to safeguard the amenity value of the protected tree.

Condition 2

All pruning shall be undertaken in accordance with BS3998:2010 Tree Work – Recommendations using appropriate natural target pruning techniques and retaining a natural crown form. The final pruning points shall be selected on site to suitable secondary growth points in accordance with good arboricultural practice.

Reason: To ensure that the approved works are carried out to an appropriate arboricultural standard in the interests of the health, longevity and visual amenity of the protected tree.

Tree Officer Recommendations.

Agree with works proposed	Yes
Recommend Refusal of Works	No
Vary Works Proposed	No

If to vary works, suggested description of amended works.
N/A

Public Consultations

WARD MEMBERS- Notified on 18/06/2026

DYFFRYN CLYDACH COMMUNITY COUNCIL- Consulted on 18/06/2026.
No response received.

A site notice was displayed on 22/06/2026.

In response, no representations have been received.

Planning Officer Assessment

Assessment

With regard to visual amenity, the proposal would include reducing the limb on the north side of one Silver Birch tree overhanging the car park by 2m. The tree is located adjacent to Tesco Supermarket, Neath Abbey and is within a row of trees and which is partially covered under a TPO area comprising a variety of species, including Alder, Sycamore, Willow, Birch and Hawthorn. Given the limited extent of the proposed pruning works and the fact that the tree is situated within a wider wooded area, it is not considered that the works would have a significant adverse impact on the visual amenity of the locality. The tree would continue to make a positive contribution to the character and appearance of the area, and the proposed reduction would not materially alter the established woodland setting or the wider landscape character. The tree officer has subsequently inspected the site and has provided the aforementioned comments outlined within the 'Tree Officer Comments' section of this report. Based upon the Authority's Arborist recommendation, it is recommended that the works are to be allowed to proceed.

Conclusion

It is considered that the proposed works would not have an adverse effect on the visual amenity of the area, nor would they negatively impact or endanger the long term health of the remaining trees protected by the Tree Preservation order. Hence, the approved works are in accordance with Policies SP15 and EN7 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Time Limit Conditions

- 1 The works hereby permitted shall be carried out within 2 years of the date of this consent.

Reason:

To enable the Local Planning Authority to reconsider the appropriateness of the works in the light of possible changed circumstances.

Regulatory Conditions

- 2 The approved works shall be limited to the reduction of the identified lateral branch by a maximum of 2 metres. No additional pruning, crown reduction, crown lifting, branch removal or other tree works shall be undertaken without the prior written consent of the Local Planning Authority.

Reason: To ensure that the extent of works remains proportionate to those assessed by the Local Planning Authority and to safeguard the amenity value of the protected tree.

- 3 All pruning shall be undertaken in accordance with BS3998:2010 Tree Work - Recommendations using appropriate natural target pruning techniques and

retaining a natural crown form. The final pruning points shall be selected on site to suitable secondary growth points in accordance with good arboricultural practice.

Reason: To ensure that the approved works are carried out to an appropriate arboricultural standard in the interests of the health, longevity and visual amenity of the protected tree.

Case Officer	Lowri Jones
Telephone No.	01639 686740
Date of Recommendation	20th July 2026