



Tree Officer Report

Officer: David Rees

Date: [16/7/2026]

Application Number: [P2026/0317]

Location: YGG Tregelles, St John's Terrace, Neath Abbey. SA10 7ND

Case Officer: Rhodri Lewis

Tree officer comments

Comments

The application is supported by an Arboricultural Report incorporating a tree survey, tree constraints plan, arboricultural impact assessment, tree protection plan and arboricultural method statement prepared in accordance with BS5837:2012. The surveyed tree stock is generally of low to moderate quality, comprising four Category B trees/groups and seven Category C trees. The proposals necessitate the removal of a single small Category C cypress tree, with the remaining surveyed trees proposed for retention. The principle of the identified tree removal is accepted and no arboricultural objection is raised to its loss.

The submitted arboricultural information demonstrates that the majority of retained trees can be accommodated within the development layout and provides an appropriate framework for tree protection during construction. It is, however, not readily apparent from the submitted engineering drawings how the proposed cut/fill operations, retaining wall and associated infrastructure have been coordinated with the arboricultural constraints identified within the BS5837 documentation. Particular care will therefore be required during implementation to ensure compliance with the approved arboricultural protection measures. In particular, the cut/fill drawings indicate excavations of up to approximately 0.5m within the vicinity of retained trees toward the north-eastern part of the site, whilst a retaining wall is proposed close to the RPAs of retained trees along the northern boundary.

The Tree Constraints Plan depicts the calculated circular Root Protection Areas whilst the Tree Protection Plan identifies corresponding construction exclusion zones and protective fencing. In several locations the extent of the construction exclusion zones does not appear to directly correspond with the illustrated circular RPAs. Whilst BS5837:2012 allows RPAs to be modified in shape where supported by arboricultural justification and without reduction in area, the basis for the differing protection extents shown on the submitted plans is not explained within the accompanying arboricultural documentation. It is therefore important that all works are undertaken strictly in accordance with the approved arboricultural documentation and that the retained rooting environment is protected throughout construction.

The submitted landscape strategy is considered acceptable in principle and provides a comprehensive scheme of tree, shrub, meadow, SuDS and green roof planting which should assist in integrating the development into its surroundings whilst delivering biodiversity and visual amenity benefits. The specification demonstrates consideration of retained trees and includes measures to avoid excavation, cultivation and soil level changes within retained root protection areas. Tree planting is specified in accordance with BS8545 principles and includes irrigation, aeration, staking, mulching and establishment maintenance measures.

The level of replacement planting proposed is considered sufficient to compensate for the loss of the single cypress tree identified for removal and exceeds the equivalent of a 3:1 replacement ratio.



Tree Officer Report

Officer: David Rees

Date: [16/7/2026]

Application Number: [P2026/0317]

Location: YGG Treges, St John's Terrace, Neath Abbey. SA10 7ND

Case Officer: Rhodri Lewis

It is also noted that several small fruit trees/saplings within the site fall below the BS5837 survey threshold and have therefore been correctly omitted from the tree survey schedule. These specimens nevertheless appear on the Tree Protection Plan and may be intended for retention. Should retention be sought, suitable temporary demarcation should be provided during construction to minimise the risk of accidental damage. Simple measures such as lightweight mesh fencing, post-and-mesh barriers or similar clearly identifiable protection would be proportionate to their size and value.

Subject to implementation of the submitted arboricultural and landscape measures, no arboricultural objection is raised.

Tree officer recommendations

No arboricultural objections raised subject to condition.

Conditions

Condition 1

The development shall be carried out in full accordance with the Arboricultural Report, Arboricultural Method Statement, Tree Protection Plan, Landscape Strategy, Planting Plans, Landscape Specification and all associated approved arboricultural and landscape drawings and recommendations. All tree protection fencing and exclusion zones shall be erected prior to the commencement of development and retained for the duration of construction works. No excavation, level changes, storage of materials, vehicle movements or other construction activities shall take place within protected areas except where expressly provided for within the approved documentation. Any works undertaken within or adjacent to retained Root Protection Areas shall be carried out strictly in accordance with the approved arboricultural documentation and the recommendations of the project arboriculturist.

Reason: To safeguard retained trees and their rooting environment during demolition, construction and landscaping operations, in the interests of visual amenity, biodiversity, green infrastructure and the long-term retention of trees in accordance with Planning Policy Wales, Technical Advice Note 12, BS5837:2012 Trees in Relation to Design, Demolition and Construction, and the approved arboricultural and landscape documentation.