



Tree Officer Report

Officer: David Rees

Date: [24/6/2026]

Application Number: [P2026/0369]

Location: The Red Dragon Moorland Road Sandfields Neath Port Talbot SA12 6JZ

Case Officer: Chantalle Lamnea

Tree officer comments

The application relates to the discharge of Conditions 18 and 19 associated with the approved development, requiring the submission and approval of a soft landscaping scheme and a scheme for the provision of gigabit capable broadband infrastructure. A review has been undertaken of the submitted details in respect of arboricultural and landscape matters only.

Condition 18 – Soft Landscaping

The submitted soft landscaping scheme prepared by DP Landscape Architecture has been reviewed. The details include a comprehensive soft landscape plan supported by a detailed planting schedule and specification. The submission provides clear information relating to planting species, sizes, densities, layout and seeding mixes, together with full planting specifications including soil preparation, pit construction, staking, irrigation measures, and aftercare operations.

The scheme demonstrates an appropriate mix of tree, shrub and hedgerow planting, including native species which contribute positively to biodiversity value and ecological connectivity. The inclusion of wildflower meadow areas and rain garden planting associated with the SuDS features further enhances the ecological function of the site. Existing trees to be retained are identified and appropriate reference is made to protection measures in accordance with BS5837:2012.

The planting specification and maintenance regime are detailed and align with current British Standards and best practice, including provisions for watering, weed control, mulch application and replacement of failed stock. The submission also makes provision for replacement planting in accordance with the requirements of the planning condition, ensuring the long-term establishment and resilience of the landscaping scheme.

While specific planting seasons are not explicitly stated, planting operations would be expected to be undertaken in accordance with standard horticultural practice and within appropriate planting periods.

Overall, the submitted landscaping details are considered to provide an appropriate and policy-compliant scheme that will contribute positively to visual amenity, landscape integration and biodiversity in accordance with Policies BE1 and SP15 of the Neath Port Talbot Local Development Plan.

Condition 19 – Broadband Infrastructure

No arboricultural comment.



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Tree officer recommendations

Condition 18 requires the submission of a detailed soft landscaping scheme including planting species, sizes, densities, seeding and turfing.

The submitted landscaping scheme provides a comprehensive planting plan and specification, including appropriate species selection, planting densities, and maintenance provisions in accordance with current standards and best practice. The scheme is considered to accord with Policies BE1 and SP15 of the Neath Port Talbot Local Development Plan.

On this basis, the submission is considered sufficient for discharge of Condition 18.

Condition 19 relates to telecommunications infrastructure and is not an arboricultural matter.

No comment is offered in respect of Condition 19.