

Tree Condition Report.

**2 Ffawyddden, Cwmafan,
Port Talbot, SA12 9BJ**



**Prepared on the instructions of
Mr Patrick Curran**

**Based on inspections carried out on
25th June 2026**

**By Alan Webster, MArborA
Our Ref: ARW 1210**

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1 Introduction

- 1.1 **Instruction:** I am instructed by Mr Patrick Curran to carry out a tree inspection on two trees located at 2 Ffawyddden, Port Talbot. I am to provide a report on my observations and where necessary give recommendations to obtain acceptable levels of risk.
- 1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information. I have come to conclusions in the light of my qualifications and experience in arboriculture summarised in Appendix 1.
- 1.3 **Documents and information provided:** No documents provided.
- 1.4 **Scope of this report:** This report concerns the condition of the two trees that Mr Curran has concerns about. I have also included an inspection of a third tree after observing its condition during the site visit.
- 1.5 **Report limitations:** This report is valid at the time of the inspection; deliberate or accidental harm, severe weather conditions, pests and diseases can all effect change in the condition of trees. This is especially relevant to the time of year when the survey was conducted. Foliar symptoms may not be apparent during the dormant season and some fungi may only be present at certain times in the year. Therefore, any symptoms that become apparent after the survey should be reported to the author so their significance can be assessed.
- 1.5.1 The positions of the trees plotted on the accompanying plan are approximate.
- 1.5.2 All my observations were from ground level without detailed investigation and I estimated all dimensions unless otherwise indicated
- 1.6 **Copyright:** All rights in this report are reserved. Its content and format are for the exclusive use of Mr Curran for the purpose of obtaining acceptable levels of risk. No part of it may be reproduced or transmitted, in any form or by any means without our written consent. ©ARW Tree Consultancy 2026.

2 Site visit

- 2.1 **Site visit:** I carried out my unaccompanied site visit on the 25th June 2026. The weather at the time of my inspection was bright and dry allowing good visibility during the inspection.
- 2.2 **Site description:** Ffawyddden is a residential road located to the north of Cwmafan Road (B4286) in Cwmafan which is approximately one kilometre north of Port Talbot.
- 2.2.1 Number two sits in a large plot at the top of an incline above Cwmafan Road.
- 2.2.2 The site is dominated by large mature native trees located on the slope and around the garden.
- 2.3 **Identification and location of the trees:** The trees in question are shown on the plan included in appendix 3. This plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information on it is contained within this report and the provided documents.
- 2.4 **Method:** I made a detailed inspection using Visual Tree Assessment (VTA) methodology (Professor Claus Mattheck). I recorded information on each of the three trees identified by Mr Curran. I have recorded my observations in the attached tree schedule (appendix 2).
- 2.4.1 I did not attach tree tags to the trees.

3 Observations

- 3.1 **General:** The trees are mature and form part of a woodland.
- 3.2 **Potential targets:** The trees are close to the southern boundary that is adjacent to the neighbouring property. A car parking area and dwelling are close to T2 and T3.
- 3.3 **Management:** No significant observations.
- 3.4 **Appraisal:** My appraisal and conclusions are included in the schedule in appendix 2. My recommendations are repeated in the main body of the report for ease of reference.

4 Recommendations

- 4.1 **Risk mitigation:** To obtain acceptable levels of risk I recommend the following work/ management.

Tree	Recommendations	Priority
T1	1. Fell	High
T2	2. Fell	High
T3	3. Fell	High

- 4.2 Work priority is defined as: Urgent – as soon as practicably possible; High- within 3 months; Medium- within 12 months; Low- as part of routine management. All work carried out on the trees should be completed by trained personnel working to BS 3998:2010 *Recommendations for tree work*. Work must take into account the potential for Bat habitat and nesting birds and comply with the Wildlife and Countryside Act 1981.
- 4.2.1 The trees on site are protected by a tree preservation order; where not exempt permission must be obtained from the Local Planning Authority prior to carrying out the work.
- 4.2.2 In my opinion work to T2 (ash) is exempt work and its removal qualifies under the dead / dying / dangerous exemptions. The Local Planning Authority can be served with a five days' notice of the intent to remove this tree. Work to T1 and T3 will need an application to be submitted along with this report.
- 4.3 **Re-inspection periods:** Not applicable.

5 Bibliography

British Standards Institute (2010) British Standard Recommendations for Tree Work. (BS 3998)

Her Majesty's Stationary Office Wildlife and Countryside Act 1981

Her Majesty's Stationary Office Occupiers' Liability Act 1957 and 1984

Her Majesty's Stationary Office The Forestry Act 1967 (as amended)

Office of Public sector Information The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)

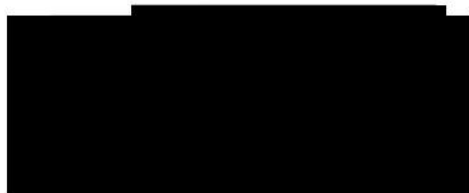
Arboricultural Association (2005) Tree Surveys: A guide to good practice

National Tree Safety Group (2011) Common sense risk management of trees.

F.W.M.R. Schwarze et al. (2000) Fungal Strategies of Wood Decay in Trees.

Slater. D. (2016) Assessment of Tree Forks. Assessment of Junctions for Risk Management. Arboricultural Association.

Written by:



Alan Webster, MArborA
for and on behalf of ARW Tree Consultancy

Date: 15/07/2026

Appendices

Qualifications and experience of Alan Webster

1. Academic qualifications:

Level 3 **Technicians Certificate in Arboriculture:** ABC

Level 6 **Professional Diploma in Arboriculture**, units:

- Tree risk management
- Tree and hedge management
- Selection, planting and design with hardy nursery stock for amenity and landscape purposes
- Arboricultural plant health
- Planning and development in arboriculture
- Management of special trees
- Woodland management
- Independent research project

2. Practical experience:

2003 – 2005

Freelance Chainsaw Operator. Mainly working as a Groundsman for TreeWorks (West Wales) Ltd. Duties including woodland felling and ground based arboricultural operations, in the private and commercial sector.

2005 - 2009.

Groundsman progressing to Lead Climber and Arboricultural Contracts Manager in 2007. Employed by TreeWorks (West Wales) Ltd. Continue to lead arboricultural team and control all chainsaw related operations within countryside teams. Made responsible for management and implementation of company Health and Safety systems.

2009- 2014.

Consultant Arboriculturist and Technical Director. Employed by TreeWorks (West Wales) Ltd, undertaking Tree Surveys and Health & Safety Management.

2014 – Present

Independent Arboricultural Consultant. Trading as ARW Tree Consultancy. Providing advice on risk assessment, development site issues and boundary disputes.

2015 – 2016

Tree Officer for Basingstoke and Deane Borough Council. Responsible for risk assessing Council trees, advising Development Control on trees in relation to planning, maintenance of TPO's and applications, managing project work where trees were identified as a problem.

2016 – Present

Tree Officer (Planning) City and County of Swansea Council. Advising Development Control on trees in planning context, representing the Council in planning appeals and hearings, TPO review, creation and determination.

3. **Professional qualifications and continuing professional development:**
 - 2007 **Certified Arborist**- International Society of Arboriculture (ISA).
 - 2008 **Arboriculture and Bats**- LANTRA.
 - 2008 **Managing Safely**- Institution of Occupational Safety and Health (IOSH).
 - 2009 **Thorough Examination of Arboricultural Equipment** (LOLER '98 regs.)- NPTC.
 - 2010 **Level 2 Computer Aided Design**. – City and Guilds.
 - 2010 Recertification, **Certified Arborist**- (ISA).
 - 2010 **VTA Update Seminar** - Prof. Claus Mattheck/Symbiosis Consulting
 - 2010 **Quantified Tree Risk Assessment** – Mike Ellison
 - 2011 **Professional Tree Inspection** – Arboricultural Association/Lantra
 - 2011 **AA Getting to Grips with Subsidence** – Dr. P.G. Biddle and Dr. M. Dobson
 - 2012 **AA Arboricultural Consultancy** – Jim Quaife and Jeremy Barrell
 - 2012 **46th AA Amenity Conference** – Reading University
 - 2013 **AA Pests and Diseases Road Show** – Guy Watson and Ben Abbatt
 - 2013 **C.A.S. Experts Question Time- Tree Safety** – Jeremy Barrell and Dr. David Lonsdale.
 - 2013 Recertification, **Certified Arborist**- (ISA).
 - 2015 **PACE training** - PHF Training, Kevin Hall
 - 2015 **4th Big Barn Conference** – Barchams
 - 2015 **AA Valuing and Managing Veteran Trees** – Simon Cox
 - 2015 **Green Blue Urban Seminar**
 - 2015 **HTOF Subsidence Seminar** – Dr. P.G. Biddle
 - 2015 **Tree Preservation Orders, Effective Application** - CAS
 - 2016 **Trees in development** – AA –Barrell Tree Consultancy
 - 2016 **Role of the Tree Officer** – AA – Richard Nicholson
 - 2016 **Habitat Regulations in the Planning Process**
 - 2016 **Environment (Wales) Act 2016** – Natural Resources Wales
 - 2017 **Assessment of Tree Forks** – AA – Dr. Duncan Slater
 - 2018 **Aspiring Registered Consultants Day** – AA
 - 2018 **MTOA Tree Officer Conference** - Telford
 - 2018 **ICF Wales Conference** - Cardiff
 - 2019 **ICF Becoming Chartered Workshop** - Bristol
 - 2019 **Ash Die Back Toolkit launch** - Woodland Trust
 - 2019 **Tree Risk Seminar** – AA - Jeremy Barrell
 - 2019 **MTOA Tree Officer Conference** - Reading
4. **Relevant experience:**

Since 2003 I have been pursuing my natural interest in trees, broadening my knowledge and the required skill range. These acquired skills and knowledge have been applied to projects for private customers, larger agencies and local authorities. I have inspected thousands of trees using accepted VTA methodology and have experience with the most up to date invasive decay detection devices. In the planning arena, I have experience of providing evidence for appeals and at planning hearings. I have recently authored Supplementary Planning Guidance and drafted tree policies for a local authority. I am currently working toward Chartered Status with the Institute of Chartered Foresters.
5. **Professional affiliations:**

Arboricultural Association (AA)- Professional Member

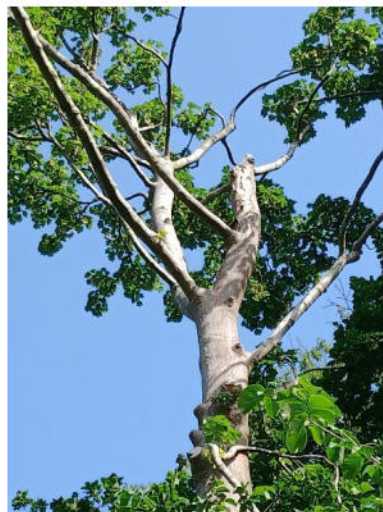
Tree observation schedule

Appendix 2

Tree No.	Species	Height (m)	Spread (m)	Age class	Physiological and Structural condition	Recommendations	Work priority	Re-inspect
T1	Sycamore	19	NESW 5,3,4,5	M	Tree located at side of path within 7m of boundary. Wound to lower stem, E, SE and N sides from ground level to approx. 2m. No adaptive growth on margins. White mycelium to 1m. Cambial necrosis extending down into buttress root on S side. Southern buttress completely rotted. Clear stem to 11m. Original leader lost at approx. 15m. Wide U-shaped union at fork break. SE leader decayed from 1m above union. NW leader holds most of leaves present. Few leaves on SE leader. Leaves small throughout.	1. Fell	High	NA

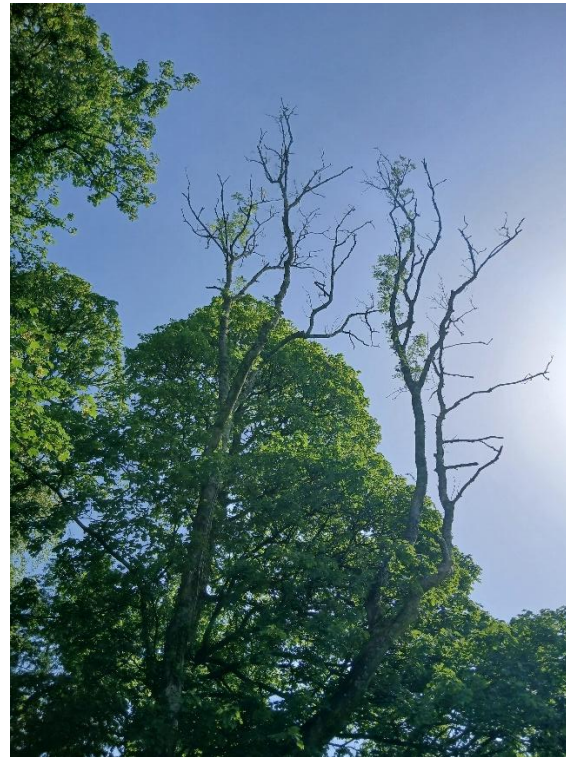
Appraisal: The white mycelium and necrosis of the cambium indicate infection by an *Armillaria* spp. This is an actively pathogenic fungus which kill the cambium and will in short time kill the tree. The rough edges to the wound show the tree is not adapting to the fungal invasion. The die back in the crown and small leaf size are symptoms of the cambial necrosis and the reducing photosynthetic function of the tree will further accelerate the decay.

The fungus also rots the wood, in this case at the base of the tree making whole stem failure the most likely hazard as time passes. Removal of the tree is the correct course of action to mitigate the increasing risk.



T2	Ash	19	NESW 1,2,6,5	M	Tight fork at 3m from ground level, no adaptive growth. Ivy covering main stem. Few epicormic shoots present, stag headed, moribund. Few leaves present.	2. Fell	High	NA
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Appraisal: The lack of leaves and dead wood present indicate that this tree is in an advanced state of ash die back. It is category 4 (loss of 75 to 100 percent of leaf coverage). The wood will have degraded and become brittle making branch and stem failure likely. Felling the tree will mitigate the risk posed. This work is considered exempt under the dead / dying / dangerous exemption of the Tree Regulations.



T3	Sycamore	19	NESW 3,7,8,6	M	Tree located 9m from gabion wall adjacent to parking area. Leans (weighted) south. Healthy verdant canopy, leaves normal. Open basal cavity between buttress roots on southern side 250x60mm opening, no adaptation. Cavity extends in excess of 800mm across diameter and at least 300mm up stem. Basal diameter approximately 900mm. Bark plates 50x50mm lifting on lower stem. Codominant union at approx. 14m – appears to be U-shaped (obscured by lower branches) Squirrel damage 300x150mm to southern leader at approx. 15m.	3. Fell	High	NA
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Appraisal: This tree has a healthy canopy and leans towards the adjacent high target areas. The cavity found extend to approximately ninety percent of the cross-sectional diameter at the base. This amount of affected wood along with the lean and proximity of high targets make retention of this tree high risk. Felling will mitigate the risk posed.



Explanatory notes:

- **Tree No:** Refers to the number on attached plastic tags.
- **Species:** The species identification based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. The botanical name is followed by the abbreviation spp if only the genus is known.
- **Height:** Height in metres - estimated
- **Spread:** Average estimated spread of canopy expressed as a radius in metres
- **Age class:** Age is an estimated range based on visual indicators and should only be taken as a provisional guide. Y= young- in first third of life expectancy, MA= middle aged- second third, M= mature- final third, OM= over mature- reached life expectancy, V= veteran- living beyond normal expected life range.
- **Condition:** Brief description of any identified hazards
- **Recommendations:** Description of work required or follow up inspections to abate a hazard.
- **Work priority:** **Urgent-** Work to be completed as soon as possible as failure is imminent, and the potential for harm is high due to the frequency of target or size of tree part. **High-** Work to be completed within three months, as potential failure is not imminent, but the potential for harm is high due to the frequency of target or size of tree part. **Medium-** Work to be completed within twelve months, as potential for harm is lower due to lower frequency of occupation under defect, or smaller size of tree part. Silviculture management for good silvicultural or arboricultural practice. **Man** – Work for management reasons, can be completed when funds are available or regular work is scheduled.
- **Re-inspect:** Recommended interval until identified defect is re-inspected by a suitably qualified and experienced Arboriculturist.

