



Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) and/or Notification of Proposed Works to Trees in Conservation Areas (CA)

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number

4

Suffix

Property Name

Address Line 1

Park Terrace

Address Line 2

Town/City

Merthyr Tydfil

Postcode

CF47 8RF

Description of site location (must be completed if postcode is not known)

Easting (x)

304916

Northing (y)

206575

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is

(for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

The tree is located outside Meas-y-Coed Guest House on the public footpath.

Applicant Details

Name/Company

Title

Mr

First name

Haroon

Surname

Rahman

Company Name

Maes-y-coed guest house

Address

Address line 1

Maes Y Coed, Park Terrace

Address line 2

Address line 3

Merthyr Tydfil

Town/City

Merthyr Tydfil

Country

United Kingdom

Postcode

CF47 8UY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Identification of Tree(s) and Description of Works

Before answering these questions you might find it helpful to consult a tree surgeon to clarify what needs to be done.

Please provide a full and clear description of:

- The proposed works
- The trees affected including species and location

Removal of a tree (tilia x europaea), also known as a common linden tree from the public footpath outside Maes-y-coed guest house

Trees protected by Tree Preservation Order should be numbered according to the First Schedule of the Tree Preservation Order. For example - T3 oak; two beech and one birch in G2.

You must identify the trees on a sketch plan showing the location in relation to building(s), named roads and boundaries.

Please state the reference you have given the plan (as described above)

not applicable as the tree is not subject to a TPO

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
 - mark and name surrounding roads
 - sketch in buildings, including adjoining properties
 - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work
- identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
 - marking all trees on the plan, but only numbering those to which you want to carry out work
 - showing the approximate distance between the application tree(s) and buildings
 - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Trees - Reason(s) for work(s)

Please state the reasons for carrying out the proposed works on the tree(s)

The proposed removal of the tree is necessary due to ongoing and increasing structural, safety, and operational risks posed by the tree to Maes-y-Coed Guest House and the surrounding infrastructure. A formal inspection by Earl Kendrick Group (2025) identifies several critical issues:

1. Active and Progressive Root Damage

The tree's root system is already lifting and damaging the public footpath surface, demonstrating active ground movement.

The report states that:

"The existing footpath has slowly been affected by root damage lifting the surface/wear layer of the footpath... and the direction of root travel becoming visible."

This confirms that root encroachment is ongoing and worsening.

2. High Risk of Future Damage to Private Property

Roots are migrating directly toward the newly constructed drive-on roof and reinforced retaining wall, both essential structural features supporting guest access and new rooms beneath.

The report highlights an "incumbent risk that the root will move towards the transition point" where the footpath meets the new drive.

If not addressed, this could cause:

- cracking or failure of the reinforced retaining wall
- damage to the structural drive-on parking area
- costly repair work and operational disruption

3. Insurance Risk and Liability Concerns

The inspection confirms that insurers may increase building premiums or impose conditions due to the proximity and known risk from the tree.

The report states:

"Your insurer will ask about adjacent risks... The insurer may increase the buildings premium, and the tree will affect the premium as it is a known risk."

4. Tree Management (Pruning) Will Not Stop Ground Movement

The report explicitly confirms that pruning or crown management will not prevent root spread or subsurface pressure, stating:

"Tree management by controlled cutting will not alleviate any ground movement."

Therefore, pruning is not a viable solution.

5. Removal Is the Only Practical Mitigation

The inspection concludes that tree removal is the only way to eliminate the risk, noting:

"The tree's removal will negate the risk, otherwise any proven damage may result in a claim against the local authority."

The tree is now directly impacting and threatening:

- public footpath integrity
- new structural works at Maes-y-Coed
- parking access for guests
- the structural stability of the reinforced retaining wall
- insurance and long-term financial liability

Do your reasons for carrying out the proposed works include any of the following

Health or safety of the tree(s) - e.g. it is diseased, fears that it might break or fall

- ☐ Yes
☒ No

Alleged subsidence damage

- ☐ Yes
☒ No

Trees - Additional Information

Are you providing additional information in support of your application?

- ☒ Yes
☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, etc in support of your application

Indépendant Surveyors report dated 22 Oct 2025 by Earl Kendrick Property & Construction Consultancy, prepared by Mazhar Farid. For clarity (and the avoidance of doubt) the tree is NOT subject to a tree preservation order. This statement overrides any information, should it conflict with any of the other information or questions answered in this application.

Tree Ownership

Is the applicant the owner of the tree(s)?

- ☐ Yes
☒ No

If No, please provide the address of the owner (if known and if different from the tree location)

Name/Company

Title

First name

Surname

Company Name

Address

Number

Suffix

Property Name

Address line 1

Address line 2

Castle Street

Town/City

Merthyr Tydfil

Postcode

CF47 8AN

Contact Details

Primary number

Secondary number

Email address

Tree Preservation Order Details

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

- ☒ Yes
☐ No

Do you know the title of the Tree Preservation Order?

- ☐ Yes
☒ No

Are you wishing to carry out works to tree(s) in a conservation area?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Haroon Rahman

Date

05/04/2026