



Report of the Head of Planning and City Regeneration

Planning Committee - 8 June 2021

Provisional Tree Preservation Order TPO 678 Land at: Gower College, Llwyn Y Bryn, Walter Road, Swansea. (2021)

To consider the confirmation, as a full Order, of the provisional Tree Preservation Order 678, Land at: Gower College, Llwyn Y Bryn, Walter Road, Swansea. (2021)

Recommendation:

That the Tree Preservation Order Land at: Gower College, Llwyn Y Bryn, Walter Road, Swansea. (2021) be confirmed without modification.

For Decision

1. Introduction

- 1.1 The provisional Order was served on 20th January 2021.
- 1.2 The order was made to prevent the felling of two trees that are adjacent to the edge of the conservation area and that provide considerable local visual amenity.
- 1.3 The Order covers the one evergreen oak (T1) and one large lime tree (T2).
- 1.4 An application to remove tree T2 (2021/0572/TPO) has been refused during the provisional period.

2. Objections and representations

- 2.1 One objection has been received by email within the minimum required consultation period.
- 2.2 The objection relates to the lime tree T2 only, the reasons for which are reproduced below:
 - Root growth has caused considerable damage to the main surface water drain at the college and as a result houses on Westbury Street have

recently been flooded. Copied in are photographic evidence from a drain survey along with one of the neighbours' complaints (Appendix 1);

- Structural damage to the college building, again root growth has caused structural damage to the reception area of the building causing damp problems and flooding issues.

3. Appraisal

- 3.1 The photographs provided do show tree roots in the drain, however, there is no evidence that these are from the lime tree (a second evergreen oak close by has been removed recently).
- 3.2 The email from Metro Rod states that the roots will be removed from the pipe. It may be possible to insert a lining into the pipe to prevent a return of the roots. The objector has not provided evidence to show this course of action has been considered and subsequently discounted for technical issues.
- 3.3 No proof of damage to the building has been supplied by the Objector. In the tree works application a quotation from a decorating contractor was provided to illustrate that work was required to the building; however, the contractor is not a structural engineer and provided no evidence to show the tree is responsible.

Summary

- 3.4 Both the oak and lime trees covered by the Order provide considerable visual amenity to the area.
- 3.5 If evidence is provided to show threew removal of the lime is necessary it is likely to be approved. Considering the importance of the tree visually and without evidence to show that it is a problem without a reasonable alternative solution to removal, it should be retained.

4. Recommendation

- 4.1 That the Tree Preservation Order: 678, Land at: Gower College, Llwyn Y Bryn, Walter Road, Swansea. (2021) be confirmed without modification.

Contact Officer: Alan Webster
Extension No: 5724

Subject: Fao James Evans Director of Estates urgent re flooding

Dear James,

Our property in 22 Westbury st which is directly behind llwyn y Bryn has been subject to flooding last November and again in August where there were severe flood warning causing over £7,000 worth of damage.

We have contacted several members of the college but I'm hoping now you could help as of yet there has been no resolution. The water is directly escaping from the car park of llwyn y bryn over the back of westbury st down the paths and into the homes.

On inspection there is no drainage at the bottom of the car park plus it is overgrown with ivy etc.

I am asking as a matter of urgency now ,as the weather is once more upon us, that you could put a two layer wall of sandbags at the bottom of the car park to ensure there is no flooding in the next few days and through the winter. This is feel is an easy and cost efficient solution to a larger problem.

We would then be happy to meet and discuss further with if requests other residents that have been effected.

I would appreciate your response on this matter and quick resolution.

Yours faithfully

Lucy and Haydn Osborn

Hi Christian,

Photos of the roots in the line are attached for you. Will get a quote over by the end of the day to get these out.





Regards