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Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Arboricultural Impact Assessment

Rydal School
Old Colwyn
LI29 7AE

Ref: P.1322.20

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Arboricultural Impact Assessment

Rydal School, Old Colwyn, LL29 7AE

For

Macbryde Homes Ltd

16th August 2021

Field Work by	Robert Armitage
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Technical Review	Alistair McLeod
QA Review & Approval	Ciaran Power, Office Manager

Contents

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent Rydal School, Old Colwyn, LL29 7AE has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of seventy-two residential dwellings which will require the removal of a number of existing trees and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement;
- The use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas; and
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

1.0 Introduction

1.1 Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent Rydal School, Old Colwyn LL29 7AE and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations.*

1.2 The site was visited on 5th May 2020 by Robert Armitage, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

2.1 Our client's objective is to develop the site by the construction of seventy-two residential dwellings.

2.2 Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
- Identify which trees will need to be removed directly as a result of the proposed development of the site;
- Identify any indirect impact from the proposed development on trees proposed for retention;
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

3.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, Minerals Technical Advice Notes (MTANs) and policy clarification letters comprise national planning policy.

3.2 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

3.3 The site lies within the Conwy Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4 Checks made with the Local Planning Authority on 18th August 2021 indicate that there are several TPOs on site and the site lies within the Pwlyycrochan Conservation Area. In advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

4.1 We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2 Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.

4.3 Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 5th May 2020 during warm and sunny weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.

4.4 Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5 Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6 Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

5.1 Existing Tree Cover: Thirty-five individual and twenty-two groups of trees and two hedges were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1332.20.01 *Tree Survey*.

5.2 Direct Impact on Trees: The development of the site as proposed will directly require the removal of G1 (in part) H1 (in part), H2 (in part), T11, G14, T12, T13, T14, T17, G12 (in part), G15 (in part), G17 (in part), G18 (in part), G19 (in part), T29 and G21 (in part).

5.3 Landscape Compensation: Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be neutral.

5.4 Indirect Impact on Trees: In the absence of suitable controls, the development may well have an indirect impact on a number of trees on the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.

5.5 Hedgerows: In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance, the development will require the removal of a small section of H1 for which appropriate compensation by way of new planting can be provided at the landscape stage of the project in line with current planning policy and legislation.

5.6 Potential Mitigation for Development Impacts: Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.

5.0 Survey Results & Impact Assessment (Continued)

5.7 Potential for Shading & Nuisance: Mature trees in urban and suburban areas add significant value and environmental benefits to sites; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.

5.8 Boundary Screening: Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, or to carry out additional planting to screen views. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.

5.9 Long Term Spatial Constraints: The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees where they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent sites, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.

5.10 Existing Areas of Hard Standing: There are no existing areas of hard standing to be removed on site, therefore there will be no arboricultural implications in this regard.

5.11 Existing buildings/structures to be removed: There are a number of existing buildings associated with the current / previous use of the site that have the potential to cause significant damage to retained trees during their demolition and removal. Care will therefore be required during the demolition / remediation phase in order to safeguard those trees proposed for retention. Works should be controlled by way of an agreed methodology written into a suitable Method Statement, to include suitable physical protection and safeguarding measures for retained trees.

5.12 Proposed Areas of Hard Standing: Areas where proposed hard surfaces encroach within or are immediately adjacent root protection areas of retained trees are marked on the drawings appended to this report and the extent of precautionary measures required in order to safeguard retained trees are also indicated.

5.0 Survey Results & Impact Assessment (Continued)

5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas: The drawings appended to this report indicate areas where proposed built structures encroach within or are located immediately adjacent root protection areas of retained trees. The drawings also suggest appropriate measures for the safeguarding of retained trees, the final details for which should be agreed in advance and documented within a suitable Method Statement.

5.14 Proposed Drainage & Domestic Services: At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.

5.15 Working Space During the Construction Phase: Considering the layout of trees on site and in some cases their close proximity to areas proposed for intense development activity, it is possible that working space across the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

5.16 Access Facilitation Pruning: There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.17 Protection of Planting Areas: In this case, parts of the site that could be planted up at the landscaping stage of the project are effectively excluded from construction activities by the tree protection fencing and therefore there is no need to erect additional fencing to protect the soil structure.

5.18 Requirement for an Arboricultural Method Statement: It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.

5.0 Survey Results & Impact Assessment (Continued)

5.19 **Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

6.1 Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2 In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:

- All forms of access required to the site;
- Site cabins and storage areas;
- Proposed parking for site personnel;
- Phasing of works;
- Space required for excavations (including foundation excavations);
- Any required special construction techniques (for example provision of porous surfaces);
- The location and construction methodology for installation of services in close proximity to retained trees & hedges;
- Any changes in ground levels and any resulting requirement for retaining structures;
- Proposed root zone enhancement measures;
- Working space for cranes, plant and scaffolding; and
- Management of waste products within the site.
- Protection of the soil structure within the proposed planted areas (where applicable);
- Planting operations within the root protection areas of retained trees;
- Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas;
- System of arboricultural site monitoring / schedule of site visits and resulting actions.

7.0 Summary of Impacts & Potential Mitigation Factors

7.1 Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	G1 (in part) H1 (in part), H2 (in part), T11, G14, T12, T13, T14, T17, G15 (in part), G12 (in part), G17 (in part), G18 (in part), G19 (in part), T29 and G21(in part).	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	T1, G3, T2, T5, T9, T20, G17, T26, T27, G18, G27, T28 and G20.	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent.
Provision of new hard surfaces	T1, G3, T2, T5, T15, G17, T10, T21, T28 and G20.	Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Careful excavations with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.
Demolition / remediation works	Existing building in southwest of site.	Buildings to be demolished carefully, removing the structures away from tree stems. Such works should be subject to a tree protection method statement.
Construction of new buildings/structures	T9 and T27.	Sections of foundations within and immediately adjacent root protection areas to be excavated carefully, with machinery located outside of RPAs and roots pruned cleanly back to the soil surface when necessary. Works in these areas of the site to be subject to a tree Arboricultural Method Statement.
Provision of drainage / services	All trees on site.	Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.
Working Space	All trees close to proposed hard surfaces.	Working methodology to be agreed in advance.
Access Facilitation Pruning	G3, T4, T5, T7, T28 and G20.	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 *Tree work – Recommendations*.
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2 On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8.0 Conclusions & Recommendations

8.1 The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2 We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

9.0 References

Planning Policy Wales;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

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Appendix 1

Site:	Rydal School, Old Colwyn, LL29 7AE	Surveyor:	Robert Armitage
Client:	Macbryde Homes	Survey Date:	5th May 2020
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Warm and sunny

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
T1	Holm Oak	13	#280 x10	10.60	4.5	4.5	4.5	4.5	1	EM	F	Prominent landscape feature. Canopy full and in good vigour. Multi stemmed from base.	No works required at this stage.	30+	**B2**
H1	Cypress	1.2	#100	1.20	0.5	0.5	0.5	0.5	0	EM	F	Well maintained linear feature	Remove specified section and replace with suitable specimen at landscaping stage of the project.	30+	**B2/C2**
G1	Sweet Chestnut and Rowan	10	#480	5.76	5	5	5	5	2.5	EM	F	Relatively poor condition multi-stemmed Rowan. Sweet chestnut relatively good example of species.	Remove specified section and replace with suitable specimen at landscaping stage of the project.	30+	**B2/C2**
G2	Birch and Swamp Cypress	10	370	4.44	3.5	3.5	3.5	3.5	1	EM	F/G	Relatively good examples of species. Poor condition Swamp Cyprus.	No works required at this stage.	30+	**B2/C2**
H2	Laurel	1.5	100 ave	1.20	1	1	1	1	0	Y/EM	F	Maintained linear feature.	Remove specified section and replace with suitable specimen at the landscaping stage of the project.	20+	**C2**
G3	Bay Laurel, Ash, Goat Willow, Cherry, Birch and Oak	6-14	#300+ 250	4.68	4	4	4	4	0	Y/EM	F	Mostly self-seeded, high planting density Ash and Goat Willow scrub.	Prune back to give adequate space for car parking bays.	30+	**C2**
T2	Oak	16	#2300	15.00	11	10	9.5	9.5	3	M	G	Prominent landscape feature, good example of species. Two main leaders from #2m. one large branch previously removed, partially occluded. Evident hollowing between some buttress roots but not considered a structural defect. Hollow up into main stem. Gentle slope	No works required at this stage.	40+	**A1**
T3	Oak	15	1240	14.88	8.5	8	10	8.5	3	M	F	Dense epicormic growth from previously pruned off limbs. Canopy appears full and in relatively good vigour.	No works required at this stage.	40	**A1/B1**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Warm and sunny

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	Branch Spread S	Branch Spread E	Branch Spread W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
G4	Birch	5.5	#100	1.20	2	2	2	2	1	Y	F	Newly planted birch trees in rear gardens. 1m from the assumed site boundary fence.	No works required at this stage.	40	**C2**
T4	Scotts pine	18	#900	10.80	7	13	11	9	3S	M	F	Mature pine located on the boundary of adjacent property garden. Prominent landscape feature. One bowing 45-degree angle branch to the south. No evident signs of imminent failure. Some medium diameter branch stubs and dead wood. Unable to measure stem due to restricted access.	Branch to south may be better removed.	30+	**B1**
T5	Black pine	19	1070	12.84	8	7	7	9	7S	M	F	Dense ivy colonisation on lower stem beginning to go into main scaffold branches. Multiple upright leaders from approx.4m beginning to develop bark inclusions but providing natural braces in areas. Prominent landscape feature. Small-medium diameter deadwood from shaded out branches.	One near horizontally orientated branch on the southern side may be better removed.	40	**B1**
T6	Ash	13	#400+ 300+ 400	7.68	7	6	5	5	6s	EM	F	Appears to be three stemmed from the base but unable to assess fully due to restricted access. Dense vegetation around base. Typical form.	No works required at this stage.	30+	**B2/C2**
G5	Sycamore scrub, Laurel and Holly	8	#150	1.80	2	2	2	2	0	Y	F	Dense overgrown, low value group with emerging good condition trees individually picked out.	No works required at this stage.	30	**C2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	Branch Spread S	Branch Spread E	Branch Spread W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
T7	European lime	20	#830	9.96	6	6	8	6	0S	M	F/G	Located in adjacent property gardens, immediately next to site. Canopy appears in full and good vigour. Prominent landscape feature. Main stem leans slightly south.	Scope to remove one lower branch to lift the canopy to approximately 6m.	40	**B2**
G6	Scotts pine	26	#650	7.80	6	6	5	5	5	EM/M	F	Prominent, tall trees. Two stems located immediately adjacent to site boundary in property garden. One tree located on site with canopy bias to the south. Not particularity good example of species.	No works required at this stage.	30+	**B2/C2**
G7	Laurel, Elm, Pine and Sycamore.	7	#700	8.40	5	5	5	5	0	EM/M	F	Dense self-seeded scrub to approximately 7m with emerging prominent pines as picked out on the topo.	No works required at this stage.	40+	**B2**
G8	Sycamore, Atlantic Cedar and Turkey Oak.	14	#500	6.00	4	4	4	4	0	EM	F	Predominantly relatively high-density group of multi stemmed self-seeded sycamores that are not good examples of species. Contains one good quality Turkey Oak and Atlantic Cedar on the periphery as picked out on the drawing. Small woodland feature.	No works required at this stage.	30+	**B2**
T8	Ash	15	#800	9.60	4	4	4	4	3	M	F/P	Appears in the early stages of decline. Regular small diameter deadwood. Located on the boundary with compacted gravel road adjacent stem. Not a good example of species.	No works required at this stage.	10+	**B2/C1**

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Site:	Rydal School, Old Colwyn, LL29 7AE	Surveyor:	Robert Armitage	Ascerta Landscape | Trees | Ecology
Client:	Macbryde Homes	Survey Date:	5th May 2020	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Warm and sunny	

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G9	Horse Chestnut and Oak	8	500	6.00	6	6	6	6	0	Y/EM	F	Contains one better quality Horse Chestnut. Located on the boundary.	No works required at this stage.	30	**B2/C2**
G10	Pine	17	790	9.48	6.5	7	5	5	4N	M	F	Located on site. Prominent landscape features. Tree towards eastern with relatively abrupt stem kink at approximately 7m. Some small to medium diameter deadwood shaded-out branches. Located at the top of a relatively steep embankment.	No works required at this stage.	40+	**B2**
T9	Monterey Cyprus	15	#1200	14.40	7	7	7	7	4	M	F	Unable to inspect stem for restricted access. Located in the adjacent property garden.	No works required at this stage.	40+	**B1**
G11	Ash, Sycamore	16	#470 + 300	6.69	6	5	5	5	0	EM/M	F	Relatively poor condition/form Ash. Some stems leaning slightly north. Dense Ivy colonisation throughout. Low value, scrappy understory.	Sycamore worthy of retention if possible.	30+	**B2/C2**
G12	Ash, Holly and Sycamore	3-9	#100	1.20	2	2	2	2	0	Y	F	High density, unmaintained hedge with scrappy self-seeded sycamores towards the west.	Boundary hedge worthy of retention. Remove small section specified.	30+	**B2/C2**
G13	Ash and Elm	14	530	6.36	6	9	6	6	2.5N	EM	F	Ash appears to be in good vigour, some small diameter die back at some branch tips. Generally, relatively good example of species. Emerging from unmaintained boundary hedge. One lower quality canopy biased Elm.	No works required at this stage.	30+	**B2/C2**

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T10	Holm Oak	11	#560	6.72	4.5	4.5	4.5	4.5	2	M	F	Not a particularly good example of species. Main leaders previously topped, now with dense balls of foliage. Not prominent within the landscape.	No works required at this stage.	30	**B2/C2**
T11	Cyprus	16	700	8.40	2	2	2	2	3	M	F/P	Small diameter dead wood shaded-out branches in lower half of the canopy. Some evidence of reduced vigour. Not particularly arboriculturally important.	Remove to accommodate development proposals. Plant replacement specimen at the landscaping stage of the project.	30	**B2/C2**
G14	Cyprus, Holly and Sycamore	10	#300+ 200	4.32	3	3	3	3	0	EM	F	Relatively poor condition suppressed Cyprus and Sycamore. Low arboricultural importance.	Remove to accommodate development proposals. Plant replacement specimens at the landscaping stage of the project.	20+	**C2**
T12	Beech	19	580	6.96	5.5	5.5	5.5	5.5	2	EM/M	F	Dense Ivy colonisation. Unable to inspect stem thoroughly due to dense vegetation. Significant level changes and stem in close proximity to retaining wall and building.	Remove to accommodate development proposals. Plant replacement specimen at the landscaping stage of the project.	40	**B2/C2**
T13	Cedar of Lebanon	23	890	10.68	7	7	7	7	3	M	G	Prominent landscape feature. Good example of species.	Remove to accommodate development proposals. Plant replacement specimen at the landscaping stage of the project.	40+	**A1**
T14	Holm Oak	15	630	7.56	5	3	3	7	1	EM/M	F/P	Evident reduced vigour. Not particularly good example of species. Bark inclusions from base.	Remove to accommodate development proposals. Plant replacement specimen at the landscaping stage of the project.	20+	**C2**
T15	Turkey Oak	20	#850	10.20	7.5	7.5	7.5	9	3	M	G	Well balanced canopy beginning to come into leaf. Prominent landscape feature.	No works required at this stage.	40+	**A1**

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T16	English Oak	7	#1300	15.00	2	2	2	2	2	M	F/P	Previously topped at 5m now with dense epicormic vigorous new growth. Decaying main limbs. Not particularly arboricultural importance but developing characteristics of a veteran tree.	No works required at this stage.	20+ /30	**A3/B2**
T17	Oak	16	1180	14.16	4.5	14	5	5	2.5	M	F	Previously two co-dominant leaders, one has snapped out with evident decay. Not particularly good form. Slightly reduced vigour at certain branch tips.	Remove. Plant replacement specimen at the landscaping stage of the project.	30+	**B2**
G15	Ash and Sycamore	14	#100	1.20	5	5	5	5	0	Y/EM	F	High density, etiolated Ash and Sycamore saplings with a dense understorey of Rhododendron. Low value group.	Remove specified section to accommodate development proposals. Plant replacement specimens at the landscaping stage of the project.	40	**C2**
T18	Copper Beech	18	710	8.52	7	7	7	7	4.5	M	F/G	Prominent landscape feature along the road. No evidence of any significant structural defects. Good example of species.	No works required at this stage.	40	**A1/B1**
T19	Beech	20	430	5.16	5	2.5	5	5	2	EM	F	Rather etiolated form, not particularly good example of species. Forms part of a wider linear group of trees along the road frontage.	No works required at this stage.	30	**B2/C2**
T20	Sycamore	16	460	5.52	4	3.5	3	5	2	EM	F/P	Significant canopy bias away from a recently felled mature pine tree to the south. Smaller stem near base that has significant decline and decay from the top.	No works required at this stage.	20+	**C1**

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T21	Turkey Oak	17	#380	4.56	5	5	6	5	4	EM	F	Well-balanced canopy. Appears slightly reduced vigour. Some small diameter dead wood. Epicormic on main limbs.	No works required at this stage.	30	**B2/C2**
T22	Yew	12	#500+ 530	8.74	4.5	5	4	6	0	M	F/P	Scrappy, relatively low value tree. Typical form for species. Regularly small diameter dead wood.	No works required at this stage.	20+	**C2**
T23	Cyprus	17	#770+ 660+ 500	13.56	5	5	5	5	2	M	F	Children's play swing attached to one of the stems. Three stemmed at base. Not particularly arboricultural important. Canopy appears slightly sparse in areas. Regularly small diameter dead wood.	No works required at this stage.	30	**B2**
T24	Ash	23	950	11.40	7	7	7	7	10	M	F	Slightly reduced vigour. Regular small diameter dead wood. Not particular good example of species but prominent landscape feature. Some poorly pruned branches in the past. One not occluded with hollowing. Heavily compacted ground around base. Some large diameter branches previously removed.	No works required at this stage.	30	**B2/C2**
T25	Sycamore	14	700	8.40	4	4	4	4	3	M	F	Twin stemmed from three meters. Probably likely to develop a bark inclusion within the next 10 years. Some retention value but not particularly good example of species.	No works required at this stage.	40	**B2**

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G16	Yew, Cyprus and Sycamore	17	#500 ave	6.00	3	3	3	3	2	EM/M	F	Relatively scrappy Cyprus and Yew located around children's play area. Not good examples of species.	No works required at this stage.	30+	**C2**
G17	Sycamore, Beech and Yew	18	#500+ 300+ 300	7.86	4	4	4	4	2	EM/M	F	Towards the eastern end it is a relatively high planting density, self-seeded sycamore woodland with dense Ivy colonisation and dense understorey of Rhododendron Relatively good condition, twin stemmed 16m beech to west with low value Ash and Yew.	Remove specified section to accommodate development proposals.	30+	**B2/C2**
T26	Sycamore	11	#420+ 420+ 200	7.52	4.5	4.5	4.5	4.5	1	EM	F/G	Well balanced canopy that appears in good vigour. Two stems that form the overall canopy. Not particularly arboriculturally important. Hard standing approximately 3m from stem.	No works required at this stage.	30+	**B1/C1**
G18	Yew	8	#350	4.20	2	2	2	2	1	EM	F	Two relatively low value Yew trees located in the adjacent property garden.	Remove specified section to accommodate development proposals.	20+	**C2**
T27	Oak	12	#1100	13.20	6	6	6	6	2.5	M	F	Unable to inspect stem thoroughly due to restricted access. Canopy appears in full and good vigour.	No works required at this stage.	40	**B1**
G19	Cherry	8	#450	5.40	4	4	4	4	2	Y/EM	F	Two ornamental cherry trees that are not particularly good examples of species. Some damage on main stem. Low long-term retention value.	Remove specified section to accommodate development proposals. Plant replacement specimens at the landscaping stage of the project.	20	**C2**

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T28	Hybrid Poplar	9	520	6.24	4	4	4	4	1	EM	F	Relatively well-balanced canopy. Not particularly arboriculturally important.	Canopy lift to 4m.	30	**B2/C2**
T29	Whitebeam	6.5	350	4.20	3	3	3	3	1.5	EM	F	Relatively good example of species.	Remove to accommodate development proposals. Plant replacement specimen at the landscaping stage of the project.	20+	**B2/C2**
G20	Black Pine	21	980	11.76	5	7	5	5	3.5	M	G	Linear group of prominent, good condition Pines. Some with horizontally orientated branches into site. High retention value.	Canopy lift to 5m and remove any deadwood site side.	40	**A2**
G21	Cyprus	13	#350	4.20	3	3	3	3	0	EM	F	Linear group of high planting density Cyprus. Low arborcultural importance.	Remove specified section to accommodate development proposals. Plant replacement specimens at the landscaping stage of the project.	30+	**C2**
T30	Copper Beach	12.5	600	7.20	5	5	5	5	2	EM/M	F/G	Prominent along roadside, good example of species.	No works required at this stage.	40	**B1**
T31	Beech	9	330	3.96	3.5	3.5	3.5	3.5	2.5	EM	F	Developing well.	No works required at this stage.	40+	**B2**
T32	Copper Beech	9	450	5.40	4	4	4	4	1.5	EM/M	F/G	Good retention value within a rear garden. Prominent along roadside.	No works required at this stage.	40	**B1**
T33	Copper Beech	12.5	490	5.88	4.5	4.5	4.5	4.5	1.5	EM	F/G	Prominent along roadside. Good retention value.	No works required at this stage.	30+	**B1**
T34	Copper Beech	14.5	520	6.24	6	5	4	4	2	EM	F/G	Prominent along roadside. Raised road immediately adjacent to stem that will be difficult to retain but is good feature.	No works required at this stage.	40+	**B1**
T35	Cyprus	14	320	3.84	2	2	2	2	1.5	EM	F/G	Low value tree that overshadowed by larger adjacent trees. Not prominent in the landscape	No works required at this stage.	30	**C2**

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G22	Yew and Cyprus	8	#250	3.00	2	2	2	2	0	Y/EM	F	Two relatively low value trees.	No works required at this stage.	20+	**C2**

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Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Appendix 2

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ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.

KEY

Existing tree to be retained

Existing tree to be removed

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Landscape | Trees | Ecology
t: 0845 463 4404
e: info@landscapetreesecology.com
www.landscapetreesecology.com

CLIENT:
Macbryde Homes Ltd

PROJECT:
Rydal School, Old Colwyn LL29 7AE

DRAWING TITLE:
Tree Survey and Tree Removal Plan
Sheet 1 of 2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A1	CP		
DATE:	CHKD BY:		
05/05/2020	RA	P.1322.20.01	-

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DRAWING TITLE:
Tree Survey and Tree Removal Plan
Sheet 2 of 2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A1	CP		
DATE:	CHKD BY:		
05/05/2020	RA	P.1322.20.01	-

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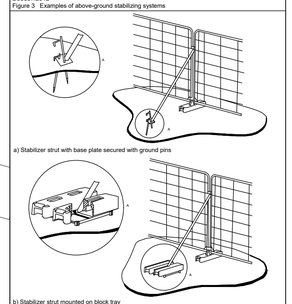
ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL. EXTRACTED FROM OS DIGITAL DATA.

KEY

- **Existing tree to be retained**
- **Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations***
- **Proposed location of protective fencing - see inset for type / construction detail**
- **Proposed location of plastic permeable paving grid (Cellweb)**

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

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PROJECT:
Rydal School, Old Colwyn LL29 7AE

DRAWING TITLE:
Tree Constraints & Draft Protection Drawing
Sheet 1 of 2

SCALE:	DRAWN BY:	DRAWING No:	REV:
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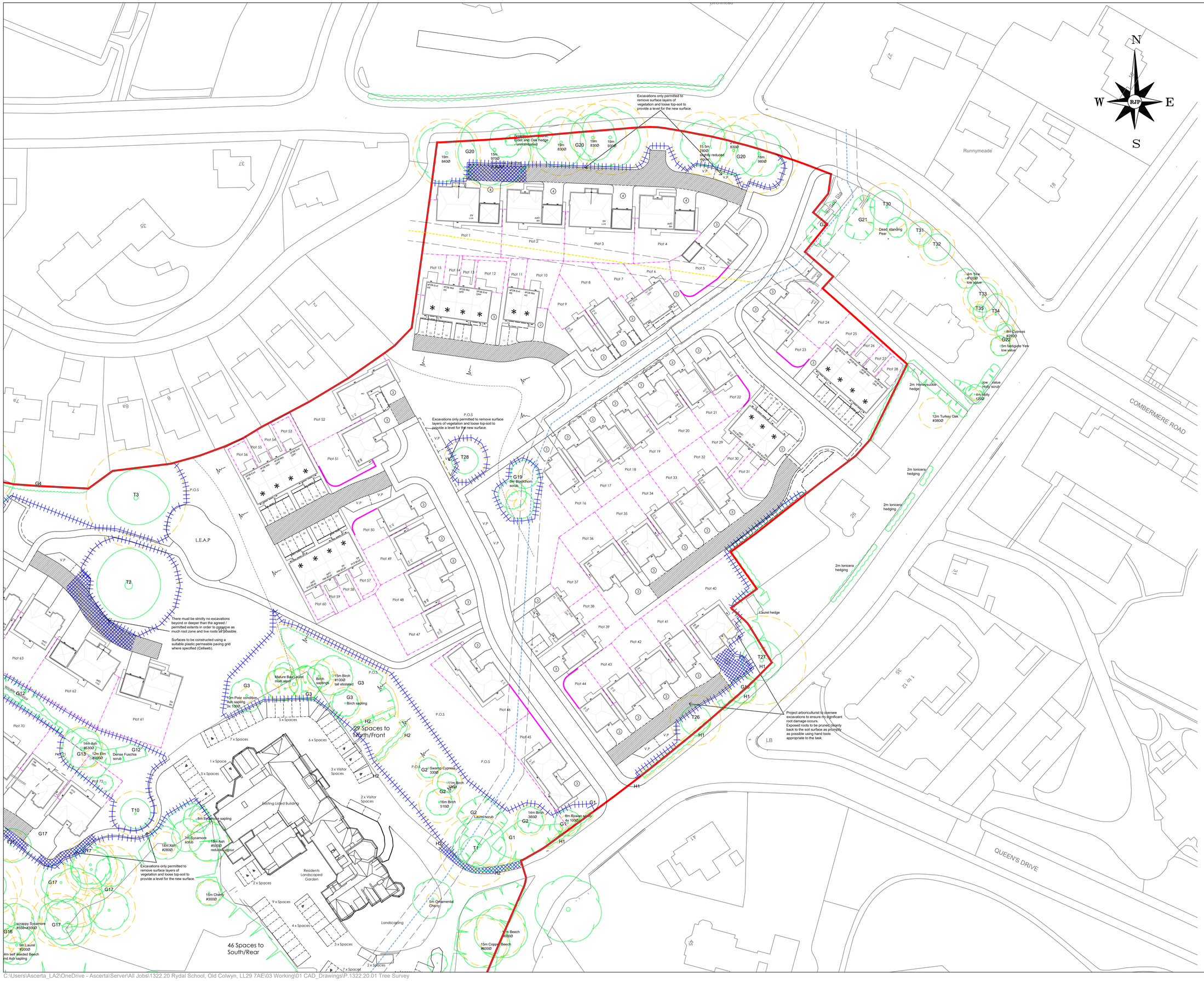

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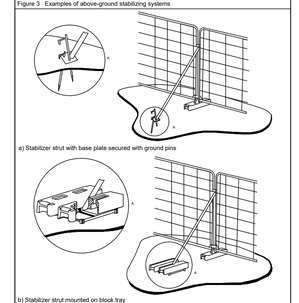

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Sheet 2 of 2

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