ARBORICULTURAL IMPACT ASSESSMENT (AIA)

NOVEMBER 2025

Mindale Farm
Ffordd Hendre
Prestatyn
Denbighshire
LL19 8PA

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG3349
Project:	Mindale Farm, Prestatyn
Location:	Mindale Farm, Ffordd Hendre, Prestatyn, Denbighshire LL19 8PA
Title:	Arboricultural Impact Assessment
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Date:	18/11/2025
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CONTENTS

1. Executive Summary

1.1.1. Urban Green has been instructed by Castle Green Homes to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Mindale Farm, Prestatyn, and produce our findings in a report.

1.1.2. It is proposed to develop the site into 154 units of residential and affordable living residential housing, alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

1.1.3. There are no Tree Preservation Orders currently in effect at the site or in the vicinity, nor does the site lie within a Conservation Area.

1.1.4. The proposed development necessitates the removal of two individual trees, two tree groups and one hedgerow, plus sections of nine tree groups and two hedgerows within the site boundary. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.

1.1.5. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.

1.1.6. Tree protection fencing, and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.

1.1.7. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the Root Protection Area (RPA) of tree group G29 as indicated on the Tree Protection Plan.

1.1.8. Demolition of existing structures and the removal and replacement of existing surfaces within the RPAs of retained trees will also need to be carried out under Arboricultural supervision.

1.1.9. New permanent hard surfaces proposed within the RPAs of retained trees will need to be constructed using a Cellular Confinement system, or similar, to avoid causing undue damage to the rooting environment of the trees.

1.1.10. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

1.1.11. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

2.1.1. Urban Green have been instructed by Castle Green Homes to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations'* at Mindale Farm, Ffordd Hendre, Prestatyn, Denbighshire LL19 8PA and produce our findings in a report to be submitted with a detailed planning application.

2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.

2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups…should be identified and considered as groups where the arboriculturist determines that this is appropriate… It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'

2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SJ 05555 80864.

Legend:

Red Line Boundary

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Client: **Castle Green Homes**	Issue: **01**	Figure: **01**
Project: **Mindale Farm**	Scale @ A4 **1:12,000**	
Title: **Site Context**	Approved by: **CL**	Checked by: **HL**
Drawing Ref: **UG_3349_SITE_CONTEXT**	Author: **CL**	Date: **17/11/2025**

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2.2. Scope

2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

2.3.1. A scaled topographical plan has been provided with tree positions already plotted (SurveyEng Ltd: Drawing no. CGH.TS.13). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.

2.3.2. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.

2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.

2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

2.5.1. The site comprises a residential property with outbuildings, plus agricultural fields situated to the north and west of the village of Meliden in Denbighshire. The National Trust-owned hillside of Graig Fawr is situated to the southeast of the site, on the opposite side of the Ffordd Talagroch road (A547). The site is approximately 2.5 km from the coastal town of Prestatyn to the north.

2.6. Soil Profile

2.6.1. Reference to the Cranfield Soil and Agrifood Institute's Soilscapes Viewer suggests that the underlying soil profile at the site is characterised by slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, which are subject to impeded drainage and moderate fertility. This soil type is associated with a land cover of grassland, arable and some woodland.

3. Legislation

3.1. National Planning Policy Framework (2024)

3.1.1. The *National Planning Policy Framework* (NPPF) 2024 acknowledges the importance and benefits of trees in urban environments and for new developments, both in their amenity and economic value, and provision of ecosystem services. The NPPF states that new developments should accommodate for the provision and long-term maintenance of newly planted trees, and the retention of existing trees wherever possible.

3.2. Tree Preservation Orders

3.2.1. A Tree Preservation Order (TPO) is an order made by a Local Authority under section 198 of the *Town and Country Planning Act 1990* (as amended) and the *Town and Country Planning* (*Tree Preservation*) (*England*) *Regulations 2012* to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.

3.2.2. Access to Denbighshire County Council's online mapping software on 21/10/2025 indicates that there are currently no TPOs in effect onsite or immediately adjacent to the site boundary, nor does the site fall within a Conservation Area.

3.2.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

3.2.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

3.2.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.3. Ecological Considerations

3.3.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).

3.3.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.

3.3.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.

3.3.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_3349_ECO_PEA_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

3.4. Biodiversity Net Gain (BNG)

3.4.1. Urban Green have been appointed to carry out a Biodiversity Statement (UG_3349_NBB_BS_(WALES)_01) to assess the biodiversity value of the proposed development. The report provides a summary of the existing habitats onsite and assessed whether the proposed development can achieve net gains in biodiversity.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

4.1.1. It is proposed to develop the site into 154 units of residential and affordable living residential housing, alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Benefits Trees Provide to New Developments

4.2.1. Trees provide a variety of visual, health, social, financial, ecological and environmental benefits. Retention of existing trees, particularly mature, well-established trees, alongside new developments can provide immediate visual amenity and landscape value. The appearance of streets, footpaths, areas of public open space, courtyards, educational and healthcare facilities, and gardens can all benefit from the retention of trees, which can even increase residential property value.

4.3. Tree Constraints

4.3.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.

4.3.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.

4.3.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.4. Root Protection Areas (RPAs) Explained

4.4.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.

4.4.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.5. Surveyed Trees

4.5.1. The survey assessed nine individual trees, fifteen tree groups and five hedgerows, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups, hedgerows, and woodlands can be viewed in the Tree Data Schedule in Appendix 1.

4.5.2. Three individual trees (T14, T15 and T21) were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three individual trees (T4, T13 and T27), ten tree groups (G5, G7, G12, G17, G19, G20, G22, G24, G25 and G29) and five hedgerows (H6, H8, H9, H10 and H18) were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and three individual trees (T3, T16 and T23) plus five tree groups (G1, G2, G11, G26 and G28) were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.

4.5.3. Individual trees T13 and T17, tree group G17, plus sections of tree groups G7, G19, G20 and G22 and a section of hedgerows H9 and H18 are offsite. The remaining trees, tree groups, hedgerows, and woodlands are within the site or on the boundaries.

4.5.4. The tree cover comprises a combination of mature hedgerows and historic hedgerow remnants, plus semi-to-early mature lapsed hedgerow and self-set trees, with the exception of a small number of ornamental/ shelter planted trees located around the on-site residential property.

4.5.5. Trees to the southeastern site boundary are visually important in terms of their contribution to the character and appearance of the area, providing screening from adjacent residential properties. Trees internal to the site are of secondary importance in visual terms as there is limited visibility from public vantage points.

4.6. Impacts of Development

4.6.1. The proposed development would necessitate the removal of one tree group (G5) and sections from a further seven tree groups (G7, G12, G19, G20, G22, G25 and G29); plus one hedgerow (H6) and sections from a further two hedgerows (H9 and H10) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and two individual trees (T3 and T16), three tree groups (G1, G2 and G28) and sections from a further two tree groups (G11 and G28) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.

4.6.2. It will also be necessary to reduce individual trees and T4 and T27 in height in order to make them safe within the proximity of the proposed development. Provided these works are carried out in accordance with BS 3998: 2010 '*Tree work – Recommendations',* this should allow for the retention of these individuals which, as mature hedgerow trees, provide unique and important habitat.

4.6.3. The removal of these trees will have a moderate, localised, albeit long-term impact on the wider character and appearance of the area, with limited views from nearby public vantage points. It is recommended the removal of these trees be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.

4.6.4. The remaining trees, tree groups, hedgerows, and woodlands are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.

4.6.5. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.8. of this report.

4.6.6. Sections of protective fencing will need to be repositioned to facilitate works within the RPAs of retained trees G26 and G29 as indicated in the Tree Protection Plan. The development should be phased to allow for the retention of protective fencing in the primary position for as long as is reasonably practicable.

4.6.7. Temporary ground protection will also need to be installed at the locations indicated on the Tree Protection Plan prior to the commencement of the proposed development. A specification for ground protection can be viewed in the Tree Protection Index and in section 4.9 of this report.

4.6.8. Boundary treatments will be required within the RPAs of retained onsite tree groups G26 and G29 to facilitate the installation of rear garden and boundary fencing, as indicated on the Tree Protection Plan. Guidance in section 4.10 of this report should be adhered to when positioning boundary treatments within the RPAs of retained trees.

4.6.9. New permanent hard surfaces are proposed within the RPAs of retained trees T15 and T27, and tree groups G25 and G29, as indicated on the Tree Protection Plan. These surfaces will need to be installed using a 'no-dig' construction method, such as the use of a Cellular Confinement System, or similar, to avoid damaging the rooting environment of the trees. These works will need to be carried out in accordance with an Arboricultural Method Statement (AMS).

4.6.10. Arboricultural supervised excavation with possible root pruning will be required within the RPAs of retained tree group G29, as indicated on the Tree Protection Plan. These works will need to be carried out using hand-operated tools only, in accordance with an AMS.

4.6.11. Existing hard surfaces within the RPAs of retained tree group G29 are proposed for removal and/or replacement, as indicated on the Tree Protection Plan. These works will also need to be carried out using hand-operated tools, under Arboricultural supervision, in accordance with an AMS.

4.6.12. Demolition of onsite structures and surfaces within the proximity of retained trees will also need to be undertaken under Arboricultural supervision, in accordance with an AMS and guidance provided in section 4.11 of this report.

4.7. Tree Surgery Works

4.7.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.

4.7.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.

4.7.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.7.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010.

4.8. Protective Fencing

4.8.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.

4.8.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately at the alignment indicated on the Tree Protection Plan.

4.8.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).

4.8.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.

4.8.5. No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

4.8.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.9. Ground Protection for Pedestrians or Light Vehicles

4.9.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.

4.9.2. Ground protection measures whilst working within the RPA must be capable of supporting the expected loads and avoid compaction of the soil.

4.9.3. The boarding will be left in place until the construction works are finished.

4.9.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.10. Boundary Treatments

4.10.1. Where fencing is to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur to position post holes to avoid major roots.

4.10.2. Exploratory post holes will be dug before committing to positions. If any roots exceeding 25mm diameter are encountered, they are to remain intact, and the post hole will be relocated to avoid them. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location).

4.10.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.11. Demolition and Removal of Surfaces in the RPA

4.11.1. During demolition, the following restrictions will apply:

- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
- The main body of any mechanical excavator will operate outside the RPA.
- Masonry will be pulled away from trees where possible.
- When breaking masonry, a fine water spray will be used to minimise dust particles.
- Excessive dust particles on trees will be removed each day by spraying with water.
- Hard surfaces should be kept in place for as long as possible during construction works to prevent soil compaction in the RPA.
- During surface removal, the following restrictions will apply:
- Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
- No excavation below the existing sub-base will occur.
- All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.12. Temporary Site Cabins

4.12.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.

4.12.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.13. Utilities

4.13.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.13.2. Any new utilities to be installed at the site should be undertaken in accordance with the National Joint Utilities Group (NJUG) guidance note '*NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* (*Volume 4*)'.

5. Recommendations

5.1.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.

5.1.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.

5.1.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 – Tree Data Schedule

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	
G1	Semi-Mature **Mixed** Species	av 10	av 1	1	M	av 250	av 3 3 3 3 each	1: Ornamental/ shelter planting in grass adjacent to residential property. 2: Sycamore, cherry, horse chestnut, leyland cypress with buddleja and ornamental shrub understorey. 3: Ivy throughout, limiting visibility of some stems for detailed inspection. 4: Pruning wounds from crown lift and reductions noted; older wounds well occluded/ with good wound wood; newer wounds not fully occluded. Shade deadwood under 50 mm in diameter. 5: Somewhat sparse crowns; horse chestnuts have almost fully senesced; buds still visible throughout crowns.	Remove for the development (refer to Tree Removal Plan)	n/a	Fair Fair	20-40 C2	3.00
G2	Semi-Mature **Leyland Cypress** x *Cupressocyparis leylandii*	av 7	av 1	0	M	av 400	av 3 2 2 5 each	1: Linear shelter belt/ lapsed hedgerow planted along wooden fence adjacent to rear garden of residential property. 2: Single stemmed and multi-stemmed near to base, with some stems and branches growing through fence. 3: Multiple pruning wounds from crown lift, with little to no occlusion at time of survey. Topped at between 5-6 m above ground level. 4: Ivy on some stems; brash piled at base of stems.	Remove for the development (refer to Tree Removal Plan)	n/a	Fair Fair	10-20 C2	4.80
T3	Semi-Mature **Ash** *Fraxinus excelsior*	12	2	2	SW	350	4 4 4 4	1: Growing in rear garden of residential property; access preventing detailed inspection, measurements estimated. 2: Trifurcated at 1.5 m above ground level forming tight unions, with some reaction growth noted; balanced crown. 3: Tree has almost fully senesced; some apical dieback noted (no buds) and epicormic growth throughout suggestive of early symptoms of ash dieback disease.	Remove for the development (refer to Tree Removal Plan)	n/a	Fair Fair	<10 C1	4.20
T4	Mature **Ash** *Fraxinus excelsior*	14	1	0	M	700	5 5 6 5	1: Historically hedged tree growing within hedgerow, with chain link fence at base, adjacent to rear garden of residential property to north. 2: Multi-stemmed at base from former pleaching, with one large main stem and multiple smaller stems, plus stumps from previously removed stems. 3: Ivy throughout. Fungal fruiting body (*Inonotus hispidis*) noted on multiple stems. Access and ivy preventing detailed inspection. 4: Undersized foliage noted. 5: Retention value reflects historic and habitat value. No conspicuous symptoms of ash dieback noted at this time. Proximity to structures requires height reduction.	Reduce in height to 5m above ground level	Moderate	Fair Poor	10-20 B3	8.40

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
G5	Mature **Mixed** Species	av 7	4	0	M	av 300	av 3 3 3 3 each	1: Lapsed historic hedgerow remnant growing along fenceline adjacent to gardens of residential properties. 2: Blackthorn and hawthorn, multi-stemmed at base. 3: Dense vegetation preventing detailed inspection; ivy throughout. 4: Cavities, decay pockets and deadwood typical of species for age and setting, posing an aceptable level of risk due to species, location and size. 5: Retention category reflects habitat value.	Remove for the development (refer to Tree Removal Plan) n/a	n/a	Fair Fair	20-40 B3	3.60
H6	Semi-Mature **Blackthorn** *Prunus spinosa*	av 4	0	0	M	80	1 1 1 1	1: Unmanaged hedgerow growing at site boundary. 2: Densely planted individuals with dense bramble throughout. 3: No signs of pruning. 4: Dense vegetation preventing detailed inspection.	Remove for the development (refer to Tree Removal Plan) n/a	n/a	Good Good	40+ B2	0.96
G7	Mixed **Mixed** Species	av 5	0	0	M	av 220	av 2 2 2 2 each	1: Remnants of mature hedgerow with self-set individuals forming dense thicket, with bramble throughout and collapsed metal gate. Partially offsite. 2: Hawthorn and blackthorn. 3: Mature trees multi-stemmed with cavities, wounds from past hedgerow management, decay pockets and deadwood. *Phlebia radiata fungus noted on hawthorn.* 4: Dense vegetation preventing detailed inspection. 5: Retention category reflects habitat value.	Remove a section for the development (refer to Tree Removal Plan) n/a	3	Good Fair	40+ B3	2.64
H8	Mature **Mixed** Species	av 3	0	0	M	200	1 1 1 1	1: Hawthorn and blackthorn growing behind post and wire stock fence with residential properties to east. 2: Dense mature hedgerow, formerly pleached now flailed, with mature multi-stemmed individuals and younger self-set individuals within, and ivy and bramble throughout. 3: Multiple torn branches to western edge from flail damage.	No action required. n/a	3	Good Fair	40+ B2,3	2.40
H9	Mature **Mixed** Species	av 1	0	0	M	100	0.5 0.5 0.5 0.5	1: Flailed hedgerow growing at boundary between two fields; slight drop in levels from hedgerow to northernmost field. Post and wire fence to south. Partially offsite. 2: Hawthorn and blackthorn with occasional ash. 3: Flail damage throughout. 4: Multi-stemmed, with evidence of former pleaching. 5: Ivy throughout. Cavities and evidence of internal decay to mature stems, with insect holes and frass noted.	Remove a section for the development (refer to Tree Removal Plan) n/a	3	Good Fair	20-40 B2,3	1.20

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	
H10	Early-Mature **Mixed** Species	av 5	o	o	M	80	1 1 1 1	1: Densely planted managed hedgerow growing at boundary between agricultural fields to west and residential rear gardens to east. 2: Flailed to west with torn branches; managed to different heights at boundaries of different properties. 3: Mainly hawthorn with occasional gorse and blackthorn; does not appear to have been pleached. 4: Largely growing between two fences, with building rubble and spoil at base.	Remove a section for the development (refer to Tree Removal Plan)	n/a / 3	Good / Fair	40+ B3	0.96
G11	Mature **Hawthorn** *Crataegus monogyna*	av 4	av 1	1	M	av 220	av 3 2 2 3 each	1: Remnants from historic hedgerow. One multi stemmed and two single stemmed individuals. 2: One multi-stemmed individual displaying stump from former failure of large stem, and stub from second smaller stem, with third stem flailed/pruned at 1.5 m above ground level, with regrowth. 3: Leaning biased forms indicative of exposure to prevailing winds. Cavities, pruning wounds and tear-outs throughout. 4: Stem failure at base of formerly bifurcated northernmost tree; failed stem lying in situ, with open tortional crack and internal cavity with wound wood through remaining stem. 5: Posing an acceptable level of risk due to size and location.	Remove two trees for the development (refer to Tree Removal Plan)	n/a / 3	Fair / Poor	10-20 C2	2.64
G12	Mature **Mixed** Species	av 7	o	o	M	av 150	av 1 1 2 11 each	1: Partially lapsed hedgerow flailed to west, with little recent management noted to east, growing at boundary between two fields. 2: Historically pleached, multi-stemmed individuals with self-set individuals along western edge. Dense vegetation preventing detailed inspection 3: Predominantly hawthorn and blackthorn with wych elm, gorse and crab apple, and areas of dense bramble and self-set blackthorn scrub. Some collapsing stems. 4: Cavities, deadwood, stubs, stumps, tear-outs and some areas of dense ivy noted. Some individuals have obtained full height, others recently topped at 2m above ground level with some regrowth.	Remove a section for the development (refer to Tree Removal Plan)	n/a / 3	Good / Fair	40+ B2,3	1.80
T13	Semi-Mature **Sycamore** *Acer pseudoplatanus*	10	3	3	M	250	3 3 3 3	1: Offsite tree growing within tree group G12. 2: Bifurcated at 3 m above ground level, forming tight union; reactive growth beginning to form to either side of union. 3: Upright stems and balanced crown. Access and vegetation preventing detailed inspection;l DBH estimated. 4: Some ivy on lower stem.	No action required.	n/a / 3	Good / Good	40+ B1	3.00

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T14	Mature **English Oak** *Quercus robur*	9	4	3	E	700	4 5 5 4	1: Boundary tree growing within tree group G12. 2: Thick band of epicormic growth from burl around base of stem. Exposed roots to east with decay visible and good wound wood. 3: Broad spreading crown with open grown form. Thick ivy vine present on stem; appears dead. Shade deadwood under 50 mm in diameter noted in crown. 4: Veteran features developing.	No action required. n/a	3	Good Good	40+ A3	8.40
T15	Veteran **English Oak** *Quercus robur*	10	2	2	E	1180	6 6 6 7	1: Boundary tree growing within tree group G12. 2: Bifurcated at 2.5 m above ground level; formerly trifurcated with wound from absent third limb noted at union, leaving cavity with wound wood around aperture. Inspection of cavity not possible from ground level. 3: Broad spreading crown with open grown form. Shade deadwood under 50 mm in diameter noted in crown. 4: Historic damage to buttress roots with good wound wood. Burls around base of stem.	No action required. n/a	3	Good Good	40+ A1,3	14.16
T16	Mature **Ash** *Fraxinus excelsior*	16	2	2	M	600	6 6 6 6	1: Offfsite tree growing within G12. 2: Displaying historic stem wound to base of stem to east, with exposed heartwood over 1/3 the circumference of stem, and audible hollowing when struck with a nylon surveyor's hammer. 3: Fungal fruiting body (suspected *Ganoderma* Sp.) at base to west. Crack from base to 1 m above ground level to west with no recent indications of movement and good wound wood. 4: Displaying symptoms indicative of infection with ash dieback disease. Currently posing an acceptable level of risk due to land use, but may require removal if land use changes.	Seek landowner permission to remove for Arboricultural best practice (proximity to development). n/a	n/a	Fair Poor	<10 C2	7.20
G17	Mature **Hawthorn** *Crataegus monogyna*	av 6	av 1	0.5	M	av 220	av 3 3 3 3 each	1: Offsite remnant hedgerow. 2: Southernmost tree appears in good vitality with even form and dense crown; remaining trees in group somewhat sparse. 3: Multi-stemmed at base with tightly appressed twisting forms typical of species. 4: Tree to northeast of group growing immediately above pond.	No action required. n/a	3	Good Fair	40+ B2	2.64

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
H18	Mature **Mixed** Species	av 4	0	0	M	150	1 1 1 1	1: Managed hedgerow growing at boundary between two fields. Partially offsite. 2: Flailed; largely maintained at around 1.5 m above ground level, but some taller individuals within. 3: Hawthorn, blackthorn and gorse noted within. 3: Flail damage throughout. Dense bramble preventing detailed inspection.	No action required. n/a	3	Good Fair	40+ B3	1.80
G19	Early-Mature **Mixed** Species	av 6	0	0	M	av 300	av 3 3 3 3 each	1: Partially offsite group growing at boundary between two fields. Partially hedged willow, with some lapsed hedgerow elements. 2: Grey willow with some elder. Dense bramble throughout preventing detailed inspection. 3: Pollarded at 1 m above ground level with regrowth approximately 2-3 years old, and more recent flail damage.	Remove a section for the development (refer to Tree Removal Plan) n/a	3	Good Good	40+ B2,3	3.60
G20	Early-Mature **Sycamore** *Acer pseudoplatanus*	av 16	av 2	1.5	M	av 700	av 6 6 6 6 each	1: Two individuals growing at field boundary within dense vegetation, comprising bramble and remnant hedgerow. Partially offsite. 2: Access preventing detailed inspection, with limited visibility of northernmost tree due to dense vegetation at base and ivy throughout stem and crown. 3: Broad open grown forms with ivy throughout.	Remove one tree for the development (refer to the Tree Removal Plan) n/a	3	Good Good	40+ B1,2	8.40
G21	Mature **English Oak** *Quercus robur*	av 16	av 2	3	M	av 790	av 9 8 8 9 each	1: Boundary tree growing within group G22. 2: Trifurcated at 3m above ground level forming broad spreading crown; open-grown form. 3: Shade deadwood under 100 mm noted within crown.	No action required. n/a	3	Good Good	40+ A1	9.48
G22	Mixed **Mixed** Species	av 8	0	0	M	av 80	av 1 1 1 1 each	1: Partially offsite group growing at northern site boundary. 2: Mixure of boundary hedgerow, mature hedgerow remnants and self-set trees and scrub, forming dense thicket. Bramble throughout. 3: Blackthorn, hawthorn, sycamore, grey willow, elder, ash and alder. 4: Flailed to southern side (northern offsite edge of group not surveyed) with flail damage throughout. bramble throughout. 5: Ivy throughout; dense in places. Many multi-stemmed individuals; fallen stems in situ, stubs and tears, cavities and shade deadwood throughout typical of setting.	Remove seven sections for the development (refer to the Tree Removal Plan) n/a	3	Good Fair	40+ B2,3	0.96

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T23	Mature **Ash** *Fraxinus excelsior*	15	2	3	E	710	5 5 5 5	1: Growing within group G22. 2: Bifurcated at base; formerly trifurcated with wound from absent third stem noted at union, with decay pocket and wound wood around aperture. 3: Multiple pruning wounds from historic crown lift, well occluded. 4: Two stems forming further multiple upright stems in crown at between 3 and 4 m above ground level, with natural brace noted to west at 5 m above ground level. 5: Displaying minor symptoms indicative of infection with ash dieback disease.	No action required. n/a	3	Fair Fair	10-20 C1	8.52
G24	Early-Mature **Sycamore** *Acer pseudoplatanus*	av 16	av 0	0	M	av 600	av 5 4 5 5 each	1: Growing at field boundary behind post and wire fence. 2: Access and dense vegetation preventing a detailed inspection; measurements estimated. Multiple densely spaced stems noted; may be one or two multi-stemmed individuals. 3: Lower stem wounds noted to west, possible historic flail/ other mechanical damage. Wound wood present throughout. 4: Shade deadwood noted, not exceeding 100 mm in diameter.	No action required. n/a	3	Good Fair	40+ B1,2	7.20
G25	Early-Mature **Mixed** Species	av 16	av 2	2	M	av 600	av 6 6 6 6 each	1: Offsite group growing behind post and wire fence, with understorey of bramble, hawthorn and blackthorn. 2: Single and multi-stemmed, with ivy growing throughout. Ivy, access and dense vegetation preventing a detailed inspection. 3: Shade deadwood not exceeding 100 mm in diameter noted. Cavities -including woodpecker hole- and minor decay pockets visible. 4: Predominately sycamore with one ash to south of group.	Remove one tree for the development (refer to Tree Removal Plan) n/a	3	Good Fair	40+ B3	7.20
G26	Semi-Mature **Mixed** Species	av 10	0	0	M	av 250	av 3 3 3 3 each	1: Lapsed hedgerow line growing above waterlogged ditch with maximum depth of approximately 2 m. Some areas have been maintained at a height of 2 m above ground level. 2: Sycamore, cherry, elder, blackthorn, hawthorn, goat willow and ash. 3: Several dead stems within. Ash in group displaying symptoms indicative of infection with ash dieback disease. 4: Flail damage throughout.	Remove a section for the development (refer to Tree Removal Plan) n/a	3	Fair Fair	20-40 C2	3.00

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	
T27	Mature **Ash** *Fraxinus excelsior*	16	5	1	W	920	6 6 6 6	1: Historic hedgerow tree growing to top of waterlogged ditch, 1 m in depth. 2: Bifurcated at base; larger stem to east displaying basal cavity with internal decay visible and good wound wood at aperture. Stem exhibiting historic pruning wound at 2m above ground level indicative of loss of significant scaffold limb, with good wound wood. 3: Stems leaning away from one another to east and west. 4: Tree has fully senesced; around 90% bud coverage; discolouration to westernmost stem possibly indicative of ash dieback disease but no conspicuous symptoms. 5: Stem damage at 0.5 m above ground level to easternmost stem to north, with wound wood and decay within. 6: Poses an acceptable level of risk due to current land use and location; will require reduction if land use changes.	Reduce to 2 m pollard for the development n/a	1.5	Good Fair	20-40 B3	11.04
G28	Mature **Ash** *Fraxinus excelsior*	av 16	av 4	1	M	av 800	av 6 6 6 6 each	1: Growing within group G26. 2: Historically hedged; multi-stemmed at base, with some minor basal stumps noted. Past and recent flail damage to lower stems noted, with older wounds displaying wound wood. 3: Basal regrowth from past pruning beginning to develop into secondary stems. 4: Multiple stem cavities to lower stems, with good wound wood and internal decay and exposed heartwood in evidence. 5: Stem and branch lesions indicative of infection with ash dieback disease. 6: Epicormic growth at points of former damage. One dead stem lying in situ adjacent to westernmost tree. Some stems abraded by fence.	Remove for the development (refer to Tree Removal Plan) n/a	3	Fair Poor	<10 C2	9.60
G29	Mature **Mixed** Species	av 12	av 3	0	M	av 500	av 5 4 4 5 each	1: Growing above driveway; driveway approximately 0.5 m below base of trees. 2: Former hedgerow trees; multi-stemmed at or near base. 3: English oak and sycamore with blackthorn and hawthorn. Dense vegetation preventing access and ivy on oak obscuring stem, preventing a detailed inspection. 4: Branches overhanging driveway with generally good height clearance. 5: Shade deadwood under 50 mm in diameter.	Remove two trees for the development (refer to Tree Removal Plan) n/a	3	Good Fair	40+ B2	6.00

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	**Individual Trees**	T (+number)
	Grouped Trees	G (+number)
	Hedgerows	H (+number)
	Woodlands	W(+number)
Age Category/Life Stage:	**Young**	Usually <15 years
	Semi-Mature	Significant growth expected, approximately one third of life expectancy complete
	Early-Mature	Full height achieved with further significant growth possible, up to two thirds of life expectancy complete
	Mature	Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy
	Veteran	Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits,
	Over-Mature	A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	**Botanical Name**	conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition.
	Common Name	commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.	
Crown Height:	Measured from ground level to the height at which the main crown begins.	
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level	
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).	
Crown Spread:	Measurements taken from all four cardinal points in metres.	
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.	
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.	
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site.	
	Urgent	To be carried out as soon as possible.
	Very High	To be carried out within 1 month.
	High	To be carried out within 3 months.
	Moderate	To be carried out within 1 year.
	Low	To be carried out within 3 years.
Physiological Condition:	**Good**	Usually healthy with no symptoms of poor health or disease.
	Fair	Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous.
	Poor	Disease present in considerable quantities or with very poor physiological vigour.
	Very Poor	Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	**Good**	A tree with no significant structural defects.
	Fair	Minor defects may have been observed but are not considered to be immediately hazardous.
	Poor	Significant defects found. Tree requires monitoring or remedial works.
	Very Poor	Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.	
Retention Category:	Please refer to Tree retention categorisation table on the next page.	
RPA Radius:	Radial length in metres from the centre of the tree stem to the extent of the Root Protection Area (RPA), calculated in relation to the stem diameter.	

Appendix 3 – Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		**Colour on Plan**
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	**RED**
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual, including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	**GREEN**
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees which are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	**BLUE**
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	**GREY**
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	**n/a**
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	**n/a**
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	**n/a**

NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 *etc.*
NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.

Appendix 4 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

BS 5837: 2012 Retention Category A Tree, Group or Hedgerow

BS 5837: 2012 Retention Category B Tree, Group or Hedgerow

BS 5837: 2012 Retention Category C Tree, Group or Hedgerow

BS 5837: 2012 Retention Category U Tree, Group or Hedgerow

Root Protection Area (RPA)

\# Position Estimated on Site

Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

URBAN GREEN

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

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Client:

CASTLE GREEN HOMES

Project:

MINDALE FARM, PRESTATYN

Title:

TREE CONSTRAINTS PLAN

Issue:

PLANNING

Drawn:	Checked:	Approved:
HL	RB	HL
Project:	**Scale @ A0:**	**Date:**
UG3349	1:1000	13/11/25
Dwg No:		**Revision:**
UG_3349_ARB_TCP_01		00

154
Allocation

Key:

Notes:-

	BS 5837: 2012 Retention Category A Tree, Group or Hedgerow
	BS 5837: 2012 Retention Category B Tree, Group or Hedgerow
	BS 5837: 2012 Retention Category C Tree, Group or Hedgerow
	BS 5837: 2012 Retention Category U Tree, Group or Hedgerow
	Retained Tree
	Removed Tree
	Extents of Pruning
#	Position Estimated on Site
	Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
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Client:
CASTLE GREEN HOMES

Project:
MINDALE FARM, PRESTATYN

Title:
TREE REMOVAL PLAN

Issue: PLANNING

Drawn:	Checked:	Approved:
HL	RB	HL

Project:	Scale @ A0:	Date:
UG3349	1:1000	13/11/25

Dwg No:	Revision:
UG_3349_ARB_TRP_01	00

Tree Works Schedule

Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
G1	C	Mixed	Remove and grind/ grub out stumps (refer to Tree Removal Plan)	To facilitate the proposed development
G2		Leyland Cypress		
T3		Ash		
T4	B		Reduce to 5 m in height	Arboricultural best practice/ to facilitate the proposed development
G5		Mixed	Remove and grind/ grub out stumps (refer to Tree Removal Plan)	To facilitate the proposed development
H6		Blackthorn		
G7		Mixed	Remove a section and grind/ grub out stumps (refer to Tree Removal Plan)	
H9				
H10				
G11	C	Hawthorn	Remove two trees and grind/ grub out stumps (refer to Tree Removal Plan)	
G12	B	Mixed	Remove a section and grind/ grub out stumps (refer to Tree Removal Plan)	
T16	C	Ash	Seek landowner permission to remove (refer to Tree Removal Plan)	Arboricultural best practice/ to facilitate the proposed development
G19	B	Mixed	Remove a section (refer to Tree Removal Plan)	To facilitate the proposed development
G20		Sycamore	Remove one tree (refer to Tree Removal Plan)	
G22		Mixed	Remove seven sections and grind/ grub out stumps (refer to Tree Removal Plan)	
G25			Remove a section and grind/ grub out stumps (refer to Tree Removal Plan)	
G26	C			
T27	B	Ash	Reduce to a 2 m pollar (refer to Tree Removal Plan)	Arboricultural best practice/ to facilitate the proposed development
G28	C		Remove and grind/ grub out stumps (refer to Tree Removal Plan)	To facilitate the proposed development
G29	B	Mixed	Remove two trees and grind/ grub out stumps (refer to Tree Removal Plan)	

All specified tree works are to be carried out in accordance with BS 3998: 2010 'Tree Work - Recommendations'

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N G R E E N

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Client: **CASTLE GREEN HOMES**

Project: **MINDALE FARM, PRESTATYN**

Title: **TREE WORKS SCHEDULE**

Issue: **PLANNING**

Drawn:	Checked:	Approved:
HL	RB	HL

Project:	Scale @ A0:	Date:
UG3349	NTS	17/11/25

Dwg No: **UG_3349_ARB_TWS_01**

Revision: **00**

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Allocation

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Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedgerow
- BS 5837: 2012 Retention Category B Tree, Group or Hedgerow
- BS 5837: 2012 Retention Category C Tree, Group or Hedgerow
- BS 5837: 2012 Retention Category U Tree, Group or Hedgerow
- Retained Tree
- Root Protection Area (RPA)
- Position Estimated on Site
- Redline Site Boundary
- Protective Fencing (See TPI Inserts 1 & 2)
- Phased Protective Fencing (See TPI Inserts 1 & 2)
- Boundary Treatment
- Arboricultural Supervised Excavation
- Existing Hard Surface to be Removed
- Existing Hard Surface to be Removed and Replaced
- Cellular Confinement System
- Ground protection (See Insert 3)

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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A: Ground Floor, The Tower,
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Client:

CASTLE GREEN HOMES

Project:

MINDALE FARM, PRESTATYN

Title:

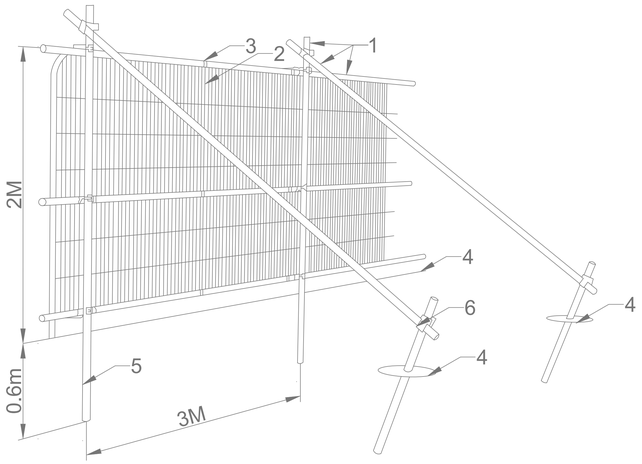
TREE PROTECTION PLAN

Issue: PLANNING

Drawn:	Checked:	Approved:
HL	RB	HL
Project:	**Scale @ A0:**	**Date:**
13/11/25	1:1000	13/11/25
Dwg No:		**Revision:**
UG_3349_ARB_TPP_01		00

Insert 1: Tree protective fencing specification

Default specification for protective barrier

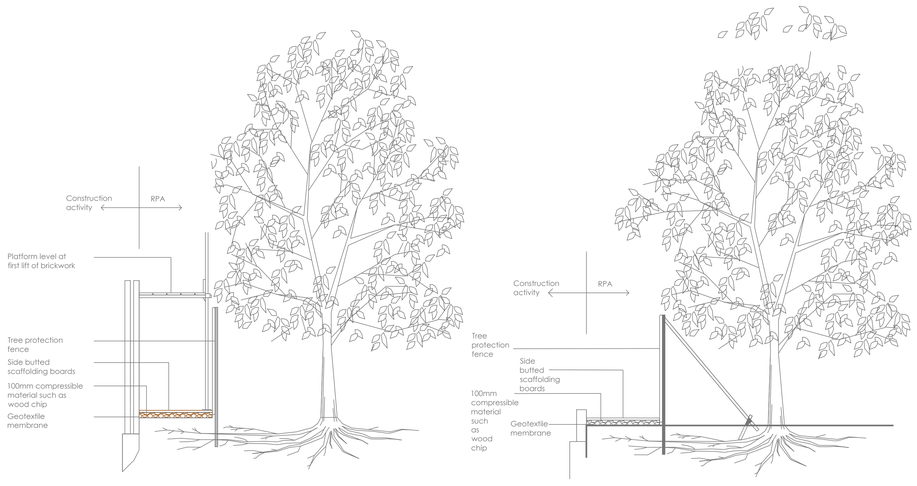


Key

1 Standard scaffold poles
2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
3 Panels secured to upright and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground untill secure (minimum depth 0.6m)
6 Standard scaffold clamps

Insert 2: Tree protection notice

Insert 3: Ground Protection Specification



Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

URBAN GREEN

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

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Client: CASTLE GREEN HOMES

Project: MINDALE FARM, PRESTATYN

Title: TREE PROTECTION INDEX

Issue: PLANNING

Drawn:	Checked:	Approved:
HL	RB	HL

Project:	Scale @ A0:	Date:
UG3349	N/A	17/11/25

Dwg No: UG_3349_ARB_TPI_01

Revision: 00