TREE SURGERY & GROUNDS MAINTENANCE

BS5837 2012 Arboricultural impact Assessment and Method statement

Ysguborwen Road
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Table of Contents:

1.0		Introduction
2.0		LEGISLATION
3.0		Tree Population
4.0		Summary and conclusions
5.0		Recommendations for successful tree retention
6.0		Other recommendations

APPENDICES

Appendix A References

Appendix B BS5837:2012 Tree Schedule

Appendix C Temporary Protective Fencing Specification

Appendix D Tree Constraints Plan. Tree Removal Plan & Tree Protection Plan

1. INTRODUCTION

PURPOSE AND SCOPE OF THE SURVEY

1.1 Cartrefi Conwy is the owner of a parcel of land adjacent to Ysguborwen Road, Dwygwfylchi which is currently utilised for agricultural grazing. Cartrefi Conwy have commissioned Forest Tree Surgery and Ground Maintenance to conduct an Arboricultural Impact Assessment (AIA) to British Standard (BS) 5837:2012. The assessment was undertaken to inform a planning application for a housing development within the site boundary.

1.2 The purpose of this report is to demonstrate how the tree constraints have been considered in, and influenced the design and planning of a housing development within the grounds of the site. It also provides the local authority with the necessary information to assess the tree issues associated with the application.

1.3 The aim is to present the information in a manner that can easily be understood by people without specific knowledge of tree related matters.

THE SITE

1.4 The survey area covers an approximately 1.5-acre plot of land adjacent to Ysguborwen Road. The land is currently used for agricultural grazing, with access provided by a field gate located in the south-east corner of the site. The site is defined by a stone wall on the southern boundary and field fencing on the remaining sides. The topography is not level, exhibiting a clear downhill slope towards the north-west. Just beyond the northern boundary lies the A55 North Wales Expressway, while the eastern boundary borders the rear gardens of the residential properties on Maes y Llan

PROPOSED DEVELOPMENT

1.5 The proposed development comprises the construction of 12 residential units with a varied housing mix, including two-storey houses, single-storey bungalows, and apartment blocks. Vehicular access will be established via a central estate road connecting to Ysguborwen Road. Parking provision includes spaces for each dwelling, as well as a communal parking area for residents and visitors at the site's northern extent. The landscape design incorporates two amenity greenspaces at the southern end and a SUDS basin in the north-west corner of the site.

SITE VISIT, DATA COLLECTION AND TREE PLANS

1.6 The pre-development survey and assessment of the trees on site was undertaken in accordance with the British Standard 5837:2012 ‘Trees in Relation to Design, Demolition and Construction – Recommendations’ (BS5837:2012).

1.7 The initial site survey has been carried out by Adam Davies who is a qualified LANTRA Professional Tree Inspector. This revision of the survey was carried out by Andrew Davies (Tech Arbor A), RFS L4 Certificate in arboriculture Andrew has more than 15 years experience in tree management and consultancy and is both a qualified LANTRA Professional Tree Inspector and a registered user of the Quantified Tree Risk Assessment system (QTRA).

1.8 The tree data collected from the Site is set out in the attached tabulated Tree Survey Schedule (TSS) at **Appendix B**.The survey identified 2 individual trees (prefixed ‘T’), and 3 groups of vegetation (prefixed ‘G’) The surveyed vegetation has been numbered accordingly on the Tree constraints Plan (TCP) (see **Appendix C accordingly**).

1.9 The TCP details the existing Site with the readily definable tree constraints. The plans are based on engineering plans supplied by Cartrefi Conwy in September 2025.

2.0 Legislation

LEGISLATION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

TREE PRESERVATION ORDERS AND CONSERVATION AREA DESIGNATIONS

2.1 Trees that are protected by TPO require the express permission of the local district authority and/or their acting tree officer before any works may be carried out on them. Trees existing within a conservation area are protected by Section 211 of the Town and Country Planning Act 1990, in that anyone wishing to carry out work of any kind on such trees is required to submit a Section 211 application with the Local Authority, allowing six weeks' notice for any works. During such time, the Local Authority may assess such trees with a view to issuing further protection via TPO's if considered necessary.

PROTECTED SPECIES

2.2 Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

2.3 Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.

2.4 If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24 hour period prior to the commencement works.

2.5 A 'Duty of Care' in relation to tree inspection is owed to persons who may be reasonably contemplated (by tree owners, tree managers and tree inspectors) to be affected by their action or inaction. This duty means that the actions of these persons need to meet a standard of care. If they do not, then negligence in Common Law may be proved and result in a claim for damages.

3.0 Tree population

The Site is described in Section 1.0 of this Report. As noted previously, 2 individual trees and 3 groups were surveyed for the purpose of this assessment. A limited range of species is present across the site, with a mix of individual trees and group planting. The tree stock is composed primarily of Mature and early mature self set trees and groups and semi-mature amenity planting on 3rd party land. Tree heights vary up to a maximum recorded height of 8m for the tallest trees 0379 and 0380.

3.1 Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the TSS in Appendix B. In respect to the TSS, it should be noted that tree quality is categorised within the existing Site context without taking any development proposals into account. However, recommendations for works included in the TSS takes both current Site usage into consideration and the proposed site usage. The TSS includes a column ('Category Value') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix B). 'A' category trees are those considered to be of 'high quality' therefore the most suitable for retention. 'B' category trees are those considered to be of 'moderate quality'. As detailed in Table 1 (below), 'C' category trees are those unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. 'U' category trees are those 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.

3.2 Table 1. Below lists the number of trees and their tree/group number for each category.

Tree Quality	Retention Category	Tree / Group Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	A	N/A	0
	B	N/A	0
Those of a low quality that should not be considered a material constraint to development	C	G001, G002, G003, T0379, T0380	5
Those that should be removed for management reasons regardless of site proposals	U	N/A	0
Totals			5

Projected Arboricultural Losses Relating to the Proposal

3.3 Implementation of the proposed planning application as it stands will require the removal of 4 trees/groups

3.4 Table 2: Arboricultural Impacts of planning application and Other Tree Removal Proposals

Tree Quality	Retention Category	Removals necessary to implement development	Removals suggested for non-development related reasons	Total number of tree removals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	N/A	N/A	0
	'B'	N/A	N/A	0
Those of a low quality that should not be considered a material constraint to development	'C'	4	0	4
Those that should be removed for management reasons regardless of site proposals	'U'	N/A	N/A	0
Totals				17

Potential Impacts on Retained Trees

3.5 The proposals require the removal of 4 trees/groups within the site for development. All other 3rd party trees are to be retained.

Mitigation for Projected Tree Losses

3.6 The proposed development has been designed with the aim of enhancing the site's arboricultural value and achieving a significant net gain in tree population. While the proposals will necessitate the removal of some existing trees to facilitate construction, these removals will be more than compensated for by a comprehensive new planting scheme. This scheme will introduce a greater number of trees than are removed, utilising a diverse range of species to improve structural and biological diversity.

4.0 Summary and Conclusions

SUMMARY AND CONCLUSIONS

4.1 The site is located at the Ysguborwen Road, Dwygyflychi, 2 individual trees and 3 groups were surveyed in respect of the proposed development for the site. One retention category throughout the site (C) was recorded.

4.2 The Proposals consist of the construction of 12 individual houses and six small-scale apartment blocks within the site. Primary vehicular access to the development will be established from Ysguborwen road. The findings and recommendations within this report are based on the engineering drawings for the proposed development, received in September 2025. Should any modifications to these plans occur before development commences, an arboricultural consultant must be consulted to re-evaluate the arboricultural implications and amend the tree protection strategy as necessary

4.3 Following a detailed evaluation of the proposed plans, the removal of 4 trees and groups has been identified as necessary to implement the development. These removals are unavoidable to accommodate the new building foundations, infrastructure, and essential clearance zones. To offset this loss, a comprehensive post-development planting plan will be implemented. This will establish a greater number of trees than are being removed, focusing on a diverse species mix to improve the site's long-term amenity and biodiversity.

5.0 Arboricultural Method Statement

RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

5.1 Tree protection fencing is to be installed around retained trees prior to any construction works taking place. This is to avoid damage to trees and preserve soil structure. The default BS5837 specification for fencing will be used and an indicative specification is provided in Appendix C. The location of protection barriers is shown on the Tree Protection Plan TPP FTS00003. Tree protection fencing shall be erected along the existing northern site boundary to safeguard the Root Protection Area (RPA) of tree group G003, located on adjacent third-party land

5.2 Any site offices, welfare units, and storage areas will respect the trees and their RPAs. These will be sited outside tree protection areas and their locations agreed onsite.

5.3 The fenced area will form a Construction Exclusion Zone and must remain undisturbed for the entire duration of construction. All site operatives will be made aware of the need to respect the fencing, and signage will be fixed to the fencing to ensure it is not moved.

5.4 Service runs and installation of utility cables also need to respect trees and their RPAs.

5.5 The works have been proposed to minimise the impact on the root protection zones of the retained trees. If however any roots are exposed, they should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible.

5.6 Roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25 mm diameter and over should be severed only following consultation with a consultant arboriculturist or the

council Arboricultural Officer; as such roots might be essential to the tree's health and stability. Consultation should also be sought In the very unlikely event major structural roots are uncovered, There is the option these can be wrapped with the pipework thread underneath at a lower level and backfilled accordingly (this would need to be agreed before any works are undertaken).

5.7 Prior to backfilling, retained roots should be surrounded with topsoil or un-compacted sharp sand, or other loose inert granular fill, before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

5.8 The following precautions will be observed when working near to the Construction Exclusion Zone:

- No spoil, plant, machinery, construction materials or vehicles will track or be stored within the fenced area or leant against the fence panels;
- No fuel, chemical or other contaminated liquids must be discharged in proximity to trees or where it may flow toward tree RPA;
- No construction activity of any kind will take place within the fenced areas and fencing must not to be moved; and
- Damage to fencing must be reported to the site manager and rectified as soon as possible. All fencing will be maintained so that it is fit for purpose.
- The following methodology must be strictly adhered to for all works required near the RPAs of G003. Whilst these trees are within 3rd party ownership the RPA will encroach into the site and may be impacted by the development.
- The use of diggers, trenchers, or any other mechanical excavation equipment within the fenced-off RPA is prohibited.
- All ground-breaking and excavation around these RPA must be carefully undertaken by hand.
- The development proposals confirm that any such works are minor in scale and duration, minimising overall risk to the trees.

Underground Utilities

5.9 Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damage to tree roots should be considered. The works have been proposed to minimise the impact on tree roots however If any conflicts are highlighted, then the advice of either a consultant arboriculturist or the council Arboricultural Officer will be obtained (see paragraph 5.5, 5.6, & 5.7 above).

5.10 All service providers should be consulted prior to commencement of works with the aim of minimising the number of service runs on the site. Any foreseeable incursions to RPAs should be communicated to the appointed arboricultural consultant and the LPA at the earliest possible time to prevent breach of planning conditions and damage to retained trees.

Tree Protection Plan, Temporary Protective Fencing Specification and Construction **Appendix C & D**

5.11 This includes a Tree Protection Plan showing the tree protection fencing and Construction Exclusion Zones (CEZ's. A Temporary Protective Fencing Specification and Tree Protection Index which specifies the type of fencing,

6.0 Other Recommendations

Non-Development Related Tree Works and Recommendations

6.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should, therefore, be carried out regardless of any development proposals and potential changes in land usage associated with the Site. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

6.2 Tree Work Related Consents No tree pruning nor removal works should commence on-Site until necessary consents have been obtained from the LPA.

Arboricultural Contractors

6.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

New Tree Planting

6.4 All tree planting at the Site should be carried out in accordance with a softworks specification.

APPENDICES

Appendix A References

Appendix B BS5837:2012 Tree Schedule

Appendix C Temporary Protective Fencing Specification and Construction

Appendix D Tree Constraints Plan. Tree Removal Plan & Tree protection Plan

APPENDIX A – REFERENCES

- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI, London

Appendix B Tree Survey Schedule

Tree Number	Tree Species	Life Stage	Estimated Height (metres)	DBH at 1.5m (millimetres)	Physiological Condition	Structural Condition	Life expectancy	Retention Category	Tree Details	Work Recommendations
G001	Blackthorn (Prunus spinosa)	Early Mature	4	120	Good	Fair	40+ Years	C	Approx 20 stems area of scrub along western boundary. Bark damage caused by browsing livestock.	Fell for development purposes
G002	Elder (Sambucus nigra) Goat willow (Salix caprea)	Mature	4	250	Good	Fair	40+ Years	C	Scrub willow growing out of the boundary bank. Pushed over by prevailing winds. Main stems lying horizontally with growth reaching upwards. Significant bark damage caused by browsing livestock	Fell for development purposes
G003	Common dogwood (Cornus sanguinea) Holm oak (Quercus ilex) Sycamore (Acer pseudoplatanus)	Semi Mature	7	200	Fair	Fair	40+ Years	C	Group of trees running between site boundary and A55. Ownership unclear Semi mature amenity planting. Dimensions estimated due to lack of access.	No Work Required
T0379	Sycamore *(Acer pseudoplatanus)*	Early Mature	8	450	Fair	Fair	40+ Years	C	Self set tree growing within scrub.. Areas of bark damage caused by browsing livestock.	Fell for development purposes
T0380	Sycamore *(Acer pseudoplatanus)*	Semi Mature	8	920	Fair	Fair	40+ Years	C	Tree has been forced laterally by prevailing wind. One stem has been poorly pruned previously.	Fell for development purposes

APPENDIX C – TEMPORARY PROTECTIVE FENCING SPECIFICATION

- Construction Exclusion Zones (CEZ's), enclosed by temporary protective fencing, as detailed on the TPP and to be agreed with the local planning authority (LPA), shall:
- Be retained in place throughout the development process, as detailed in BS5837:2012 ;
- Be sited in the area(s) defined by the root protection areas or, if applicable, the CEZ, as detailed on the TPP;
- Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
- Preclude any delivery of site accommodation and/or materials and/or plant machinery;
- Exclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties including the LPA; and
- Exclude the storage of all development related materials and substances associated with the works.

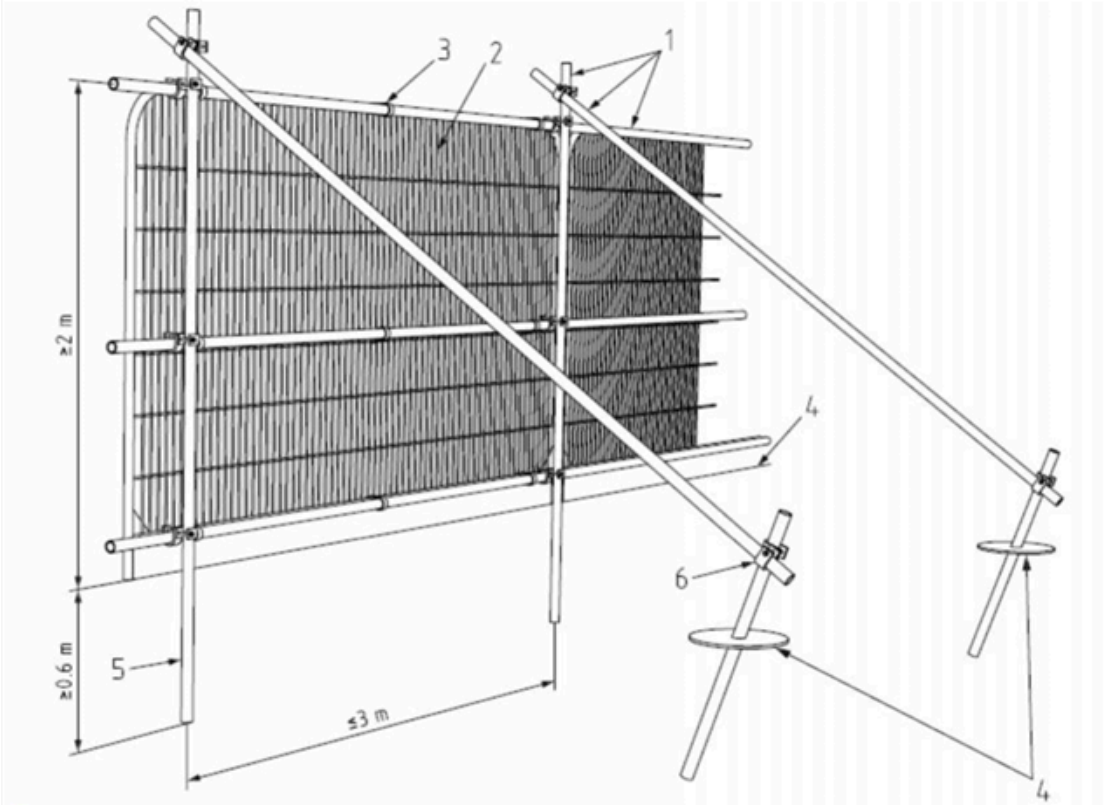
TEMPORARY PROTECTIVE FENCING CONSTRUCTION

The construction of the temporary protective fencing will be in accordance with BS 5837: 2012 and will comprise:

- Weld mesh panel fencing:
- The panels shall butt together and be securely fixed to a scaffold framework;
- The scaffold framework shall comprise of upright poles of at least 3.0 m in length driven no less than 0.6 m into the ground at maximum 3.0 m centres with horizontal and diagonal poles fixed to the uprights;
- The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 m with 3 no. clamps to each joint;
- The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 m length of scaffold tube that shall be driven no less than 0.5 m into the ground;
- All weather signage outlining the status of the CEZ should be securely fixed to the fencing.
- The fencing is to be inspected at regular intervals during construction
- The fencing shall not be fixed to any tree or structure and is only to be constructed as per points 1 to 5 above.

Also see the diagram on the Tree Protection Plan drawing TRP FTS00003

APPENDIX D TREE CONSTRAINTS PLAN. TREE REMOVAL PLAN, TREE PROTECTION PLAN (see appendix D, drawings TCP FTS00001, TRP FTS00002, TPP FTS00003



Key

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