Trees and Construction

BS5837 Tree Survey Assessment

Site: 1 The Dell, Prestatyn, LL19 8SS

Ref: 17337 / A1

Client: Enfys Ecology Ltd

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- September 2017 -

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1. INTRODUCTION

1.1 **Instruction:** This advice has been prepared for Enfys Ecology Ltd (hereafter; client) and is in respect of the tree related planning considerations at 1 The Dell, Prestatyn, LL19 8SS (hereafter; site).

As the proposal relates to development works at site, the advice herein is produced in accordance with the British Standard 5837 : 2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations'* (hereafter; BS5837).

1.2 **BS5837:** The scope of BS5837 is to provide guidance on how trees and other vegetation can be integrated into construction and development design schemes. The overall aim is to ensure the protection of amenity by trees which are appropriate for retention.

1.3 **Scope of this advice:** This advice has been produced in accordance with BS5837 and is intended to demonstrate the site's realistic arboricultural constraints and assist with the design process. The objective is to systematically assess the site and provide suitable recommendations regarding the proposal's potential impact on trees and vice versa.

1.4 Following instruction the consultant surveyed the site on the 24th August 2017 where a site walkover and BS5837 tree survey were carried out; all trees on site and around the application boundary were surveyed from ground level and plotted as either an individual or a tree group.

1.5 This advice is subject to caveat at Appendix I, outlines relevant terms and definitions at Appendix II and constitutes the findings of the preliminary site assessment and associated arboricultural recommendations.

1.6 The survey data and site observations use the supplied topographical survey to illustrate the surveyed trees in plan format as a 'Tree Constraints Plan' (hereafter; TCP); the TCP and the tree survey data table are at Appendix III.

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2. SITE INFORMATION & TREE ASSESSMENT

2.1 The site currently comprises a detached bungalow with associated access and gardens front and rear, and a parcel of land which comprises tree and shrub growth and public footpaths which are part of and connect to the Prestatyn Dyserth Walkway. The site is bound by Ffordissa to the north, the residential properties of Meliden Road to the east and the residential gardens of The Dell road to the south and west.

2.2 **Proposal:** It is understood that the site is being considered for development. As such, the considerations herein surround the principal of development in respect of trees and tree retention / protection recommendations.

2.3 The site requires consideration from an arboricultural perspective due to the presence of trees on and around the site; these trees are deemed to be within impacting distance of the existing property and potential construction area.

2.4 <u>The trees</u> -

2.4.1 The tree survey and assessment resulted in the BS5837 quality/retention categories of 'B - moderate' and 'C - low' being attributed to trees/tree groups as well as those categorised as 'U' for those trees of curtailed life expectancy not to constrain development.

2.4.2 The tree survey has objectively assessed and categorised the site's trees in accordance with BS5837. This is based on the trees' condition, contribution and useful remaining life expectancy. As such, the location of a site within a Conservation Area (CA) or protection of trees directly by Tree Preservation Order (TPO) will not bias this advice, nor should it influence the consideration for tree retention vs removal, as the trees are instead considered on their own merits and contribution.

2.4.3 No council search/contact has been requested in respect of CAs or TPOs and hence confirmation as to whether the surveyed trees are contacted within a CA or are directly protected by Tree Preservation Order was unavailable at the time of writing this advice. Please advise if this detail is at your disposal and/or confirm whether a CA and TPO check is to be made on your behalf; CAs and TPOs will need consideration for intended tree works outside of the planning process.

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3. FINDINGS & RECOMMENDATIONS

3.1 The following information, as with the prior contents of this report, should be read with the appended tree data table and tree constraints plan (17337/TCP/01).

3.2 General Considerations for Tree Retention / Removal

3.2.1 Based on the boundary line location/neighbour's site location of T11, T12 and T19, their retention and protection is to be assumed as part of the scheme. This is best achieved by avoidance where their crowns and root protection areas (RPA) are accommodated in the design and layout. However, T12 and T19 have defects which limit their safe retention and removal is recommended; tree owners to be advised of this assessment.

3.2.2 Due to the poor condition and defects noted to the 'U' category trees (T14 and T16) and in the context of a development with regular future site use it is recommended that T14 and T16 be removed in conjunction with scheme as part of H&S tree risk management.

3.2.3 There are smaller scale trees, those with defects or limitations on the current amenity contribution or useful remaining life expectancy, these are categorised as 'C - low'.

These 'C' category trees should not constrain nor significantly guide a scheme, although protection may be preferable to retain landscape maturity. For any proposed tree removals, mitigation tree planting is recommended as part of a landscape scheme and can suitably replace and enhance the initial loss of copy cover.

3.2.4 The more notable trees, those without significant defects, with a good future potential and/or good current amenity contribution, are categorised as 'B - moderate'. These should be retained and protected where possible as part of the site's development. However, consideration will depend on an individual tree, the current purpose and long term growth potential and contribution.

As such, the retention and protection of the more notable 'B' category trees is more strongly encouraged as part of the design, i.e. T6, T7 & T9. Whereby, the removal of other 'B' category trees may be more simply mitigated by considered replacement tree planting, i.e. T1, T5, T10, T15.

NOTE: Whilst the retention and protection of 'B' category trees is preferable, the removal of said trees may also be mitigated. This will require higher grade larger nursery planting stock than that to mitigate the removal of 'C' category trees, however, this will be necessary to provide enhance the site in the long term; replacement tree planting would require adequately allocated amenity space within a well delivered landscape scheme.

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3.3 Tree Protection

3.3.1 The design and layout of the site is to incorporate the essential components of retained trees (crown and rooting area) and provide a suitable level of clearance to allow for their long term safe retention, i.e. RPA protection and crown clearance as well as for any new tree(s) being planted.

3.3.2 Depending on the level of tree retention/removal, the protection methods for the retained trees is likely to vary. However, it is likely that a combination of construction restrictions be used with protective barrier fencing (to protect RPAs).

The process of site operations will be an important aspect to confirm by way of a construction layout plan, i.e. showing storage areas, parking, delivery area, access routes etc., all outside of RPAs or with a provision for ground protection. As a basis for tree protection the following points will need to be considered:

- Removal of all agreed trees and any agreed pruning works prior to works commencing by a suitably qualified arboricultural contractor;
- Induction of construction personnel regarding the exclusion of works (including access and storage) from the retained trees' RPAs;
- Secure temporary barrier fencing around the site to exclude the retained tree's crowns and RPAs from the working site;
- The storage of materials clear of all retained trees and conditions to ensure no contamination/run-off into soils in proximity to trees or on higher ground; and
- For the removal of existing structures and/or hard surfaces from RPAs the works to be undertaken separate to construction, manually and sensitively.

3.4 General Overview

3.4.1 The considerations for trees which are to be retained as part of the proposal need to be addressed in order to ensure their protection. This is to account for the potential impact on retained trees and their growing environment from the proposed development and vice versa (these follow).

Tree Works

The tree removals to facilitate the scheme are to be justifiable in the context of the site layout and are to be mitigated by way of a landscape scheme; new tree planting will be required to replace and enhance the site's canopy cover with a general scheme of landscaping in acknowledgement for the removal of poor quality trees.

Any trees which are to be removed should be well indicated to ensure that the retained trees are suitably protected. Hence, all trees which are to be removed are to be marked by a suitably qualified person [spraying the stems with a cross] prior to tree works.

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NOTE: Consideration for the final design should aim to minimise tree losses and concentrate on retention and protection of the larger scale, better quality and more prominent individuals.

Tree Crowns

Consideration is required for both existing and newly planted trees whereby the proposed construction should take account of trees reaching their full growth potential. It is always prudent to provide adequate clearance from a tree's current crown for future growth, i.e. to allow a tree adequate space to reach maturity without conflicts with new structures.

Root Protection Areas (RPA)

It is *sometimes* possible to undertake construction activities within the rooting areas of retained trees which requires greater attention to tree protection, foundation designs, phasing of works etc. If it is proposed to undertake works within these areas, more specific advice should be sought from a qualified arboriculturalist with a view to assessing the feasibility of said proposal and forming a suitable method statement.

Demolition/Excavation Works

Any removal of existing built structures (including stairways, small outbuildings, retaining walls etc.) or hard surfacing will need to be undertaken with great care where this occurs within or near to the anticipated rooting areas of retained trees.

Said works should adhere to the RPA restrictions, be undertaken manually with hand held non mechanical tools and ensure that existing ground levels are retained.

Hard Landscape Works

As with previously mentioned arboricultural restrictions to demolition/construction, the proposed works should avoid retained trees' RPAs. However, where ground works are proposed within RPAs, construction methods [for hard surfacing, walls etc.] should retain the existing ground levels, be undertaken sensitively and using a no dig design.

Conversion of soft surfaced areas within RPAs to hard surfaced walkways, parking areas etc., will need to utilise a no-dig product to ensure no negative impact on the tree roots and/or growing conditions.

3.4.2 For any proportion of tree removal, new tree planting is to be integrated into a landscape scheme. The new trees should be of a suitable volume, species, scale, in suitably prepared planting locations with adequate space for future growth and development and enhance the site's long term amenity contribution.

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Planting Species and Volume

New tree planting should incorporate a range of species, select mixed characteristics and take account of the availability of space, i.e. concentrate on selecting suitable scale species based on the ultimate growth extents.

Depending on the volume and quality of trees to be removed, new tree planting should directly proportionate. A 1:1 removal to replacement ratio is considered suitable for 'C' category tree removal and 2:1 removal to replacement ratio of higher grade nursery stock to provide a more instant impact for 'B' category trees.

Planting Specification

A detailed specification should be included within a landscape scheme (could form part of planning conditions). This should outline the proposed tree species, stock selection, location, planting process and ongoing maintenance (watering, mulch and pruning).

Planting Location

The new planting sites should take account of the future growth potential of the chosen species and should allow for the amenity space to be utilised, minimise the potential conflict with structures and facilitate the contribution to amenity from the site.

3.5 Additional Details

3.5.1 The surveyed trees have been subject to a detailed inspection and the arboricultural considerations detailed within this advice. The advice herein is intended to guide a suitable design in consideration for the site's valuable amenity assets.

3.5.2 Further to the above, the finer details of layout, design detail to accommodate trees and any proposed new tree planting are to be illustrated within a landscape plan. This is to include the exact details of hard and soft landscape works, RPA sections (where surface works are proposed) and details of new tree planting location, species, stock selection, installation and maintenance; to be undertaken by the appointed landscape architect with the full support of the arboricultural consultant (where required).

3.5.3 Hence, further to the supply of the proposed site plan for the planning application, this will be reviewed as an arboricultural impact assessment (AIA) to inform AMS 'consideration'. Where this advice is accounted for, this will enable the arboricultural constraints to be managed effectively, i.e., phased works, tree protection fences etc.

This concludes our advice.

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Caveat

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Appendix II

Terms and Definitions

"Arboriculturist" - person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

"Competent Person" - person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

"Topographical survey" - an accurately measured land survey undertaken to show all relevant existing site features. *A method of carrying out topographical surveys is given in RICS specification* Surveys of land buildings and utility services at scales of 1:500 and larger.

"BS5837 Tree survey" - should be undertaken by an arboriculturist to record information about the trees on or adjacent to a site. The results of the tree survey, including material constraints arising from existing trees that merit retention, should be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for development.

"Tree categorisation method" - trees should be categorised in accordance with the BS5837 cascade chart by an arboriculturist. This is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

"Root protection area (RPA)" - layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority, shown as an arboricultural constraint in m^2. The radius is calculated using the BS5837 calculation method. An arboriculturist may change the shape of an RPA but not reduce its area.

"Arboricultural implications assessment" - a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

"Arboricultural method statement" - methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.

"Tree protection plan" - a scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.

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Appendix III

Data Table: As appended (BS5837 Tree Survey Key & Table)

Tree Constraints Plan: As appended (17337/TCP/01)

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TREE SURVEY 'KEY' - BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'		
FIELD KEY:		
TPO/CA	-	On client request: presence of Tree Preservation Orders (TPO) / site location within a Conservation Area (CA) & date checked;
TREE REF. #	-	Tree reference number: tag or plan number (T - individual tree, G - group of trees/shrubs, H - hedge);
SPECIES	-	Genus, species and/or common name;
AGE	-	Age classification (NP - new planting, Y - young, SM - semi mature, EM - early mature, M - mature, LM - late mature, OM - over mature);
HEIGHT (in m)	-	Approximate height of tree in metres;
CANOPY (in m) N - S - E - W	-	Approximate branch spread in metres of the four principal compass points;
STEM (in mm)	-	Stem diameter in millimetres: measured in accordance with s.4.6 of BS5837;
RPA (in m)	-	Circle radius of the Root Protection Area: calculated using the stem diameter (single/multiple stem variant, as outlined within BS5837);
CLEARANCE (in m)	-	Crown clearance in metres above the adjacent ground level;
IST BRANCH (in m)	-	Clearance in metres to first significant branch and direction of growth (where relevant);
VITALITY	-	Physiological condition typically gauged from canopy cover and annual extension growth (good, fair, poor, dead);
ESTIMATED REMAINING CONTRIBUTION	-	Approximate number of years the tree will continue to make a contribution without the need for oppressive arboricultural intervention, categorised in years as <10, 10-20, 20-40 and >40;
NOTES	-	Structural and physiological condition observations;
BS CAT.	-	BS5837 tree quality assessment category: resulting from structural/physiological condition and remaining contribution (approximate
	-	Standard retention category **U**: in such a condition that any existing value would be lost within 10 years;
	-	Standard retention category **A**: high quality and value, in such a condition as to be able to make substantial contribution of 40+ years;
	-	Standard retention category **B**: moderate quality and value, in such a condition as to make a significant contribution of 20+ years;
	-	Standard retention category **C**: low quality and value, currently in adequate condition to remain until new planting could be established
	-	Standard retention sub-category, mainly due to: **1**- Arboricultural values, **2**- Landscape values, **3**- Cultural values, including conservation;
MANAGEMENT	-	Preliminary management recommendations (as appropriate);
' * '	-	Within the survey schedule denotes an estimate

TREE SURVEY IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'

CLIENT: Enfys Ecology Ltd ***PROJECT REF:*** 17337 ***SITE:*** 1 The Dell, Prestatyn, LL19 8SS

CONTACT: / ***SURVEY DATE:*** 24th August 2017 ***ARB CONSULTANT:*** Tony Banner *TechCert (ArborA) TechArborA*

TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N	S	E	W	STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.		MANAGEMENT
T1	Italian Alder; Carpinus, Betulaceae	M	11	4.5	4.5	4.5	4.5	480	5.8	3.5	5	Normal	40 +	Growing on bank in scrub, single stem, fair form.	B	2	
T2	Italian Alder; Carpinus, Betulaceae	M	12	3	3.5	5	1.5	320	3.8	3.5	4	Normal	20 - 40	Growing on bank in scrub, crown suppressed by T1 with growth and lean east of lower stem - corrected in crown.	C	2	
G1	Elder, Horse Chestnut, Blackthorn	M	4 - 6	/	/	/	/	100 - 200	2.4	0	/	Fair	10 - 20	Scrubby group of saplings as understory to mature stems, bramble and bindweed throughout.	C	2	
T3	Oak; Quercus, Fagaceae	SM	10	2.5	2	2.5	1.5	230	2.8	4 +	/	Normal	40 +	Relatively young tree with good future potential.	B	1	
T4	Oak; Quercus, Fagaceae	SM	7	3.5	2	3.5	1.5	250	3.0	3.5	/	Normal	10 - 20	Crown suppressed tree of poor form, multi-stem at 2.5 - 3.0m.	C	1	
T5	Italian Alder; Carpinus, Betulaceae	M	12	4	4	4	4	340	4.1	2.5	/	Normal	40 +	Growing on bank in scrub, single stem, ivy and climbers into crown.	B	1	
T6	Oak; Quercus, Fagaceae	M	11	4	4.5	5	5	750	9.0	3.5	/	Normal	40 +	Growing next to footpath, large prominent tree, ivy and bindweed into crown, deadwood noted.	B	1	
T7	Oak; Quercus, Fagaceae	M	12	4	5	4	5	650	7.8	4	/	Normal	40 +	Growing next to footpath, large prominent tree, ivy and bindweed into crown, deadwood noted.	B	1	
T8	Oak; Quercus, Fagaceae	SM	10	3.5	3.5	3.5	2.5	400	4.8	3.5	/	Normal	40 +	Growing next to footpath, ivy and bindweed into crown, deadwood noted.	B	1	
T9	Ash; Fraxinus, Oleaceae	M	12	5	5.5	5	6	450	5.4	5 +	/	Normal	40 +	Single stem tree growing internally to collective canopy group, ivy on stem.	B	1	
G2	Hazel & Norway Maple	M	< 7	/	/	/	/	150 - 300	3.6	1	/	Normal	10 - 20	Hazel coppice and Norway Maple saplings.	C	2	
T10	Ash; Fraxinus, Oleaceae	M	12	3	4	5.5	5	510	6.1	3.5	/	Normal	40 +	Growing internally to collective canopy group, co-dominant base, fair form.	B	1	
T11	Ash; Fraxinus, Oleaceae	M	14	4.5	4.5	5	4.5	850	10.2	5 +	/	Normal	40 +	Offsite in residential garden, numerous pruning wounds throughout, co-dominant at 2.0m.	B	1	
T12	Ash; Fraxinus, Oleaceae	M	14	4	8	6.5	4.5	800	9.6	5 +	/	Normal	< 10	Offsite in residential garden, decay fungus (Inonotus) on large scaffold branches with stem depressions between fruiting bodies indicative of internal decay.	U		Fell tree as part of H&S tree risk management (tree owner recommendation).
T13	Ash; Fraxinus, Oleaceae	M	14	3.5	3.5	3.5	3.5	310	3.7	5 +	/	Normal	10 - 20	Growing internal to collective canopy group, impact damage and wounds on lower stem.	C	2	
T14	Pine; Pinus, Pinaceae	M	10	2	2	2	2	500	6.0	/	/	Dead	< 10	Standing dead tree.	U		Fell tree.
T15	Oak; Quercus, Fagaceae	M	12	4	5	5	4	550	6.6	1	2.5	Normal	40 +	Thick ivy cover on main stem, fair form.	B	1	

TREE SURVEY IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'

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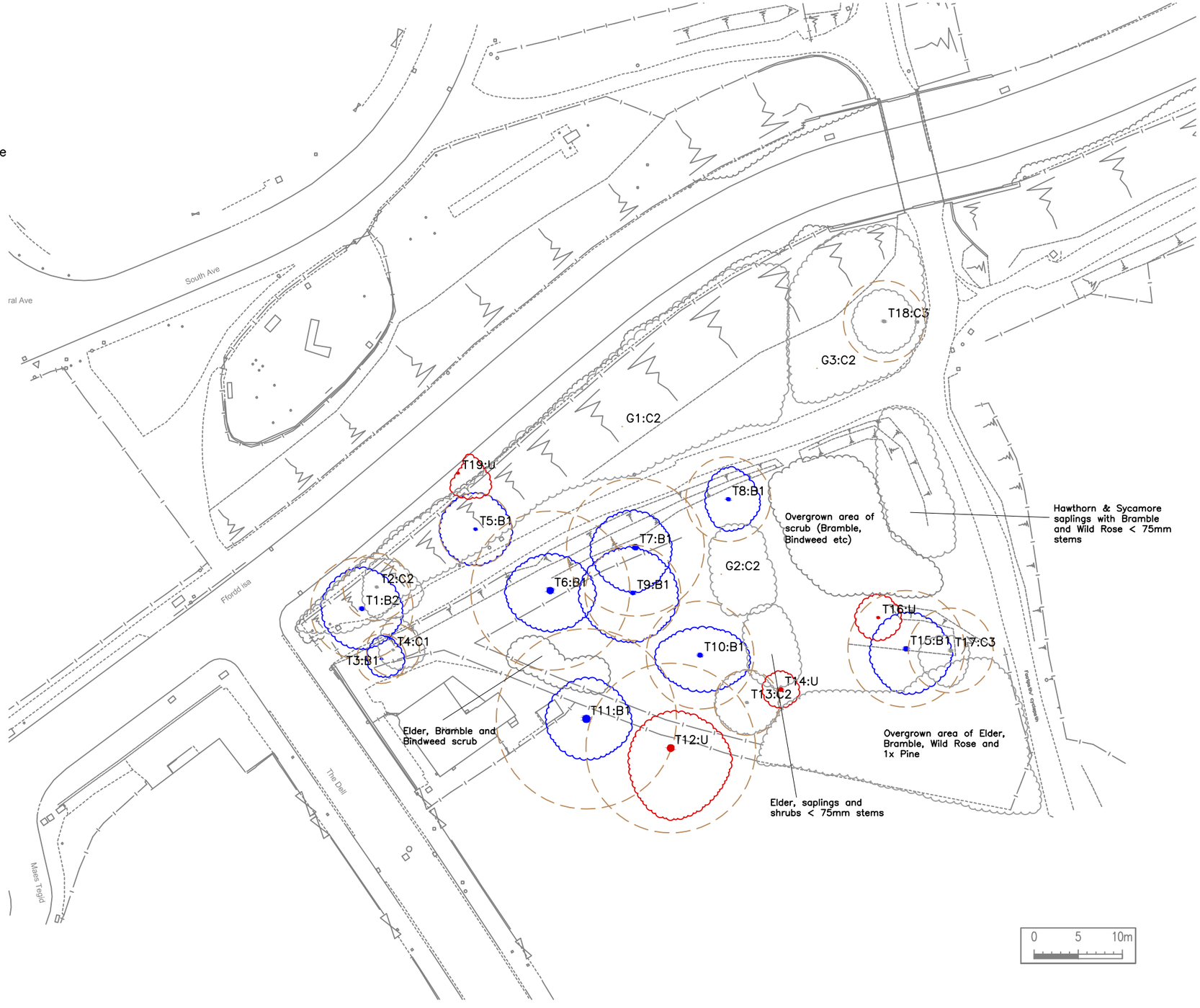
CONTACT: / ***SURVEY DATE:*** 24th August 2017 ***ARB CONSULTANT:*** Tony Banner *TechCert (ArborA) TechArborA*

TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N	S	E	W	STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.		MANAGEMENT
T16	Ash; Fraxinus, Oleaceae	M	10	2.5	2.5	2.5	2.5	300	3.6	/	/	Poor	< 10	Deadwood and dieback in upper crown, tree in decline.	U		Consider removal as part of H&S tree risk management.
T17	Pine; Pinus, Pinaceae	M	7	1.5	4	2	3.5	400	4.8	/	/	Normal	10 - 20	Thick ivy cover obscures tree assessment.	C	3	
T18	Sycamore; Acer, Aceraceae	M	10	3.5	3.5	3.5	3.5	380	4.6	/	/	Normal	10 - 20	Growing within G3, ivy, wound on lower stem.	C	3	
G3	Hawthorn, Elder, Cherry & Willow	M	4 - 6	/	/	/	/	100 - 150	1.8	/	/	Normal	10 - 20	Group of saplings and shrubs, bramble and bindweed throughout.	C	2	
T19	Norway Maple; Acer, Aceraceae	M	8	0	4	2	2	300	3.6	/	/	Poor	< 10	Offsite street tree growing in hard surfaced surrounds, dieback, leaf browning and sparse canopy.	U		

Indicative



KEY

- Tree Crown Spread
- Root Protection Area (RPA)
- Tree Stem
- T1 Tree No.

Tree Condition Category

- A
- B
- C
- U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

REV.	DESCRIPTION	DWN	CHK'D	DATE

CLIENT

Enfys Ecology Ltd

PROJECT

17337
1 The Dell,
Prestatyn, LL19 8SS

TITLE

Tree Constraints Plan

DWN	DATE	CHK'D	DATE	APP'D	DATE	SCALE
RCK	04/09/2017	TB	06/09/2017			1:500

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Drawing Number

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