Pre-Development Tree Survey & Assessment

Of

Bancyfelin

Prepared By

Environment | Landscape | Design

Ref: TDA/2995/TS&A/RhC/08.24

August 2024

Pre-Development Tree Survey & Assessment

Of

Bancyfelin

For

Sterling Construction

Prepared by

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Document Approval

This document has been prepared and checked in accordance with Tirlun Design Associates' quality control system

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1.0 Supporting Information and Explanatory Keys

1.1 INTRODUCTION

1.11 Generally

Trees are of vital importance to the landscape and are essential for enhancing the rural and urban environment. They provide scenic character, visual amenity and are vital habitats for dependent wildlife populations.

The retention of existing trees not only benefits a site and its surroundings but also raises the overall quality of an area and enhances property value.

Trees which are damaged, or their immediate environment significantly changed may subsequently decline and die resulting in all positive benefits being lost.

1.12 Purpose of Survey

Tirlun Design Associates were appointed by the Sterling Construction to undertake a pre-development survey and assessment of existing trees located on and adjacent to their site at Bancyfelin.

This document is a record of the survey and its purpose is to provide the client with a concise presentation of the position, dimensions, condition and future life expectancy of existing trees on site.

Recommendations are provided on arboricultural works which should be undertaken in the interests of safety, or as part of sound management practice. However, the tree survey conducted and the results presented within this report are specifically designed to meet the BS5837 standard, and are not a substitute for either a full Tree Safety Survey or Management Plan designed to provide a detailed appraisal of the risk and liability associated with responsibility for individual trees or groups of trees.

The survey is illustrated by drawing no. TDA.2995.01 which shows the location and assessed category of surveyed trees.

1.13 The Site

The site comprises a parcel of rough grassland defined by railway embankment to the north, residential properties to the south, Ysgol Bancyfelin to the west and a farm access track to the east. Trees are predominantly located on the western and northern boundaries of the site. Species include Oak, Ash, Willow and Sycamore.

1.2 METHODOLOGY

1.21 Generally

The on-site survey of trees was carried out by Rhodri Crandon B.A. (Hons), Dip LA, who is experienced in arboriculture. He was assisted by Andrew Perrigo BSc (Hons), Dip LA. The survey was undertaken during August 2024.

Site data was recorded onto standardised survey forms and subsequently transposed in the office onto fair copies of the relevant forms for inclusion within this document. The location of individual trees and tree groups is based on a digital Ordnance Survey map modified as necessary by the topographical survey. The record drawing is numbered TDA.2995.01 and included within Appendix 1.

Trees were located, numbered, identified and their height determined by clinometer measurements. The trunk/stem diameters and crown clearances of trees were measured using a 10m tape. Branch spread was taken with a 10m tape to the cardinal points.

Age, structural/physical condition, management recommendations and estimated contribution in years were judged from an examination of the tree or tree group in question and each tree was categorised according to standardised criteria i.e. BS5837: 2012.

1.22 Conventions and Assumptions

In the pursuit of this survey, assumptions have been made and conventions followed.

1.23 Data Summary

The collected data has been summarised and plotted on drawing no. TDA.2995.01 (Appendix 1). The drawing identifies the trees by number and category as follows:

Category A	High Quality and Value	Retention Most Desirable
Category B	Moderate Quality and Value	Retention Desirable
Category C	Low Quality and Value	Could Be Retained
Category U	Remove	Unsuitable for retention

The drawings are intended to reduce the need for reference to the text. The user of the survey can clearly identify the merit of each tree from the drawings and, if required, refer to the specific notes in the Tree Survey Schedule.

1.3 KEY

1.31 Survey Classification Key

Tree no. Numerical reference for each tree on the tree survey plan.

Species. Common name with abbreviation of the scientific name (see tree species key).

Height. In metres.

Stem dia. For single stem trees, diameter of trunk is measured in millimetres at 1.5 metres above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base)

For multi stemmed trees with 5 stems or less each stem is measured in millimetres and measurements included in the survey schedule. For multi stemmed trees with 6 stems or more each stem is measured and a mean average included in the survey schedule.

Branch spread. Branch spread was taken with a 10m tape to the cardinal points.

Crown Clearance. Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio and shading).

Age. Assessment of the age of each tree:

Y	=	Young
EM	=	Early Mature
M	=	Mature
OM	=	Over Mature
V	=	Veteran

Physical Condition. Assesses the physical condition of each tree:

G	=	Good
F	=	Fair
P	=	poor
D	=	Dead

Structural Condition. Classification of the structural condition of each tree.

DB	=	Dead
DW	=	Characteristic dead wood
WS	=	Weak structure
UB	=	Unbalanced
RC	=	Regrown coppice
TD	=	Trunk Decay
CD	=	Crown Decay
BD	=	Basal Decay
PD	=	Physical Damage
RP	=	Regrown Pollard

Tree Survey Key - Cont'd

V1 = High Vigour
V2 = Normal Vigour
V3 = Low Vigour

Management Recommendations. Preliminary management recommendations including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

Est. remaining Contribution. Estimated remaining contribution in years:

<10,
10-20,
20-40
40>

Category. U or A to C category grading to be recorded on the tree survey plan.

(Refer to Tree Category Description Key).

1.32 Tree Category Description Key

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U 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	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
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	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

1.33 Tree Survey Species Key

A ca	Acer campestre
A S	Acer Saccharinum
A co	Alnus cordata
A gr	Acer griseum
A hi	Aesculus hippocastanum
A pl	Acer platanoides
A plc	Acer platanoides 'Crimson King'
A ps	Acer pseudoplatanus
B da	Buddleja davdii
B pe	Betula pendula
B pa	Betula papyrifera
B s	Buxus sempervirens
B uj	Betula utilis jaquemontii
C a 'G'	Cedrus atlantica 'Glauca'
C av	Corylus avellana
C d	Cedrus deodora
C b	Carpinus betulus
C l	Cotoneaster lacteus
C la'E'	Cham. Lawsonia 'Elwoodii'
C Le	Cupressocyparis 'Leylandii'
C ma	Cupressus macrocarpa
C mo	Crataegus monogyna
C ox	Crataegus oxycantha
C sa	Castanea sativa
E g	Eucalyptus gunnii
F c	Ficus carica
F ex	Fraxinus excelsior
F or	Fraxinus ornus
F sy	Fagus sylvatica
F sy 'P'	Fagus sylvatica 'Purpurea'
G tr	Gleditsia triacanthos
I aq	Ilex aquifolium
J re	Juglans regina
L an	Laburnum anagyroides
Ln	Laurus nobilis
L t	Liriodendron tulipifera
M cv	Malus (cultivar)
M gr	Magnolia grandiflora
M gl	Metasequoia glyptostroboides
M sy	Malus sylvestris
P s A	Prunus subhirtella 'Autumnalis'
P ab	Picea abies
P av	Prunus avium
P ca	Populus canadensis
P co	Pyrus communis
P eu	Populus euramericana
P h	Platanus hispanica
P l	Prunus lusitanica
P n	Pinus nigra
P pi	Pinus pinea
P n lt	Populus nigra 'Italica'
P r	Pinus radiata
P se	Prunus serrula
P sp	Prunus spinosa
P sy	Pinus sylvestris
P ta	Populus tacamchacca
P tr	Populus tremula
Q c	Quercus coccinea
Q ce	Quercus cerris
Q il	Quercus ilex
Q pe	Quercus petraea
Q ro	Quercus robur
Q ru	Quercus rubra
R ps	Robinia pseudoacacia
R t	Rhus Typhina
S af	Salix alba
S ar	Sorbus aria
S ar L	Sorbus aria 'Lutescens'
S au	Sorbus aucuparia
S bt	Salix babylonica 'Tortuosa'
S ca	Salix caprea
S ci	Salix cinerea
S da	Salix daphnoides
S fr	Salix fragilis
S in	Sorbus intermedia
S ni	Sambucus nigra
S pu	Salix purpurea
S se	Sequoia sempervirens
S vi	Salix viminalis
S vit	Salix vitellina
T ba	Taxus baccata
T b'F'	Taxus baccata 'Fastigiata'
T co	Tilia cordata
T euch	Tilia euchlora
T eur	Tilia europaea
U gl	Ulmus glabra

2.0 Collected Data

2.1 TREE SURVEY SCHEDULE

Tree Survey Schedule to be read in conjunction with Tree Survey Key, Tree Category Description Key, Tree Species Key and drawing no. TDA.2995.01.

Tirlun Design Associates Ltd

Tree Survey Schedule (BS5837:2012)

Site: Bancyfelin

Arboricultural Consultants/Surveyors: RhC / AMP

Date of Survey: August 2024

Sheet Number: 1 of 1

Tree / Tag no.	Species	Height (m)	Stem dia.(mm)	Branch spread (m)	Crown clearance (m)	Age	Physical condition	Structural condition	Management recommendations	Est.remaining contribution (years)	Category
H1	Bramble, Ash, Sycamore, Hawthorn	1.5	<75	N 1.5 E 1.5 S 1.5 W 1.5	N/A	M	P	N/A	None	40+	C
G1	Cmo, Fex, Aps	9 (Av)	150 (Av)	N 2 E 2 S 2 W 2	1	EM	F	Dw, WS, V2	None	40+	C
1	Qro	19	800 (approx)	N 6 E 8 S 9 W 7	3	M	F/P	DW, UB, TD, V2	None. Off-site tree	40+	A
2	Qro	14	450 (approx)	N 7 E 6 S 7 W 6	3.5	M	F/G	DW, Slight UB, V2	None. Off-site tree	40+	A
3	Fex	15	250 (approx)	N 4.5 E 4.5 S 4.5 W 4.5	2	EM	F	Dw, V2	None. Off-site tree	<10	C
4	Sfr	15	250 MS x 2 (estimate)	N 3 E 6 S 6 W 6	2	M	F/P	WS, UB, V2	Monitor lean on bank. Consider pollarding	40+	B
5	Sfr	18	300 MS x 2 (estimate)	N 6 E 7 S 6 W 8	2.5	M	F	WS, V2	Monitor lean on bank. Consider pollarding	40+	B
G2	Salix Spp. Cmo, Aps	9 (Av)	150 (Av)	N 4 E 4 S 4 W 4	1.5	EM	F	V2	None	40+	B

3.0 Conclusion

3.1 TREE SURVEY SUMMARY

During August 2024 a total of 5 no. individual trees, 1 no. hedgerow and 2 no. tree groups were surveyed and assessed at the Bancyfelin site.

Following survey and assessment in accordance with the British Standard for Trees in Relation to Design, Demolition and Construction (BS 5837: 2012), trees were categorised as follows: -

Category A	High Quality and Value	Retention Most Desirable
Category B	Moderate Quality and Value	Retention Desirable
Category C	Low Quality and Value	Could Be Retained
Category U	Remove	Unsuitable for Retention

Of the individual trees, 2 no. were assessed as Category A (High Quality & Value), 2 no. were assessed as Category B (Moderate Quality & Value) and 1 no. was assessed as Category C (Low Quality & Value).

Of the tree groups, G1 was assessed as Category C (Low Quality & Value). G2 was assessed as Category B (Moderate Quality & Value)

The Hedgerow H1 was assessed as Category C (Low Quality & Value). This is a remnant field boundary and is predominantly Bramble.

The two Oak trees on the western boundary are of particular note. These high-quality trees make a significant contribution to the arboricultural character of the area.

End of report: August 2024 (Valid for 12 months from survey date).

4.0 Appendix 1

KEY :

Assessment of trees in accordance with BS 5837: 2012

- A. High Quality and Value
- B. Moderate Quality and Value
- C. Low Quality and Value
- U. Unsuitable / Remove

NOTE :

Plan indicates average spread of tree crowns. (Refer to 'Pre Development Tree Survey & Assessment', document ref: TDA/2995/TS&A/RhC/08.24, for accurate dimensions.)

The exact location of each tree is to be verified on site.

See 'Pre-Development Tree Survey & Assessment', document ref: TDA/2995/TS&A/RhC/08.24, for identification of tree species, height and condition/characteristics.

The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

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CLIENT: STERLING CONSTRUCTION

DRAWING NUMBER	SCALE
TDA.2995.01	1:250 @ A1
DRAWN: RHC/AMP	DATE: AUGUST 2024

PROJECT: BANCYFELIN

DRAWING TITLE: TREE SURVEY DRAWING

fihangel-Abercowin