



ARBORICULTURAL REPORT:

BS 5837 – 2012

MAES Y CORNEL

For:

WESTFIELD ARCHITECTS LTD

Project: MAES Y CORNEL		
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Contents

1	INTRODUCTION	4
2	METHODOLOGY	5
3	RESULTS	7
4	CONCLUSIONS	12



1 INTRODUCTION

Background

- 1.1 Sylvan Ecology were commissioned to prepare a tree survey report, in order to inform the development design process for *Maes Y Cornel*, as part of the proposed development planning application.
- 1.2 The purpose of this report is to identify the quality and safety of the trees on this site, as categorised by the *British Standard 5837:2012, Trees in relation to design, demolition, and construction – Recommendations*. The survey and findings, as reported here, represent an unbiased third-party opinion, offering professional advice as to the value of the trees on site. To illustrate the constraints trees pose to the design of future development, a tree protection plan can be found in Appendix A.

Proposed Development

- 1.3 All associated land for the development (herein referred to as the site) is located at:
- At central OS grid reference: ST 04900 78335
 - Postcode: CF72 8GE
- 1.4 The proposed development site comprises of approximately 1.3 acres of pastoral fields and boundary vegetation. The surrounding landscape is predominantly agricultural with pastoral and arable fields, there are also large sections of woodland (some of which could be ancient) and a relatively intact network of hedgerows. The surrounding landscape has good potential for roosting, foraging, and commuting protected species.



2 METHODOLOGY

Field Survey

- 2.1 The survey was carried out in accordance with the guidance set out in British Standard 5837:2012, *Trees in relation to design, demolition, and construction – Recommendations*. This standard gives a systematic, consistent, and transparent evaluation method to tree surveys. The survey was undertaken in accordance with standard methodology by David Price TechArborA in Aug 2018. Weather conditions on the day of the survey were suitable, dry, clear, with good visibility and a light breeze (Force 1 on the Beaufort Scale).
- 2.2 The survey involved a site walkover of the area falling within the site boundary shown on the map in *Appendix A* and approximately 12 m beyond where appropriate. All observations were made from the ground using short focal range binoculars where appropriate. No invasive decay detecting instruments were utilised. Detailed notes were made in relation to any features considered important to the health, viability, or ecology of the trees. This information was used to inform the associated classification system as per the guidance. All trees, where appropriate and accessible, were tagged with metal identification tags, on the north side of the tree at 2 m.
- 2.3 The survey was extended to include assessment of the potential of the site to support protected and/or notable species. Although this approach supports an initial analysis of the likely presence of protected or notable species, a comprehensive assessment may require season-critical survey techniques, which fall beyond the scope of this study. The presence of protected species was noted where possible, but walkthrough surveys cannot usually confirm species presence or absence; only the likelihood of presence can be assessed.

Soil Assessment

- 2.4 A soil assessment is typically undertaken by a competent person to inform any decisions relating to:
- the root protection area (RPA);
 - tree protection;
 - new planting design; and
 - foundation design to take account of retained, removed and new trees.



2.5 The assessment should determine whether the soil is shrinkable. If it is, trees and other vegetation have the potential to cause indirect damage to structures. In such cases, desiccation assessments should be carried out at a specialist laboratory to check the extent to which existing vegetation has dehydrated the soil.

2.6 Soil structure, composition and pH should be included in the assessment for the purpose of designing new planting and landscape proposals.

Limitations

2.7 While every effort is made to ensure that an accurate assessment of the tree's condition is made during the survey, no responsibility can be taken for resultant damage or injury occurred by a failing tree. The survey only gives a snapshot of what is visible and not obscured on the day of survey.



3 RESULTS

Arboricultural Summery

- 3.1 The site consists of pastoral fields and boundary vegetation. The boundary vegetation is dominated by mature beech and oak standards with immature trees that have grown too close together.

Condition

- 3.2 In total there are three groups on the north, west and eastern boundary, two of which have been classified as Category C, one as Category B. Forty-one trees stood out and were recorded separately, seventeen trees was categorised as Category B, twenty-two were Category C. Immature trees that have grown too close together dominate the groups, the canopies are dominated by mature Beech and oak standards. The condition of these trees has been classified in line with B.S.5837, the table below, summarises the results of the survey.



Tree No	Tree Tag ID	Spp	Diameter mm	Crown Spread (m)				Height (m)	Life stage	Remaining cont'	Category	RPA Radius (m)	Observations
				N	S	W	E						
1	1291	Oak	250	3	4	3	0	9	SM	20-40	C1	30	Both trees growing too close together and competing on E & W boundary respectively.
2	1290	Beech	277	3	4	0	2.5	13	SM	20-40	B1	33.24	
3	1289	Sycamore	#240	4	4	3.5	3.5	14	M	40+	B1	28.8	
4	1288	Oak	#500	2.5	6	5	2	12	SM	20-40	C1	60	
5	1287	Oak	450	2.5	5	4	5	13	SM	20-40	B1	54	
6		Oak		0	4	2	1				U	0	Dead
7	1286	Oak	212; 251; 283	1	6	3	1.5	8	SM	20-40	C1	52.03	
8	1285	Beech	650	5	5	5	6	20	M	20-40	B1	78	
9	1284	Oak	112, 205, 241	3.5	5	3	3	9	SM	20-40	C1	40.27	The stems touch causing damage to the tree while offering low bat roost potential.
10	1283	Oak	305	0	6	0	1	9	SM	10-20	C1	36.6	Mainly monodirectional growth, poor condition
11	1282	Oak	349	3	7	3	3	11	SM	20-40	C1	41.88	
12	1281	Beech	695	3	6	3	4	16	M	20-40	B1	83.4	Tree starting to lean, exposed roots.
13	1280	Sycamore	400	3	5	2	5	16	M	20-40	C1	48	
14		Oak	#450	6	2	4	3	20	M	20-40	B1	54	Over fence
15		Sycamore	#350, #250	4	2	4	0	20	M	20-40	C1	51.61	Over fence
16		Oak	#450	1	5	4	3	20	M	20-40	C1	54	Over fence. Very thin tree, braced by surrounding trees, liable to wind throw if surrounding trees are removed.
17		Oak	#350	2	1	3	2	21	M	20-40	C1	42	Over fence. Very thin, excessive management,



													canopy engulfed by T18
18	1279	Beech	#600	4	4	4	4	24	M	20-40	C1	72	
19		Oak	#500	4	4	4	3	18	M	20-40	B1	60	Over fence
20		Oak									U	0	Over fence
21		Holly	#200	2	3	1	3	9	M	20-40	B1	24	Over fence
22	1278	Oak	340; 220	10	4	7	1	10	M	20-40	C1	48.59	Excessive growth in one direction.
23		Oak	#400	4	3	4	4	17	M	20-40	C1	48	Over fence
24		Oak	#400	4	4	4	4	18	M	20-40	B1	48	Over fence. Heavy ivy growth
25		Oak	#500	6	5	5	4	21	M	20-40	B1	60	Over fence
26		Oak	#385	5	4	7	4	17	M	20-40	B1	46.2	Over fence
27		Oak	#262; 135	2	4	6	3	15	M	10-20	C1	35.36	Over fence
28		Birch	#300	2	3	2	4	14	M	10-20	C1	36	Over fence. Heavy lean.
29		Oak	#400	3	5	7	3	17	M	20-40	B1	48	Over fence
30		Oak	#620	5	6	4	5	19	M	20-40	B1	74.4	Over fence
31		Oak	#500	8	8	8	8	18	M	20-40	B1	60	Over fence
32	1277	Oak	510	10	10	2	10	20	M	20-40	C1	61.2	
33	1275	Sycamore	300; 350	5	5	7	3	20	M	20-40	C1	55.31	
34		Oak	#400; 400	4	10	5	7	20	M	20-40	C1	67.88	Over fence
35		Birch	#300, 300. 350	3	6	6	6	15	M	20-40	C1	66	Over fence
36		Oak	#555	10	10	7	10	18	M	20-40	B1	66.6	Over fence
37		Birch	#295	6	2	4	4	15	M	10-20	C1	35.4	Over fence
38		Birch	#300; 300; 350; 200	5	2	4	5	15	M	10-20	C1	70.22	Over fence
39		Oak	#420	2	6	6	5	17	M	20-40	B1	50.4	Over fence
40		Oak	#400	0	4	4	0	17	M	10-20	C1	48	Over fence
41		Oak	#510	8	7	7	8	15	M	40+	B1	61.2	Over fence



Group 1	Category B2	Species rich hedgerow forming part of the northern site boundary, dominated by beech (<i>Fagus sylvatica</i>), oak (<i>Quercus robur</i>), occasional hazel (<i>Corylus avellana</i>), hawthorn (<i>Crataegus monogyna</i>), ivy (<i>Hedera helix</i>), holly (<i>Ilex aquifolium</i>) and sycamore (<i>Acer pseudoplatanus</i>). The ground flora is dominated by stinging nettle (<i>Urtica dioica</i>) and bracken (<i>Pteridium aquilinum</i>). With occasional broad-leaved dock (<i>Rumex obtusifolius</i>), common cleavers (<i>Galium aparine</i>), herb-Robert (<i>Geranium robertianum</i>), and red campion (<i>Silene dioica</i>).
Group 2	Category C2	Unmanaged species rich hedgerow that form part of the eastern site boundary; dominated by bramble (<i>Rubus fruticosus</i>). The hedge also contains frequent mature beech, mature oak, hawthorn; occasional hazel, ivy, gorse (<i>Ulex gallii</i>), and rare yew (<i>Taxus baccata</i>), beech, holly, <i>Chamaecyparis</i> spp and field maple (<i>Acer campestre</i>). The ground flora is dominated by stinging nettle and bracken; with occasional broad-leaved dock, common cleavers, false brome, herb-Robert, and red campion.
Group 3	Category C2	Species rich hedgerow forming part of the western site boundary, dominated by beech, oak, occasional hazel, ivy, holly, hawthorn, and sycamore. The ground flora is dominated by stinging nettle and bracken. With occasional broad-leaved dock, common cleavers, herb-Robert, and red campion.



- Trees**
- 3.3 Seventeen of the trees and one group within the application site are worthy of a *Category B* grade. The remaining trees and groups on site are *Category C* due to their low inherent value. The low quality of the trees is likely due to where they have grown (on the boundary) and how close together they are. Trees or groups of a B Category should be considered as constraints and any loss mitigated/compensated for appropriately. Trees of a C category will not usually be retained where they would impose a significant constraint to development.

Table 2: Category Summery

Cat	Tree	Group
A	-	-
B	17	1
C	22	2
U	2	-

- Lost trees**
- 3.4 It is not currently understood if any trees need to be removed to accommodate the development.

- Ecological Constraints**
- 3.5 The trees on site have low potential for nesting birds and/or roosting bats.

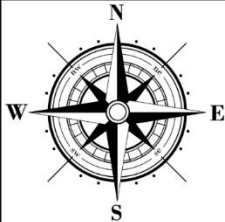
- Tree Protection**
- 3.6 No detailed development design was available to assess an Arboricultural impact assessment. Tree protection measures must be considered prior to any works being undertaken on site.

- Tree constraints plan**
- 3.7 The map below shows the locations of the trees on site.



4 CONCLUSIONS

- 4.1 If practicable, it is recommended that efforts be made to retain the *Category B* trees. Many of the trees on the western and eastern boundary are outside the site boundary and are outside the client's ownership, as a result, measures should be implemented to limit any impact on these trees.



Trem y Wawr

Min yr Awel

Group 1

Group 2

Group 3



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TREE PROTECTION PLAN

Land adjacent to Maes y Cornel

Date: Dec 2021

Drawn by: D.P.

© OS open map data

Scale: 1 : 579 @ A4

Drawing N^o: v1.2

LEGEND

Crown Spread

Root Protection Area



Category 'A'



Category 'B'



Category 'C'



Category 'U'

0

30m





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