

18 Bron-y-Wawr

Planning Application P2023/0292

BS5837:2012 Tree Survey 13th July
2023

Membership No:



Site Location: 18 Bron-y-Wawr	Report Reference: 07/23/BYW/V2
Client: Rhys Thomas	Date of Report: 13 th July 2023 Date of Site Visits: 11 th July 2023
Report Prepared By: Liz Phillips	Survey Carried Out By: Liz Phillips

RTAC, 6 COURTYARD FLATS, STABLE YARD, STACKPOLE, PEMBROKESHIRE, SA71 5DE

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1. Introduction

1.1 Site Location

1.1.1 Site Address: 18 Bron-y-Wawr, Pontardawe, Swansea, SA8 4JY.

1.1.2 Ordnance Survey grid reference: SN722044.

1.2 Instructions

1.2.1 RTAC has been instructed to produce a report in compliance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' to inform planning application P2023/0292 for the demolition and rebuild of the existing garage at this site. The instruction was given by Rhys Thomas, the property owner.

1.3 Scope of Report

1.3.1 The purpose of this report is to survey the trees growing to the south of the site boundary.

1.3.2 This report is concerned with the arboricultural features of the site only and including any physical features which directly affect or are affected by the trees. 1.3.3 This report is a record of the condition of the trees at the time of the survey being carried out, notwithstanding this, the purpose of this survey is to assess the trees in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and with respect to the proposed development and the survey is not intended to be a full tree condition or hazard survey.

1.4 Survey Methodology and Limitations

1.4.1 The survey was carried out on Tuesday 11th July 2023; the weather was warm and overcast but visibility was good.

1.4.2 All trees are growing outside the site boundary within the curtilage of a private residential property. As the development site and the neighbouring property were not accessible all dimensions have been estimated.

1.4.3 No vegetation has been removed to inspect trees and where trees are not visible or accessible because of vegetation, fences, ditches or other obstructions a limited assessment has been carried out. Access is very limited on this site.

1.4.4 Observations were made using Visual Tree Assessment (VTA) methodology (Mattheck 1994). The data was recorded using Pear Technology Pocket GIS on a Panasonic Toughpad FZ-G1.

1.4.5 This survey was undertaken in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

1.4.6 The trees have been categorised in accordance with the British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations as listed below:

Category A – trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B – trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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 150mm.

These categories are subdivided into 1. Arboricultural qualities, 2. Landscape qualities and 3. Cultural values, including conservation.

Trees not suitable for retention have been categorised as U.

See Appendix I for table of categories.

1.4.7 All observations were made from the ground. No climbing surveys were carried out.

1.4.8 No soil samples were taken.

1.4.9 No invasive decay detection techniques have been used.

1.4.10 This report is valid for one year from the date of inspection. Trees are living organisms and no responsibility can be accepted by the surveyor for the failure of a tree or part of a tree due to adverse weather conditions, *force majeure* or other unpredictable occurrences. It is the responsibility of the tree owner to inspect and maintain his or her trees on a regular basis.

1.4.11 The tree survey was carried out by Liz Phillips TechArborA of RTAC. Liz has worked in the arboricultural industry for 14 years as a tree surgeon, surveyor, local authority tree officer and consultant.

1.5 Planning Policy

1.5.1 Planning Policy Wales Edition 11 February 2021 Chapter 6: Distinctive and Natural Places contains the following policies:

Trees, Woodlands and Hedgerows

6.4.24 Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade and shelter, a sustainable energy source and building materials. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.

6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard, where appropriate, to local authority tree strategies or SPG. Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.

6.4.26 Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape,

biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection should prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory.

6.4.27 The protection and planting of trees and hedgerows should be delivered, where appropriate, through locally specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs). They should also be incorporated into Green Infrastructure Assessments and plans.

1.6.2 Neath Port Talbot County Borough Council's Local Development Plan (2011-2016) adopted January 2016 contains the following policy:

Policy EN 7 Important Natural Features

Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where:

- 1. Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or*
- 2. The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.*

1.6 Statutory Designations

1.6.1 Neath Port Talbot Council's Planning Department has confirmed that there are no Tree Preservation Orders affecting this site.

1.7 Protected Wildlife

1.7.1 Before any treeworks are carried out, the trees should be inspected for any evidence of bats or nesting birds.

1.7.2 It is an offence under the Wildlife and Countryside Act 1981 to intentionally:

- kill, injure or take any wild bird;
- take, damage or destroy the nest of a wild bird included in Schedule ZA1;
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- take or destroy an egg of any wild bird,

1.7.3 It is also an offence to:

- deliberately capture, injure or kill a bat;
- damage or destroy any structure or place which any bat uses for shelter or protection;
- disturb any bat while it is occupying a structure or place which it uses for shelter or protection; or
- obstruct access to any structure or place which any bat uses for shelter or protection.

2. Proposed Works

2.1 The existing garage will be demolished and the slab base removed. A new single-storey garage with a concrete slab base will be constructed on the original footprint and extending the original building 2 metres to the north and 3 metres to the west.

3. The Trees

3.1 An outgrown leylandii (*X Cupressocyparis leylandii*) hedge is growing to the south of the existing site boundary. There are approximately 8 semi-mature trees in this hedgerow and as the trees are not accessible, the dimensions of these have been estimated:-

3.2

Tree No	Height(m)	Crown Spread(m)	Stem Diameter(m)	Age Class	Retention Category	Condition	Works
T1-T8	10	N 3 E 2 S 6 W 2	Multi-stemmed trees – approx. 3 x 240mm	SM	C	Good – parts of tree which are visible	Raise north lateral s over new garage roof

4. Arboricultural Impact Assessment

4.1 Tree Constraints Plan

4.1.1 All site plans are in Appendix II.

4.1.2 Above Ground Constraints - current crown spread is marked on the Tree Constraints Plan (TCP). This does not indicate the ultimate crown spread of the individual trees.

4.1.3 Below Ground Constraints – the root protection area (RPA) is a circle of radius 12 x the diameter of the stem of the tree measured at 1.5 metres above ground level. For a multi-stemmed tree, the RPA is calculated using the following formula:

$$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$$

4.1.4 The RPA is usually depicted as a complete circle; however, this area can be altered in shape to reflect compromised growing conditions such as the presence of buildings, watercourses, etc. In this case, the RPAs of all trees have been redrawn to reflect the existing garage slab and the hardstanding which will have restricted any root encroachment into the garden of 18 Bron-y-Wawr.

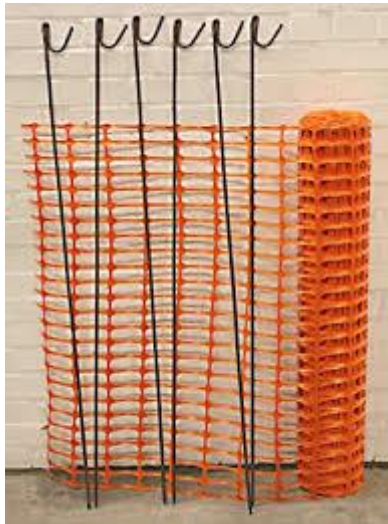
4.2 Arboricultural Impact Assessment

4.2.1 All trees are outside the site boundary; the existing garage slab, access drive and hardstanding will have restricted any root encroachment into this area.

4.3 Tree Protection Plan

4.3.1 The tree branches overhanging the site need to be crownlifted to a height of 4m to prevent any damage to these from construction works and any future damage to the proposed garage.

4.3.2 The existing boundary fence will protect the trees from any construction works. Any gaps in this fence can be filled with orange mesh fence as shown below to prevent any inadvertent damage to the tree stems.





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APPENDIX

I. Survey Data

Terms used in data tables

BS5837 Survey

Tag No – corresponds to numbered metal tag attached to tree.

Species – common and Latin names are given.

Height - measured with a Suunto PM5/360 clinometer to the nearest metre unless otherwise stated.

Stem diameter - measured at 1.5 metres above ground level with a dbh (diameter at breast height) tape.

Crown spread - measured at the cardinal points to 0.5 metres.

Clear - the lowest height of the crown above ground measured in metres.

Age - NP – newly planted; Y – young, a tree in the first third of life expectancy; SM – semi-mature, a tree in the second half of life expectancy; M – mature, tree in final third of life expectancy; OM – over-mature, tree in decline; V – veteran, tree with major physiological decline, surviving beyond the typical age range for the species.

RP – root protection area; radius and area of circle.

Phys. Condition - physiological condition; poor, fair, good, dead or dangerous.

Structural condition - crown, stem and basal area.

Preliminary recommendations - recommendations for remedial works.

Cat - retention category as defined in BS5837:2012 A, B, C and U.

Table 1 Cascade chart for tree quality assessment

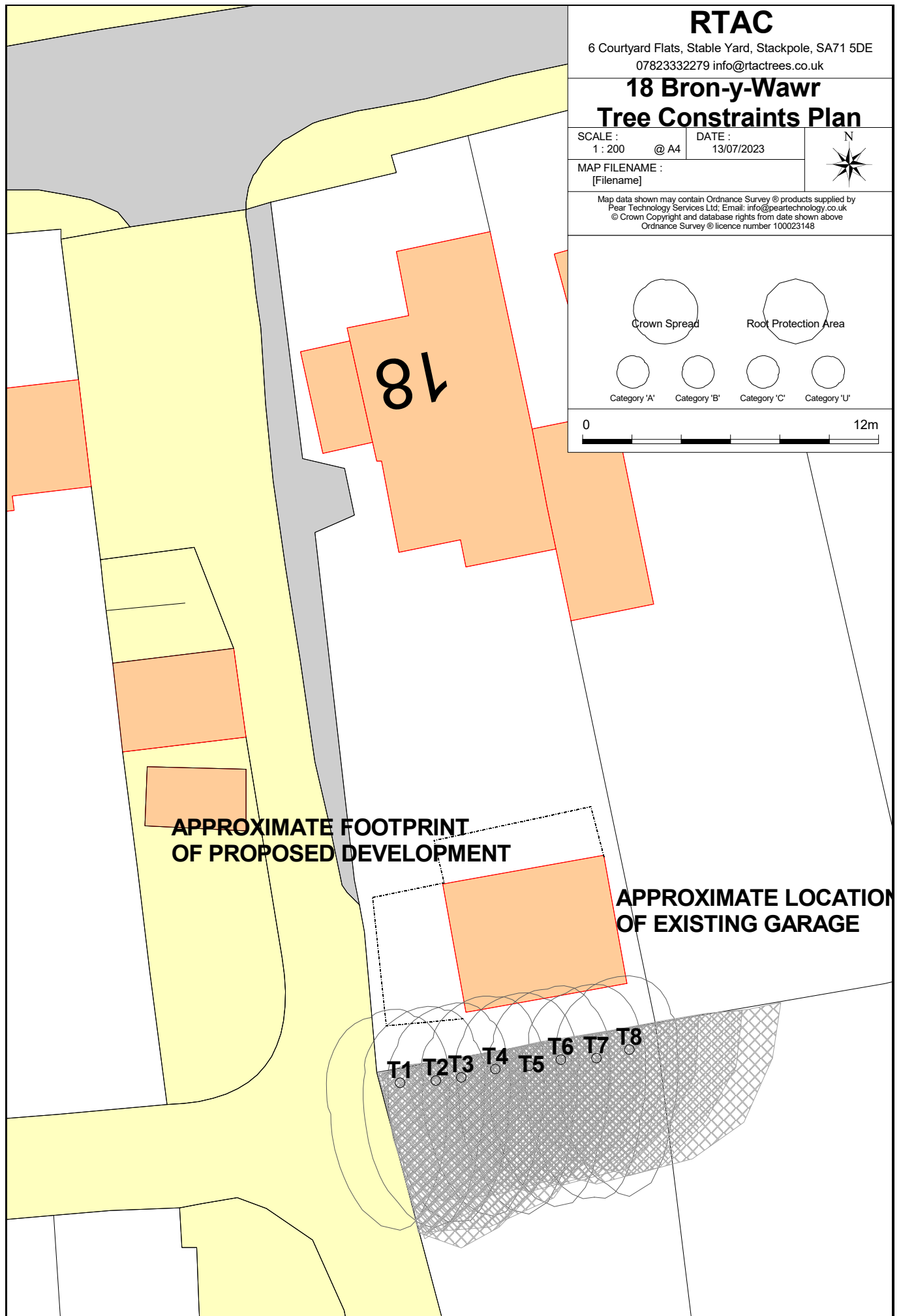
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2



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II. Site Plan



III. Photographs



Trees viewed from access lane



Existing garage



Trees overhanging existing garage

IV. Qualifications

Qualifications:

AA Technicians Certificate 2009
BSc. Heritage Conservation 2ii
Electrical Arboriculture Units 1 and 2a
NVQ Level 2 Environmental Conservation
NPTC CS 30, 31, 39, climb trees and perform aerial rescue

CPD:

Bats and Arboriculture: A Practitioner's guide
BS 5837:2012. Tree Surveying and Categorisation
Subsidence 1 day workshop
Assessment of Tree Forks: Assessment of Junctions for Risk Management
The Hollow Tree – Arboriculture
Introduction to Soils

V. Bibliography

British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations; British Standards Institution.

The Law of Trees, Forests and Hedgerows (2002) Mynors; Sweet and Maxwell, London.

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Complete field guide to the Trees of Britain & Europe (2004) Johnson & More; Collins.

Assessment of Tree Forks: Assessment of Junctions for Risk Management (2016) Slater in association with Myerscough College; The Arboricultural Association.

Arboricultural Practice Note 12: Through the Trees to Development (2007) Patch and Holding; Arboricultural Advisory and Information Service.

Guide to producing a Tree Protection Fencing Plan for straightforward Householder Applications SPG; City and County of Swansea Council.

Modern Arboriculture (2003) Shigo; Sherwin Dodge Printers, Littleton, New Hampshire.

Planning Policy Wales Technical Advice Note 5: Nature Conservation and Planning (September 2009) Welsh Government.