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The Gables Jersey Marine

BS5837:2012 Tree Survey 23rd March 2023

Membership No: TE03654



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23rd March 2023

The Gables

Site Location: The Gables, Jersey Marine	Report Reference: 03/23/GBL/V3
Client: Darkin Architects	Date of Report: 23 rd March 2023 Date of Site Visits: 21 st March 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: The Gables, School Road, Jersey Marine, SA10 6JE.

1.1.2 Ordnance Survey grid reference: SS711941.

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 a proposed development of an extension and replacement garage on this site. The instruction was given by Brian Iles, the property owner.

1.3 Documents Provided

1.3.1

Document Description	Reference Number	Produced By	Date
Site Block Plan 1:200@A3	RH250-002A	Darkin Architects	03/02/2022
Proposed Site Block Plan 1:200@A3	RH520-003B	Darkin Architects	23/03/2022
Site Location Plan 1:1250@A4	RH520-001A	Darkin Architects	03/02/2022
Proposed Ground Floor Option 2 1:100@A3	RH520-103B	Darkin Architects	17/02/2022
Existing Floor Plans 1:100@A3	RH520-101A	Darkin Architects	03/02/2022
Garage Refurbishment 1:100 & 1:50 @A2	RH520-104C	Darkin Architects	23/03/2022

1.3.2 No independent verification or assessment of these documents has been made by RTAC. The Proposed Site Block Plan has been used as the basis for the Site Layout Tree Constraints Plan in this report.

1.4 Scope of Report

1.4.1 The purpose of this report is to survey the trees within and adjacent to the proposed development area.

1.4.2 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.

1.4.3 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

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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.

1.5 Survey Methodology and Limitations

1.5.1 The site visit was carried out on Tuesday 21st March 2023, the weather was dry and sunny, and visibility was good.

1.5.2 The heights and crown spreads of all trees recorded were measured with an SNDWAY SW-1000A Laser Distance Meter Telescope. Stem diameters were measured with a diameter tape.

1.5.3 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.

1.5.4 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.

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

1.5.6 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.

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

1.5.8 No soil samples were taken.

1.5.9 No invasive decay detection techniques have been used.

1.5.10 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.

1.5.11 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.

1.6 Planning Policy

1.6.1 Planning Policy Wales Edition 10 December 2018 Chapter 6: Distinctive and Natural Places contains the following policies:

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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.

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.*

1.7 Statutory Designations

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

1.8 Protected Wildlife

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

1.8.2 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,

1.8.3 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.

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2. Site Analysis

2.1 Site Description

2.1.1 The Gables is a small detached bungalow on an elevated plot with retaining walls to the front and rear of the building. Most of the plot is developed with a small grassy area on the west side of the existing bungalow and woodland to the north and east outside the site boundary.

2.2 Proposed Works

2.2.1 The existing bungalow will be extended to the west.

2.2.2 The existing garage will be refurbished and extended.

3. Arboricultural Impact Assessment

3.1 Tree Constraints Plan

3.1.1 All site plans are in Appendix II.

3.1.2 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.

3.1.3 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:

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

3.1.4 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 X2, X3, T1 and T2 have been amended to reflect the existing site topography.

3.2 Arboricultural Impact Assessment

3.2.1 X1 has decay at the base and needs to be removed.

3.2.2 T3 will need a small amount of pruning to accommodate the new extension.

3.2.3 No other trees will be impacted by the proposed development; the woodland to the north of the site will be protected by the existing retaining walls.

3.3 Tree Protection Plan

3.3.1 The Tree Protection Plan is in Appendix II.

3.3.2 Any treeworks required must be carried out prior to the commencement of construction works.

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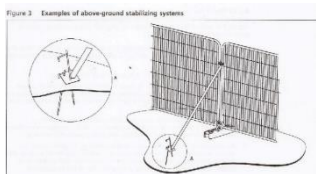
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3.3.3 Heras fencing as shown below will be erected in the location marked on the Tree Protection Plan.

3.3.4 The fenced off area will be designated as the construction exclusion zone (CEZ). All fencing must be in place before construction works begin and must not be moved or removed until all construction works have finished. Signage as shown below must be attached to the fencing.

3.3.5 Works within the CEZ are restricted as follows:

- No excavations to be carried out unless agreed as part of the planning permission.
- No vehicle access.
- No fires to be lit within the CEZ or within 10 metres of the crown of a tree to be retained.
- No storage of construction materials or spoil within the CEZ.
- No mixing of cement or discharge of contaminants such as fuel within the CEZ.
- Soil levels within the CEZ must not be altered unless agreed as part of the planning permission.
- No signs or lighting to be attached to trees to be retained.



Tree Protection Fencing



Tree Protection Signage

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APPENDIX

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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.

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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 unstable 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	See Table 2
NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.		
Trees to be considered for retention		
Category A 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 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 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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BS5837:2012 Tree Survey



RTAC

Client: Brian Iles
Project: The Gables
Survey Date: 21/03/2023
Surveyor: Liz Phillips

6 Courtyard Flats
Stable Yard
Stackpole
Pembrokeshire
SA71 5DE
Phone: 07823332279

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
T1 no tag											
Sawara Cypress <i>Chamaecyparis pisifera</i>	11	2	361 (Eq)	N 1.5 E 1 S 1.5 W 1.5	2 1.5 1.5 1	SM	A: 58.9 R: 4.32	Good	C: Good S: Good B: Good	No action :: Unspecified Growing in raised bed.	C.2 >40 yrs
T2 no tag											
Leyland Cypress <i>X Cupressocyparis leylandii</i>	7	15	310 (Eq)	N 1 E 1.5 S 1 W 1.5		SM	A: 43.4 R: 3.71	Good	C: Good S: Good B: Good	No action :: Unspecified	C.2 >40 yrs
T3 no tag											
Campbell's Magnolia <i>Magnolia campbellii</i>	7	1	350	N 3 E 6 S 4 W 6	3 2 1.5 4	M	A: 55.4 R: 4.19	Good	C: Good S: Good B: Good	Reduce lateral limbs :: Unspecified Reduce laterals by 1m on east and west sides to clear existing building and proposed extension.	B.2 >40 yrs
X1 no tag											
Sessile Oak <i>Quercus petraea</i>	15	1	600	N 7 E 2 S 6 W 8	2 7 4 3	SM	A: 162.9 R: 7.2	Poor	C: Poor S: Poor B: Poor	Fell :: Fell to ground level Decay at base north side - unidentified fungal fruiting body possibly Meripilus giganteus. Visible dieback in crown; tree sounds hollow at base of north side when tapped with a sounding mallet; crown asymmetrical and weighted to west.	U
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio											

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[illegible]

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Report selection criteria.

Projects.

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Date Range.

Any Date

Work types.

- > Fell :: Fell to ground level
- > No action :: Unspecified
- > Reduce lateral limbs :: Unspecified

Latest Survey.

- All surveys for the selected trees.
- > Last survey for each selected tree.

Work Completed.

- > Work Completed
- > Work Not Completed

Number of trees in selected Project(s)	6
Number of trees in Report selection	6

Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area		ERC:	Estimated Remaining Contributio

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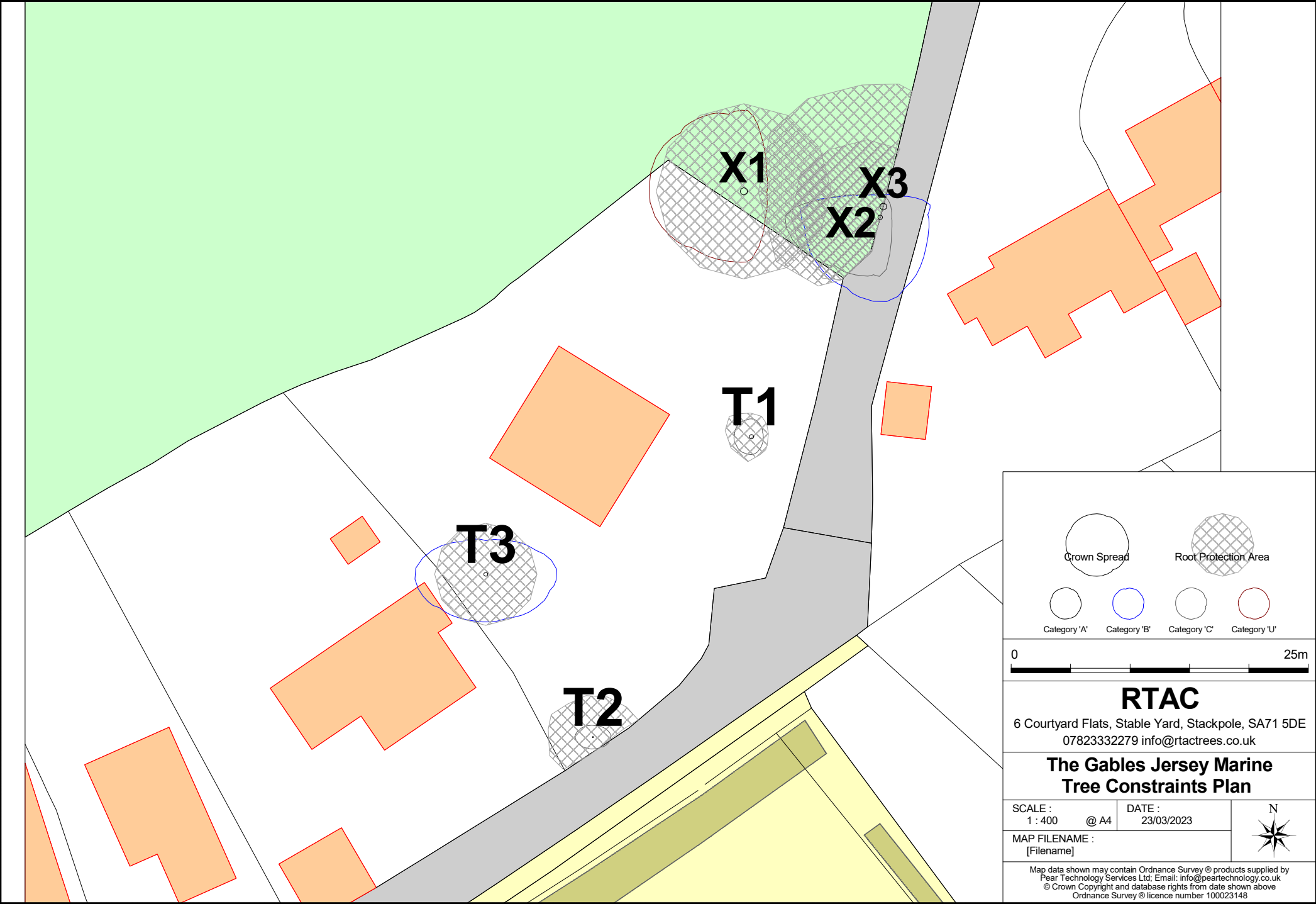


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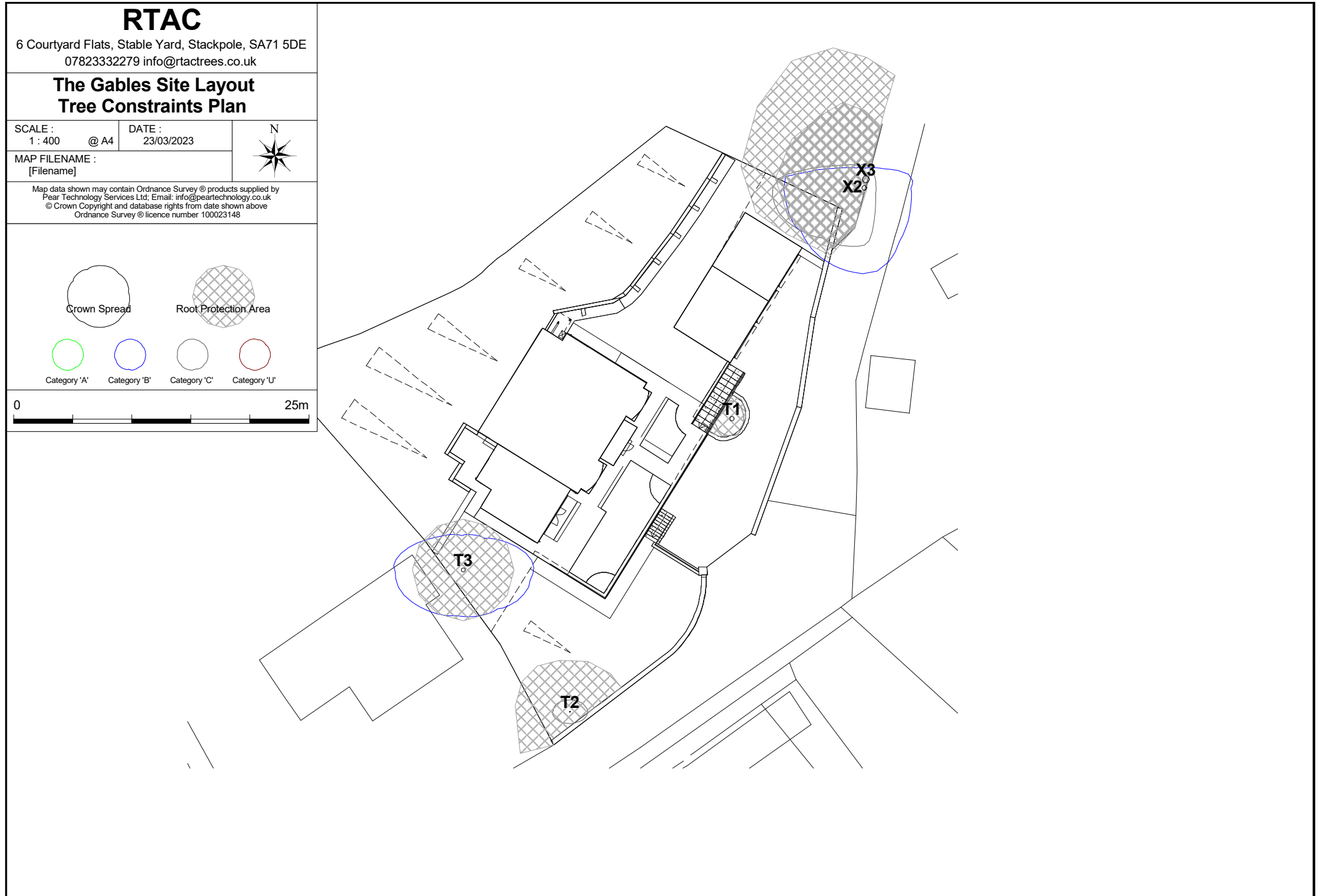
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II. **Site Plans**

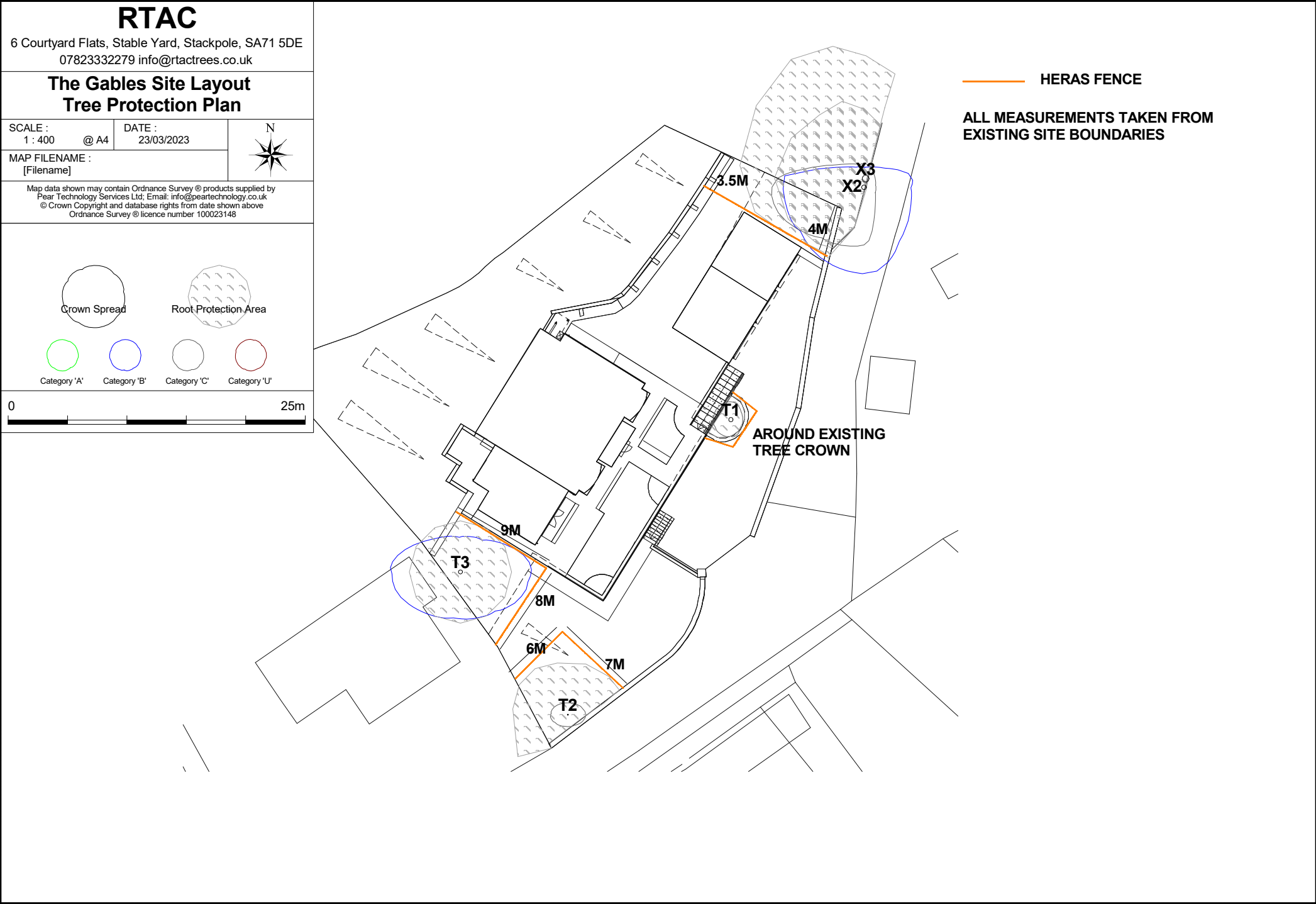
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III. **Photographs**



Fungus at base of X1



X2 and X3



T1



T3

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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

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V. Bibliography

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

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Diagnosis of Ill-health in Trees (1994) Strouts and Winter; TSO.

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The body language of trees (1994) Mattheck & Breloer; TSO.

Principles of tree hazard assessment and management (1999) Lonsdale; Forestry Commission.

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.