

Old Farmers Arms Efail Fach

BS5837:2012 Tree Survey 8th April 2024

Membership No: TE03654





8th April 2024

Old Farmers Arms

Site Location: Old Farmers Arms Efail Fach	Report Reference: 04.24/OFA/V5
Client: Mr. Parminder Singh Kang	Date of Report: 8 th April 2024 Date of Site Visits: 2 nd April 2024
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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Contents

1	<u>Introduction</u>	3
1.1	<u>Site Location</u>	3
1.2	<u>Instructions</u>	3
1.3	<u>Documents Provided</u>	3
1.4	<u>Scope of Report</u>	3
1.5	<u>Survey Methodology and Limitations</u>	4
1.6	<u>Planning Policy</u>	4
1.7	<u>Protected Wildlife</u>	7
2	<u>Site Analysis</u>	7
2.1	<u>Site Description</u>	7
2.2	<u>Proposed Works</u>	7
3	<u>The Trees</u>	7
4	<u>Arboricultural Impact Assessment</u>	8
4.1	<u>Tree Constraints Plan</u>	8
4.2	<u>Arboricultural Impact Assessment</u>	8
4.3	<u>Tree Protection Plan</u>	9
	<u>Appendix</u>	10
I.	<u>Survey Data</u>	11-15
II.	<u>Site Plans</u>	16-18
III.	<u>Photographs</u>	19
IV.	<u>Qualifications</u>	20
V.	<u>Bibliography</u>	21

1. Introduction

1.1 Site Location

1.1.1 Site Address: Old Farmers Arms, Efail Fach, Pontrhydyfen, SA12 9SN.

1.1.2 Ordnance Survey grid reference: SS781956.

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 planning application for a new extension and alterations to the roofline of the existing property. The instruction was given by John Davies.

1.3 Documents Provided

1.3.1

Document Description	Reference Number	Produced By	Date
Site Plan as Existing 1:100@A3	JD002	John Davies	12 th January 2024
Site Plan as Proposed 1:100@A3	JD008	John Davies	12 th January 2024
Ground Floor Plan as Proposed 1:50@A3	JD009	John Davies	12 th January 2024
Location Plan 1:2500@A4	JD001	John Davies	12 th January 2024
Site Photos		John Davies	

1.3.2 No independent verification or assessment of these documents has been made by RTAC. The Topographic Survey 1:200@A1 has been used to form the basis of the plans in this report.

1.4 Scope of Report

1.4.1 The purpose of this report is to survey the trees growing on the north boundary of Old Farmers Arms adjacent to the B4287 and any trees adjacent to the proposed extension.

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 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 survey was carried out on Tuesday 2nd April 2024; the weather was overcast but dry and visibility was good.

1.5.2 The heights and crown spreads of all accessible recorded trees were measured with an SNDWAY SW-1000A Laser Distance Meter Telescope. Stem diameters of all accessible trees recorded were measured at 1.5 metres above ground level 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 12 February 2024 Chapter 6: Distinctive and Natural Places contains the following policies:

Trees, Woodlands and Hedgerows

6.4.37 Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and 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, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials. The importance of trees, in particular urban trees, in creating distinctive and natural places which deliver health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking. Planning authorities must promote the planting of new trees, hedgerows, groups of trees and areas of woodland as part of new development.

6.4.38 Welsh native tree and hedge species, characteristic of the local area, provide a strong ecosystem resilience function, and they provide resources for local wildlife, particularly other native plants and species. Native tree and hedge species can also complement opportunities for natural regeneration. Alongside broader woodland habitat types, such as wood pasture, parkland and traditional orchards, native tree and hedge species help to define our cultural heritage and landscape, creating a strong sense of place and connection to the past.

6.4.39 Planning authorities must 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 green infrastructure function. Planning authorities should consider the importance of trees and woodland, particularly native woodland and valued trees, and should have regard to local authority tree strategies or SPG and the Green Infrastructure Assessment. Planning authorities should adopt appropriate, locally relevant, time sensitive, minimum tree canopy cover targets for their authority area to guide the protection and where appropriate the expansion of canopy cover. The Green Infrastructure Assessment and tools such as NRW's Tree Cover in Wales' Towns and Cities study and Forest Research's i-Tree Eco tool will help establish a baseline of canopy cover and guide the identification of appropriate and measurable canopy targets. Tools to help with design and species choice in urban areas are also available.

6.4.40 Where trees, woodland and hedgerows are present, their retention, protection and integration should be identified within planning applications. Where surveys identify trees, hedgerows, groups of trees and areas of woodland capable of making a significant contribution to the area, these trees should be retained and protected. The provision of services and utilities infrastructure to the application site should also avoid the loss of trees, woodlands or hedges and must be considered as part of the development proposal; where such trees are lost, they will be subject to the replacement planting ratios set out below.

6.4.41 Whilst most focus within the planning system is targeted at urban trees, planning authorities should recognise the importance of trees within the countryside, either as woodlands, within hedgerows and hedgebanks, or free-standing trees in fields, or as wood pasture. This is particularly important as the effects of climate change are leading towards pests and diseases that are damaging many of our

native species in the rural landscape. Positive mechanisms of rural tree retention should be considered, and measures taken to replace them in an effective and economic manner, either with new planting or by allowing them to grow to their full potential.

6.4.42 Permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. Where individual or groups of trees and hedgerows are removed as part of a proposed scheme, planning authorities must first follow the step-wise approach as set out in paragraph 6.4.15. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords.

6.4.43 Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must 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, work to improve its completeness and use it to ensure the protection of trees and woodland and identify opportunities for more planting as part of the Green Infrastructure Assessment, particularly in terms of canopy cover.

6.4.44 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.*

1.7 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. Site Analysis

2.1 Site Description

2.1.1 Old Farmers Arms is a detached residential property set in a plot measuring approximately 200m². The existing building is situated in the north of the plot adjacent to the highway with an existing access and vehicle parking from the B4287. The remainder of the site is mainly laid to lawn with mature shrubs.

2.1.2 The site is bordered by the B4287 to the north, a small river to the west and agricultural fields to the south and east.

2.2 Proposed Works

2.2.1 A two-storey extension will be constructed on the south side of the existing building. The roofline of the original building will be altered slightly, and dormer windows added to the south side of this roof.

3. The Trees

3.1 See Survey Data in Appendix 1.

3.2 The roadside trees consist of an outgrown Leyland cypress hedge (*Cupressocyparis leylandii*) and one small ash tree (*Fraxinus excelsior*).

- 3.3 The small woodland group growing to the west of the site is separated from the proposed development site by the river.
- 3.4 The sparse remnants of an outgrown privet (*Ligustrum ovalifolium*) and hazel (*Corylus avellana*) hedge are growing on the riverbank adjacent to the proposed development site.

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 amended to reflect the existing site layout and the location of the river and the highway.
- 4.1.5 The RPA is not the total rooting area of the tree but is the minimum rooting area considered viable for the long-term retention of the tree. The RPA should be protected as a priority; works should only be carried out within the RPA after all other options have been considered and found unsuitable and works should only be carried out after consultation with the project arborist and with the consent of the Local Planning Authority.

4.2 Arboricultural Impact Assessment

- 4.2.1 No trees are growing within 15 metres of the proposed extension. The small woodland is separated from any development impacts by the river on the west boundary.
- 4.2.2 No trees will be removed to facilitate this development. The dead cypress and the small ash on the roadside boundary should be removed as the ash will become too large to be retained in this location and could potentially overhang the property roof and cause damage to the retaining wall.
- 4.2.3 T2, T3 and T4 will need to be cut back to give 2 metres clearance to the new roofline.
- 4.2.4 X1 needs to be cut back from the existing shed roof. This tree is on the west side of the river and was not accessible at the time of this survey, but a large cavity was observed in the base of the stem. Ownership of this tree is unknown, but it may possibly require removal.

4.3 Tree Protection Plan

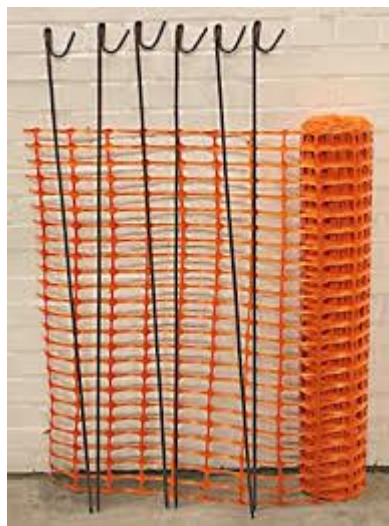
4.3.1 The Tree Protection Plan is in Appendix II.

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

4.3.3 The retaining wall adjacent to T1, T2, T3, T4 and G1 will protect these trees from construction works. Construction vehicles will access the site via the existing access and parking area. Orange mesh fencing secured with road pins as shown below must be erected on top of the retaining wall to demarcate the construction exclusion zone (CEZ) as shown below on the Tree Protection Plan. All fencing must be in place before construction works begin and must not be moved or removed until all construction works have finished.

4.3.4 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

4.3.5 Scaffolding: If scaffolding is required against the north elevation this can be installed partly on the existing hardstanding and partly on the soil on top of the retaining wall inside the CEZ. If scaffolding is erected here, boards should be placed under the footplates to distribute the weight and minimise any compaction in the RPAs of the cypress trees. Any small amount of compaction caused by the use of scaffolding here should not have a detrimental effect on the adjacent trees.



8th April 2024

Old Farmers Arms

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

BS5837:2012 Tree Survey

RTAC

Client: John Davies
 Project: Old Farmers Arms Efail Fach
 Survey Date: 02/04/2024
 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 (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
G1 no tag											Estimated Measurements		
A Group		10	3	300 (Eq)	N	3		A: 40.7	Dead	C:	Fell :: Fell to ground level		U
- -					E	3		R: 3.59		S:			
					S	3				B:	Small ash and dead cypress.		
					W	3							
H1 no tag											Estimated Measurements		
A Hedgerow		2	1	30	N	0.5	SM	A: 0.4	Good	C: Good	No action :: Unspecified		C.2
- <i>Spp.</i>					E	0.5		R: 0.35		S: Good			>40 yrs
					S	0.5				B: Good	Outgrown sparse privet and hazel hedge; dead tree has fallen from west side of river onto this.		
					W	0.5							
T1 no tag													
Lawson Cypress		18	3	675 (Eq)	N	5	5 M	A: 205.9	Good	C: Good	No action :: Unspecified		B.2
<i>Chamaecyparis lawsoniana</i>					E	2	8	R: 8.09		S: Good			>40 yrs
					S	2	3			B: Good			
					W	4	3						
T2 no tag													
Leyland Cypress		18	1	520	N	4	8 M	A: 122.3	Good	C: Good	Prune :: From buildings/structure/tree by 1.0m		B.2
<i>X Cupressocyparis leylandii</i>					E	2	10	R: 6.23		S: Good			>40 yrs
					S	4	3			B: Good	Cut back trees over new roof.		
					W	2	10						
Age Classifications:		N	Newly planted	EM	Early Mature		Condition:		C	Crown	Stems:		Ø
		Y	Young	M	Mature				S	Stem			Diameter
		SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		(Eq) Equivalent stem diameter using BS5837:2012 definition
													Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
T3 no tag												
Lawson Cypress	18	1	450	N	6	6	M	A: 91.6	Good	C: Good	Prune :: From buildings/structure/tree by 1.0m	B.2
Chamaecyparis lawsoniana				E	2	9		R: 5.39		S: Good		>40 yrs
				S	2	4				B: Good	Cut back trees over new roof.	
				W	3	10						
T4 no tag												
Lawson Cypress	18	1	700	N	6	6	M	A: 221.7	Good	C: Good	Prune :: From buildings/structure/tree by 1.0m	B.2
Chamaecyparis lawsoniana				E	3	6		R: 8.4		S: Good		>40 yrs
				S	4	5				B: Good	Cut trees back over new roof	
				W	2	8						
X1 no tag											Estimated Measurements	
Crab Apple	7	1	440	N	3	2	M	A: 87.6	Fair	C: Good	Prune :: From buildings/structure/tree by 1.0m	U
Malus sylvestris				E	5	2		R: 5.28		S: Poor		
				S	2	4				B: Fair	Off site on west bank of river; large cavity at base; asymmetrical crown; tree not accessible.	
				W	1	3						
</												

Report selection criteria.

Projects.

Old Farmers Arms Efail Fach

Date Range.

Any Date

Work types.

----> Fell :: Fell to ground level

----> No action :: Unspecified

----> Prune :: From buildings/structure/tree by 1.0m

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)7

Number of trees in Report selection7

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



8th April 2024

Old Farmers Arms

II. Site Plans



RTAC

6 Courtyard Flats, Stable Yard, Stackpole, SA71 5DE
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Old Farmers Arms Efail Fach Tree Constraints Plan

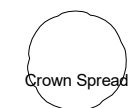
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Crown Spread



Root Protection Area



Category 'A'



Category 'B'



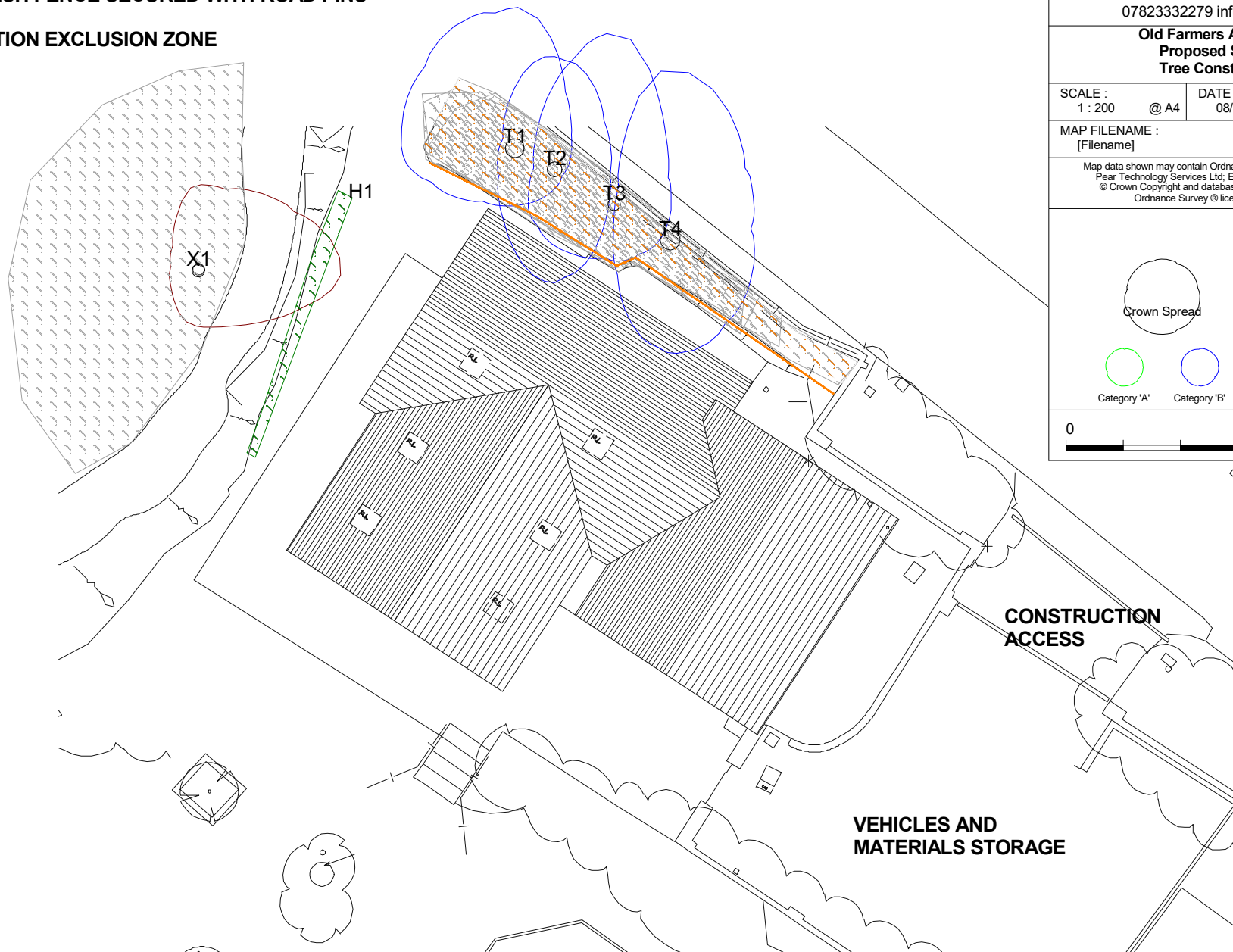
Category 'C'



Category 'U'



 **ORANGE MESH FENCE SECURED WITH ROAD PINS**
 **CONSTRUCTION EXCLUSION ZONE**



RTAC

6 Courtyard Flats, Stable Yard, Stackpole, SA71 5DE
07823332279 info@rtactrees.co.uk

Old Farmers Arms Efail Fach Proposed Site Layout Tree Constraints Plan

SCALE :
1 : 200 @ A4

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Crown Spread



Root Protection Area



Category 'A'



Category 'B'



Category 'C'



Category 'U'

0 12m

III. Photographs



Location of proposed extension



X1



T1 – T4



G1



Trees viewed from roadside

IV. Qualifications

Qualifications:

AA Technicians Certificate 2009
BSc. Heritage Conservation 2ii
Professional Tree Inspection 2024
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

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