

THE PRE-DEVELOPMENT SURVEY AND ASSESSMENT WAS UNDERTAKEN IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION - RECOMMENDATIONS' (HEREAFTER BS5837:2012).

THE TREE SURVEY INVOLVED COLLECTING THE FOLLOWING DATA:-

- TREE NUMBER/GROUP REFERENCE
- SPECIES
- HEIGHT
- BRANCH SPREAD ( AVERAGE OF ALL CARDINAL POINTS)
- AMENITY VALUE
- ROOT PROTECTION AREA
- BS ASSESSMENT (A,B,C AND U)
- COMMENTS.

THE TREE RESOURCE CONSISTS OF A FEW SPECIMENS GROWING ALONG THE BOUNDARY OR ADJACENT TO THE SITE. THE GROUPS OF TREES OUTSIDE THE SITE AREA WHICH ARE OF VARYING AMENITY VALUE (MINOR TO SIGNIFICANT) - BUT WHICH WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT. THE BOUNDARY TREES DO HAVE ELEMENTS OF RECOGNISED AMENITY VALUE AND ARE WORTHY OF PROTECTION. IN VIEW OF THE FACT THAT THEY DO NOT INTERFERE WITH THE PROPOSED WORKS IT IS RECOMMENDED THAT THEY ARE RETAINED AND THEIR HEALTH AND CONDITION MONITORED.

DUE TO THE CHANGING NATURE OF TREES AND OTHER SITE CIRCUMSTANCES, THIS SURVEY AND ANY RECOMMENDATIONS MADE ARE LIMITED IN VALIDITY TO A PERIOD OF 12 MONTHS. ANY ALTERATION TO THE APPLICATION SITE OR THE DEVELOPMENT PROPOSAL ITSELF COULD ALTER THE CURRENT CIRCUMSTANCES AND THUS, INVALIDATE THIS SURVEY'S RECOMMENDATIONS.

THE CONTENTS OF THIS SURVEY ARE BASED ON OBSERVABLE FACTORS PRESENT AT THE TIME OF INSPECTION AND AT THE PRE-DEVELOPMENT CONTEXT. WHILST EVERY ATTEMPT HAS BEEN MADE TO PROVIDE A REALISTIC AND ACCURATE ASSESSMENT OF THE TREES' CONDITION AT THE TIME OF INSPECTION, IT MAY HAVE NOT BEEN APPROPRIATE, OR POSSIBLE, TO VIEW ALL PARTS OR ALL SIDES OF EVERY TREE TO FULFIL THE ASSESSMENT CRITERIA OF A RISK ASSESSMENT. ALL MEASUREMENTS ARE METRIC AND APPROXIMATE.

DURING CONSTRUCTION WORKS ALL TREES WILL BE PROTECTED. THE SIMPLEST AND MOST EFFECTIVE WAY TO PREVENT DAMAGE IS THE PROVISION OF A PROTECTION ZONE AROUND THE TREE AND ITS ROOTING ZONE. THE ERECTION OF WELDED STEEL MESH FENCING AROUND EACH RETAINED TREE COINCIDING WITH ITS RPA WILL BE UNDERTAKEN BEFORE DEVELOPMENT COMMENCES.

THE LEVEL SITE PREVIOUSLY FUNCTIONED AS RESIDENTIAL CURTILAGE WITH POSSIBLY AN ELEMENT OF COMMERCIAL HORTICULTURAL ACTIVITY ( WITNESS THE DERELICT GLASS HOUSING ).

THE MAJORITY OF THE SITE IS BOUNDED BY VARYING QUALITY GARDEN HEDGEROW ( LARGELY PRIVET ) BELONGING TO THE ADJACENT RESIDENTIAL PROPERTIES. A LACK OF MAINTENANCE HAS MEANT THAT HERE HAS BEEN A CONSIDERABLE AMOUNT OF "FREE GROWTH" OF OTHER SHRUBS SUCH AS IVY, PRIVET ETC.

- ONE ORNAMENTAL PRIVET SHRUB REACHING 5 METRES IN HEIGHT. OTHER HEDGESECTIONS HAVE BECOME "GAPPY" AND "STRAGGLY". NEITHER OF THE TREES GROWING ON THE BOUNDARY OR ADJACENT TO THE SITE CAN BE DESCRIBED AS EXCELLENT INDIVIDUAL SPECIMENS AS DEFINED UNDER BRITISH STANDARD 5837:2012. BUT ALL DO HAVE CERTAIN GROUP AMENITY VALUE.

**STRATEGY**

GIVEN ITS IMPORTANT ROLE AS A NATURAL SCREEN THERE IS OPPORTUNITY TO INTEGRATE SECTIONS OF THE BOUNDARY HEDGEROW INTO A WIDER SITE LANDSCAPING SCHEME. (ASSUMING ITS IN THE OWNERSHIP OF THE OWNER/DEVELOPER.) MOST OF THE "FORMAL" HEDGEROW WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT NOR WILL IT SIGNIFICANTLY INTERFERE WITH CONSTRUCTION WORKS. THOSE AREAS OF "FREE GROWING" SHRUBS TO BE CAREFULLY MANAGED. LENGTHS OF HEDGEROW DEEMED IMPORTANT SHOULD BE PROTECTED WITH HERAS FENCING DURING THE CONSTRUCTION PHASE. LIKEWISE, THERE IS NO INTENTION TO FELL ANY OF THE BOUNDARY TREES OR THOSE ADJACENT TO THE SITE.

ALL OF THE TREES ARE TO CONTINUE GROWING UNIMPEDED. IN FACT, THE PROPOSED DEVELOPMENT'S LAYOUT REQUIREMENTS MEANS THAT NO TREES WILL NEED TO BE FELLED. SUPPLEMENTARY TREE PLANTING WILL PROVIDE VALUABLE VISUAL ENHANCEMENT MITIGATION. THE REPLACEMENT TREES WILL ALL BE NATIVE DECIDUOUS (QUERCUS, BETULA IN VAR., SORBUS AUCUPARIA)

**BOUNDARY TREES**

NAME	HT.	AV. SPR.	DIAM.	RPA	VALUE	CONDITION
T1 PRUNUS.	8m	3.5m	350mm	4.2m	B2	FINE SS SPEC, DENSE CROWN, HEALTHY, MEDIUM AMENITY VALUE, RETAIN AND PROTECT
T2 QUERCUS	10m	6.5m	500mm	6m	B1	SS, SEMI-MATURE, GOOD SHAPE, NO SIGN OF DIE-BACK, HIGH AMENITY VALUE, RETAIN AND PROTECT

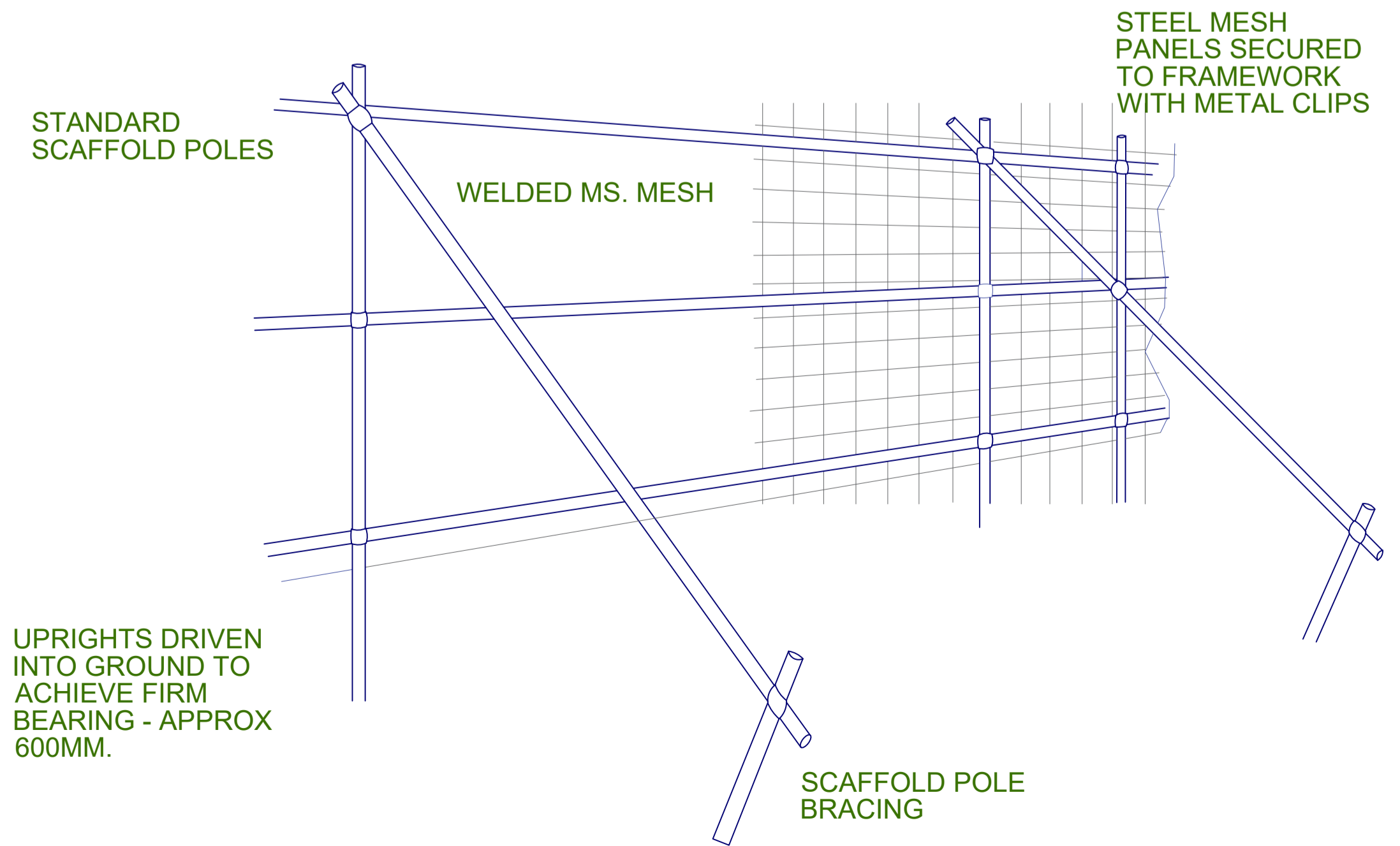
**ADJACENT TO SITE**

G1 4 No. QUERCUS	12m	6m	700mm	8.4m	B1	CONSIDERABLE GROUP VALUE IN GOOD HEALTH - GROWING AT HIGHER LEVEL THAN SITE GL, SOME DEAD WOOD & IVY COVER, GROWTH COMPROMISED BY SITING OF STEEL STORAGE CONTAINERS ADJ. TO THEIR TRUNKS. OUTSIDE SITE BOUNDARY
G2 2 NO FRAXINUS	5m	2m	100mm	1.2m	B2	TWO STRAGGLY SELF-SEEDED SAPLINGS FUTURE GROUP VALUE, RETAIN AND PROTECT BUT OUTSIDE SITE
T3 FRAXINUS	6m	2.5m	150mm	1.8m	B2	SELF SEEDED STRAGGLY YOUNG SPECIMEN. FUTURE VALUE

SH. GROUPS OF SHRUBS ALONG SITE BOUNDARY.

THE SUGGESTED RETENTION OF BOTH THE TREES AND HEDGEROW IS DEPENDENT UPON LAND OWNERSHIP PATTERNS. GROUP G2 FOR EXAMPLE APPEAR TO BE OWNED BY THE LOCAL AUTHORITY'S PARKS DEPARTMENT ( OR EQUIVALENT).

**PROTECTIVE FENCING ERECTED AROUND RPA.**



TREE SURVEY  
 LAND AT ST TEILO STREET, PONTARDULAIS  
 SCALE : 1:500 @ A1  
 DRAWING NO. : GENPL/001A  
 DATE : NOVEMBER 2017



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