

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 ONE BEECH (T1) AND ONE ASH TREE (T2), A NUMBER OF OVER-MATURE ORNAMENTAL CONIFERS, ONE HOLLY BUSH AND A SELF SEEDING BEECH SAPLING. THE MAJORITY OF THE TREE RESOURCE DOES NOT DISPLAY ANY ELEMENT OF RECOGNISED AMENITY VALUE.

THE CONIFER TREES ARE TALL OVER-MATURE SPECIMENS PROVIDING DENSE COVER SHADOWING THE GARDEN.

ONLY THE BEECH (T1) AND ASH (T2) ARE CONSIDERED TO HAVE A VALUE BUT DISPLAY CERTAIN PHYSICAL DEFECTS THAT WILL PREJUDICE THEIR FUTURE GROWTH AND DEVELOPMENT.

THERE IS A BEECH TREE GROWING OUTSIDE THE SITE BOUNDARY AT A HIGHER GROUND LEVEL THAN THE GARDEN OF No. 4 LANGLAND ROAD AND WILL THEREFORE NOT BE AFFECTED BY THE PROPOSALS.

THE **BEECH TREE (T1)** IS A MATURE SPECIMEN THAT REGRETTABLY HAS BEEN STUNTED BY THE OVER-BEARING CLOSE PROXIMITY OF THE ADJACENT ORNAMENTAL CONIFER TREES THAT HAVE PREVENTED THE BALANCED DEVELOPMENT OF ITS CROWN. IT IS MULTI-STEMMED, WITH MANY BOUGHS BEING TWISTED. IT HAS A CERTAIN AMENITY VALUE BUT IS NOT LIKELY TO ACHIEVE A BALANCED CROWN. THE BEECH TREE IS GROWING WITHIN THE PROPOSED VISIBILITY SPLAY FOR THE NEW ACCESS AND WILL THEREFORE NEED TO BE FELLED..

THE **ASH TREE (T2)** IS A TWIN STEMMED SPECIMEN WITH ONE TRUNK LEANING TOWARDS THE GARDEN AREA.

IT IS EVIDENT THAT THE ASH TREE (T2) IS DISPLAYING EARLY SIGNS OF DIE-BACK, BUT THERE ARE NO FRUITING FUNGAL BODIES. WHILST ITS FELLING WOULD BE A LEGITIMATE OPTION, IN VIEW OF THE FACT THAT IT DOES NOT INTERFERE WITH THE PROPOSED WORKS IT IS TO BE RETAINED WITH ITS HEALTH AND CONDITION BEING REGULARLY 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 THE ASH TREE WILL BE PROTECTED. THE SIMPLEST AND MOST EFFECTIVE WAY TO PREVENT DAMAGE TO ANY TREE IS THE PROVISION OF A PROTECTION ZONE AROUND THE TREE AND ITS ROOTING ZONE. THE ERECTION OF STANDARD 'HERAS' FENCING AROUND EACH RETAINED TREE COINCIDING WITH ITS RPA WILL BE UNDERTAKEN BEFORE DEVELOPMENT COMMENCES.

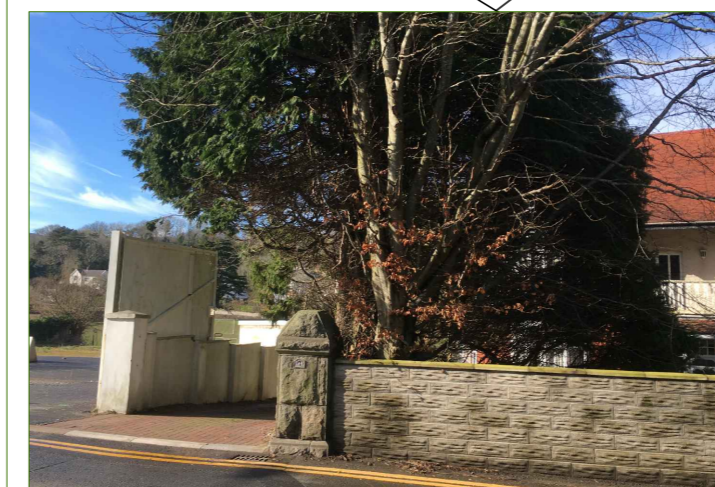
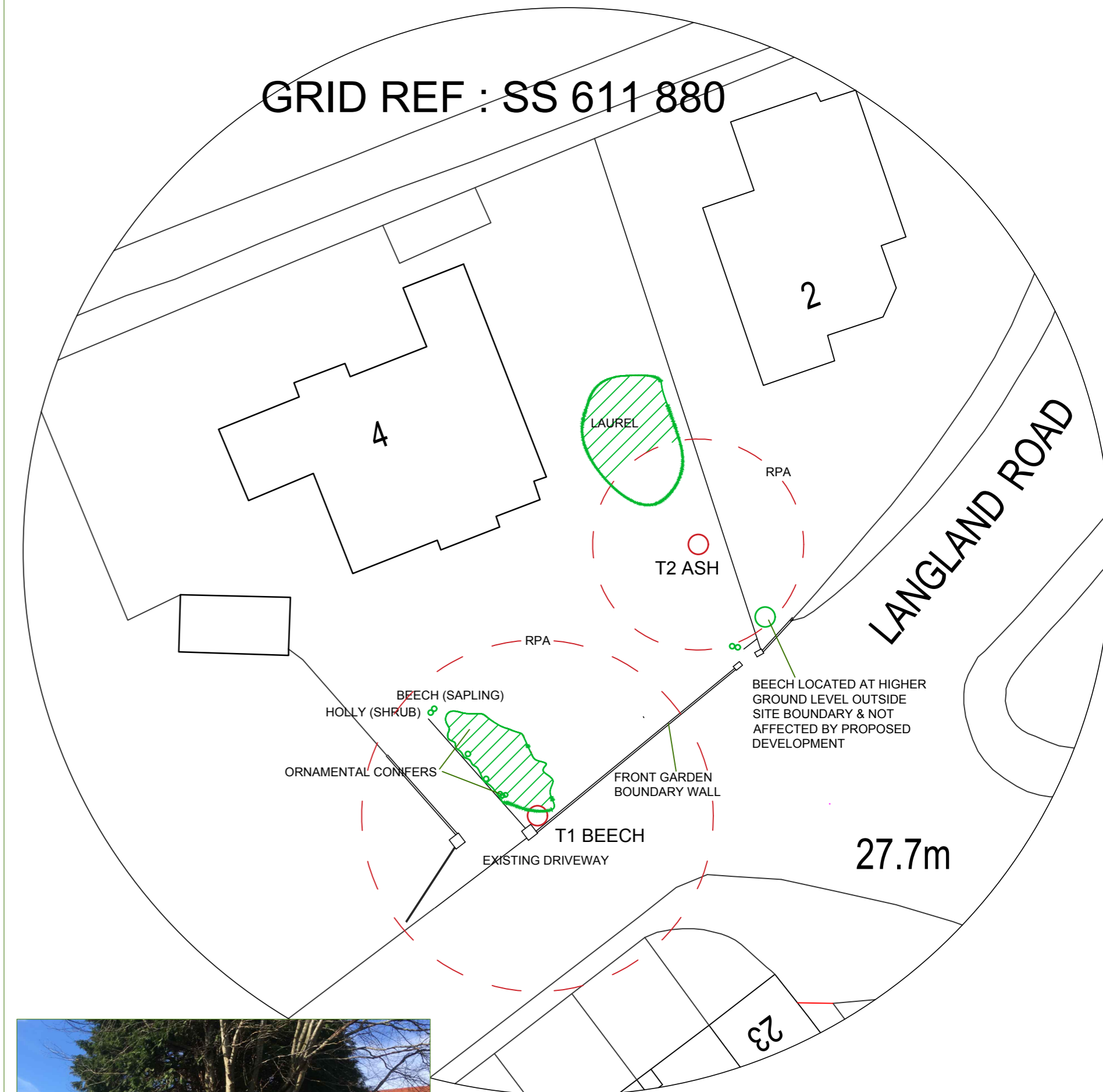
THE SITE AREA IS A FORMAL RESIDENTIAL GARDEN AREA COMPRISING LAWN AND MAINLY ORNAMENTAL SHRUBS AND TREES. THE TWO NATIVE DECIDUOUS TREES THAT ARE PRESENT ARE LARGELY OF MEDIUM STATURE BUT COULD NOT BE DESCRIBED AS EXCELLENT SPECIMENS AS DEFINED UNDER BRITISH STANDARD 5837:2012.

THERE ARE A SIGNIFICANT NUMBER OF SHRUBS AND ORNAMENTAL CONIFERS GROWING ON THE SITE WHICH HAVE BEEN EXCLUDED FROM THIS SURVEY.

THE PROPOSED DEVELOPMENT'S LAYOUT REQUIREMENTS MEANS THAT THE BEECH TREE (T1) WILL NEED TO BE FELLED, WHILST THE ASH (T2) CAN BE RETAINED BUT ITS HEALTH AND CONDITION NEEDS REGULAR MONITORING.

REPLACEMENT TREE PLANTING WILL PROVIDE VALUABLE MITIGATION. THE REPLACEMENT TREES WILL ALL BE NATIVE DECIDUOUS

	NAME	HEIGHT	AV. SPREAD	DIAMETER	RPA	VALUE	CONDITION	COMMENTS
T1	FAGUS	12m	6m	450mm MS	10000mm	C	MULTI-STEMMED, IMBALANCED CROWN	WITHIN DEVELOPMENT AREA - FELL AND CLEAR
T2	FRAXINUS	13m	4.5m	600mm	7200mm	C	EARLY DIE-BACK EVIDENT	RETAIN, MONITOR
	ORNAMENTAL CONIFERS		ORNAMENTAL VALUE ONLY - FELL AND CLEAR					



T1 - BEECH GROWING AT FRONT OF SITE, MULTI-STEM AND POOR CROWN SHAPE.



T2 - ASH GROWING NEAR SIDE GARDEN BOUNDARY - TWIN STEM, EARLY DIE-BACK, POOR CROWN SHAPE.

TREE SURVEY

NO. 4 LANGLAND ROAD,
MUMBLES, SWANSEA.
SA3 4LX

SCALE 1 : 250 @ A2

DRAWING NO. RB/LANGTREE/001A
DATE : JANUARY 2018

