

# **Pre-Development Tree Survey & Assessment**

Of

## **A selection of trees at Pyle Garden Centre**

Prepared By



Ref: TDA/2821/TS&A/RhC/11.22 (Rev. A)

November 2022  
(Updated January 2023)

# **Pre-Development Tree Survey & Assessment**

of

## **A selection of trees at Pyle Garden Centre**

For

**Mr. Rob James**

Prepared by

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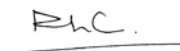
### Document Approval

This document has been prepared and checked in  
accordance with Tirlun Design Associates' quality control  
system

Status: **2<sup>nd</sup> Draft**

Author : **Mr. Rhodri Crandon**

Approved:



Date: **November 2022**

November 2022  
(Updated January 2023)

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## **1.0 Supporting Information and Explanatory Keys**

## **1.1 INTRODUCTION**

### **1.11 Generally**

Trees are of vital importance to the landscape and are essential for enhancing the rural and urban environment. They provide scenic character, visual amenity and are vital habitats for dependent wildlife populations.

The retention of existing trees not only benefits a site and its surroundings but also raises the overall quality of an area and enhances property value.

Trees which are damaged, or their immediate environment significantly changed may subsequently decline and die resulting in all positive benefits being lost.

### **1.12 Purpose of Survey**

Tirlun Design Associates were appointed by Mr. Rob James to undertake a pre-development survey and assessment of a selection of existing trees located at Pyle Garden Centre.

This document is a record of the survey and its purpose is to provide the client with a concise presentation of the position, dimensions, condition and future life expectancy of existing trees on site.

Recommendations are provided on arboricultural works which should be undertaken in the interests of safety, or as part of sound management practice. However, the tree survey conducted and the results presented within this report are specifically designed to meet the BS5837 standard, and are not a substitute for either a full Tree Safety Survey or Management Plan designed to provide a detailed appraisal of the risk and liability associated with responsibility for individual trees or groups of trees.

The survey is illustrated by drawing no. TDA.2821.01 which shows the location and assessed category of surveyed trees.

### **1.13 The Site**

The trees are located adjacent to the main rear car park serving Pyle Garden Centre. Species include: Willow, Oak, Sycamore & Himalayan Birch.

## **1.2 METHODOLOGY**

### **1.21 Generally**

The on-site survey of trees was carried out by Rhodri Crandon B.A. (Hons), Dip LA, who is experienced in arboriculture. He was assisted by Andrew Perrigo BSc (Hons), Dip LA. The survey was undertaken during November 2022 and updated to include 2 no. additional trees in January 2023.

Site data was recorded onto standardised survey forms and subsequently transposed in the office onto fair copies of the relevant forms for inclusion within this document. The location of individual trees and tree groups is based on a digital aerial view of the site. The record drawing is numbered TDA.2821.01 and is included within Appendix 1.

Trees were located, numbered, identified and their height determined by clinometer measurements. The trunk/stem diameters and crown clearances of trees were measured using a 10m tape. Branch spread was taken using a 10m tape to the cardinal points.

Age, structural/physical condition, management recommendations and estimated contribution in years were judged from an examination of the tree or tree group in question and each tree was categorised according to standardised criteria i.e. BS5837: 2012.

### **1.22 Conventions and Assumptions**

In the pursuit of this survey, assumptions have been made and conventions followed.

### **1.23 Data Summary**

The collected data has been summarised and plotted on drawing no. TDA.2821.01 (Appendix 1). The drawing identifies the trees by number and category as follows:

|            |                            |                          |
|------------|----------------------------|--------------------------|
| Category A | High Quality and Value     | Retention Most Desirable |
| Category B | Moderate Quality and Value | Retention Desirable      |
| Category C | Low Quality and Value      | Could Be Retained        |
| Category U | Remove                     | Unsuitable for retention |

The drawing is intended to reduce the need for reference to the text. The user of the survey can clearly identify the merit of each tree from the drawing and, if required, refer to the specific notes in the Tree Survey Schedule.

## 1.3 KEY

### 1.31 Survey Classification Key

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tree no.</b>              | Numerical reference for each tree on the tree survey plan.                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Species.</b>              | Common name with abbreviation of the scientific name (see tree species key).                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Height.</b>               | In metres.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Stem dia.</b>             | <p>For single stem trees, diameter of trunk is measured in millimetres at 1.5 metres above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base)</p> <p>For multi stemmed trees with 5 stems or less each stem is measured in millimetres and measurements included in the survey schedule. For multi stemmed trees with 6 stems or more each stem is measured and a mean average included in the survey schedule.</p> |
| <b>Branch spread.</b>        | Branch spread was taken using a 10m tape to the cardinal points                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Crown Clearance.</b>      | Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio and shading).                                                                                                                                                                                                                                                                                                                              |
| <b>Age.</b>                  | <p>Assessment of the age of each tree:</p> <p>Y = Young</p> <p>EM = Early Mature</p> <p>M = Mature</p> <p>OM = Over Mature</p> <p>V = Veteran</p>                                                                                                                                                                                                                                                                                                           |
| <b>Physical Condition.</b>   | <p>Assesses the physical condition of each tree:</p> <p>G = Good</p> <p>F = Fair</p> <p>P = poor</p> <p>D = Dead</p>                                                                                                                                                                                                                                                                                                                                        |
| <b>Structural Condition.</b> | <p>Classification of the structural condition of each tree.</p> <p>DB = Dead</p> <p>DW = Characteristic dead wood</p> <p>WS = Weak structure</p> <p>UB = Unbalanced</p> <p>RC = Regrown coppice</p> <p>TD = Trunk Decay</p> <p>CD = Crown Decay</p> <p>BD = Basal Decay</p> <p>PD = Physical Damage</p> <p>RP = Regrown Pollard</p>                                                                                                                         |



Tree Survey Key - Cont'd

|    |   |               |
|----|---|---------------|
| V1 | = | High Vigour   |
| V2 | = | Normal Vigour |
| V3 | = | Low Vigour    |

**Management**

**Recommendations.** Preliminary management recommendations including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

**Est. remaining**

**Contribution.** Estimated remaining contribution in years:

<10,  
10-20,  
20-40  
40>

**Category.**

U or A to C category grading to be recorded on the tree survey plan.  
(Refer to Tree Category Description Key).

## **1.32 Tree Category Description Key**

Table 1 Cascade chart for tree quality assessment

| Category and definition                                                                                                                                                   | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                   |                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| <b>Category U</b><br>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 | <ul style="list-style-type: none"><li>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)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>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</li></ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p> |                                                                                                                                                                                                                                                                   |                                                                                                                                       |
|                                                                                                                                                                           | 1 Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2 Mainly landscape qualities                                                                                                                                                                                                                                      | 3 Mainly cultural values, including conservation                                                                                      |
| Trees to be considered for retention                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| <b>Category A</b><br><b>Trees of high quality</b> 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) |
| <b>Category B</b><br><b>Trees of moderate quality</b> 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                                                                              |
| <b>Category C</b><br><b>Trees of low quality</b> 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                                                                           |

**1.33 Tree Survey Species Key**

|          |                                 |        |                             |
|----------|---------------------------------|--------|-----------------------------|
| A ca     | Acer campestre                  | P ca   | Populus canadensis          |
| A S      | Acer Saccharinum                | P co   | Pyrus communis              |
| A co     | Alnus cordata                   | P eu   | Populus euramericana        |
| A gr     | Acer griseum                    | P h    | Platanus hispanica          |
| A hi     | Aesculus hippocastanum          | P l    | Prunus lusitanica           |
| A pl     | Acer platanoides                | P n    | Pinus nigra                 |
| A plc    | Acer platanoides 'Crimson King' | P pi   | Pinus pinea                 |
| A ps     | Acer pseudoplatanus             | P n lt | Populus nigra 'Italica'     |
| B da     | Buddleja davidii                | P r    | Pinus radiata               |
| B pe     | Betula pendula                  | P se   | Prunus serrula              |
| B pa     | Betula papyrifera               | P sp   | Prunus spinosa              |
| B s      | Buxus sempervirens              | P sy   | Pinus sylvestris            |
| B uj     | Betula utilis jaquemontii       | P ta   | Populus tacamchacca         |
| C a G    | Cedrus atlantica 'Glaucua'      | P tr   | Populus tremula             |
| C av     | Corylus avellana                | Q c    | Quercus coccinea            |
| C d      | Cedrus deodora                  | Q ce   | Quercus cerris              |
| C b      | Catalpa bignonioides            | Q il   | Quercus ilex                |
| C l      | Cotoneaster lacteus             | Q pe   | Quercus petraea             |
| C la'E'  | Cham. Lawsonia 'Elwoodii'       | Q ro   | Quercus robur               |
| C Le     | Cupressocyparis 'Leylandii'     | Q ru   | Quercus rubra               |
| C ma     | Cupressus macrocarpa            | R ps   | Robinia pseudoacacia        |
| C mo     | Crataegus monogyna              | R t    | Rhus Typhina                |
| C ox     | Crataegus oxycantha             | S a T  | Salix alba Tristis          |
| C sa     | Castanea sativa                 | S ar   | Sorbus aria                 |
| E g      | Eucalyptus gunnii               | S ar L | Sorbus aria 'Lutescens'     |
| F c      | Ficus carica                    | S au   | Sorbus aucuparia            |
| F ex     | Fraxinus excelsior              | S bt   | Salix babylonica 'Tortuosa' |
| F or     | Fraxinus ornus                  | S ca   | Salix caprea                |
| F sy     | Fagus sylvatica                 | S ci   | Salix cinerea               |
| F sy 'P' | Fagus sylvatica 'Purpurea'      | S da   | Salix daphnoides            |
| G tr     | Gleditsia triacanthos           | S fr   | Salix fragilis              |
| I aq     | Ilex aquifolium                 | S in   | Sorbus intermedia           |
| J re     | Juglans regia                   | S ni   | Sambucus nigra              |
| L an     | Laburnum anagyroides            | S pu   | Salix purpurea              |
| Ln       | Laurus nobilis                  | S se   | Sequoia sempervirens        |
| L t      | Liriodendron tulipifera         | S vi   | Salix viminalis             |
| M cv     | Malus (cultivar)                | S vit  | Salix vitellina             |
| M gr     | Magnolia grandiflora            | T ba   | Taxus baccata               |
| M gl     | Metasequoia glyptostroboides    | T b'F' | Taxus baccata 'Fastigiata'  |
| M sy     | Malus sylvestris                | T co   | Tilia cordata               |
| P s A    | Prunus subhirtella 'Autumnalis' | T euch | Tilia euchlora              |
| P ab     | Picea abies                     | T eur  | Tilia europaea              |
| P av     | Prunus avium                    | U gl   | Ulmus glabra                |

## **2.0 Collected Data**

## **2.1 TREE SURVEY SCHEDULE**

Tree Survey Schedule to be read in conjunction with Tree Survey Key, Tree Category Description Key, Tree Species Key and drawing no. TDA.2821.01.

# Tirlun Design Associates Ltd

## Tree Survey Schedule (BS5837:2012)

Site: **Pyle Garden Centre**

Arboricultural Consultants/Surveyors: **RhC / AMP**

Date of Survey: **November 2022 (Updated January 2023)**

Sheet Number: **1 of 1**

| Tree / Tag no.  | Species    | Height (m) | Stem dia.(mm)         | Branch spread (m)         | Crown clearance (m) | Age  | Physical condition | Structural condition | Management recommendations                                        | Est.remaining contribution (years)    | Category |
|-----------------|------------|------------|-----------------------|---------------------------|---------------------|------|--------------------|----------------------|-------------------------------------------------------------------|---------------------------------------|----------|
| 1, 2, 3, 4 (G1) | SaT        | 8-12       | 450 (av.)             | N 4<br>E 4<br>S 4<br>W 4  | 2.5                 | EM/M | F                  | WS, RP, V2           | Re-pollard                                                        | 20-40<br>(40+ if regularly pollarded) | B        |
| 5               | Aps        | 14         | 300                   | N 4<br>E 4<br>S 4<br>W 4  | 3                   | EM   | F                  | WS, V2               | Monitor fork approximately 4m above g/l                           | 40+                                   | C        |
| 6               | Qru        | 10         | 350, 150, 500 (MS x3) | N 4<br>E 10<br>S 7<br>W 6 | 2.5                 | M    | P                  | WS, DW, UB, V2/V3    | Remove & replace with native species more suited to car park area | <10                                   | U        |
| 7               | Salix spp. | 8          | 150, 300 (MS x2)      | N 2<br>E 3<br>S 2<br>W 4  | 1                   | EM   | P                  | PD, WS, V3           | Remove & replace with native species more suited to car park area | <10                                   | U        |
| 8               | Aps        | 14         | 250, 300, 300 (MS x3) | N 3<br>E 3<br>S 5<br>W 4  | 2.5                 | EM   | P                  | DW, WS, V3           | Remove & replace with native species more suited to car park area | <10                                   | U        |
| 9               | Buj        | 12         | 400                   | N 4<br>E 4<br>S 1<br>W 3  | 4                   | M    | F                  | UB, V2               | Remove Ivy                                                        | 20-40                                 | C        |
| 10              | Buj        | 12         | 400                   | N 2<br>E 5<br>S 6<br>W 3  | 4                   | M    | F                  | UB,V2                | Remove Ivy                                                        | 20-40                                 | C        |

### **3.0 Conclusion**



### 3.1 TREE SURVEY SUMMARY

During November 2022 a total of 4 no. individual trees and 1 no. tree group were surveyed and assessed at Pyle Garden Centre. An additional 2 no. individual trees were surveyed in January 2023.

Following survey and assessment in accordance with the British Standard for Trees in Relation to Design, Demolition and Construction (BS 5837: 2012), trees were categorised as follows: -

|            |                            |                          |
|------------|----------------------------|--------------------------|
| Category A | High Quality and Value     | Retention Most Desirable |
| Category B | Moderate Quality and Value | Retention Desirable      |
| Category C | Low Quality and Value      | Could Be Retained        |
| Category U | Remove                     | Unsuitable for Retention |

Of the individual trees, 3 no. were assessed as Category C (Low Quality and Value) and 3 no. were assessed as Category U (Unsuitable for retention).

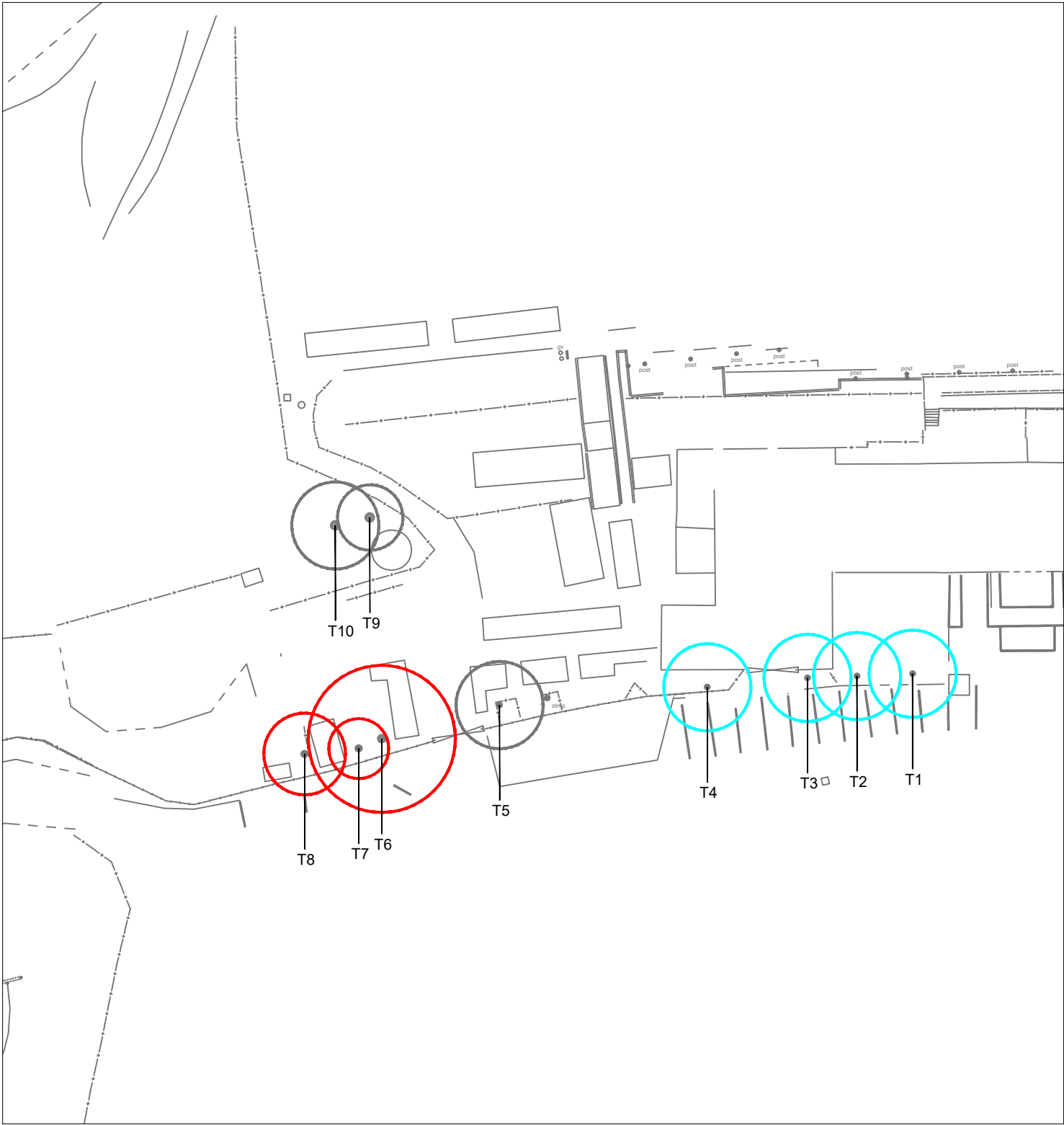
Of the tree groups, G1 was assessed as Category B (Moderate Quality and Value).

There are no trees of particular note and, where possible, any future extensions and/or works at the garden centre should incorporate new native tree planting more suited to the restricted retail environment.

End of report: January 2023 (Valid for 12 months from survey date.)

## **4.0 Appendix 1**

Assessment of trees in accordance with BS 5837: 2012



NOTE :

Refer to 'Pre Development Tree Survey & Assessment', document ref: TDA/2821/TS&A/RhC/11.22 (Rev.A), for accurate tree and canopy dimensions.

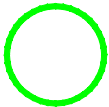
The exact location of each tree is to be verified on site.

See 'Pre-Development Tree Survey & Assessment', document ref: TDA/2821/TS&A/RhC/11.22 (Rev. A), for identification of tree species, height and condition/characteristics.

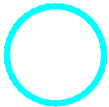
The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

KEY :

Assessment of trees in accordance with BS 5837: 2012



A. High Quality and Value



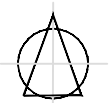
B. Moderate Quality and Value



C. Low Quality and Value



U. Unsuitable / Remove

|                                                                                     |                                                   |                                                                                                                           |          |
|-------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------|
| A                                                                                   | 2 no. additional trees added to survey (T9 & T10) | RhC                                                                                                                       | 31.01.23 |
| REV                                                                                 | NOTES                                             | BY                                                                                                                        | DATE     |
| TDA<br>THE GRANARY<br>NEWLAND FAWR FARM<br>LLANGAN<br>CF35 5DN<br>TEL: 01446 789367 |                                                   | <br>Environment • Landscape • Design |          |
| CLIENT                                                                              |                                                   | Mr. Rob James                                                                                                             |          |
| DRAWING NUMBER                                                                      | SCALE                                             |                                      |          |
| TDA.2821.01                                                                         | 1:500 @ A3                                        |                                                                                                                           |          |
| DRAWN                                                                               | DATE                                              | PROJECT                                                                                                                   |          |
| RhC                                                                                 | November 2022                                     |                                                                                                                           |          |
| DRAWING TITLE                                                                       |                                                   | Proposed extension to Pyle Garden Centre                                                                                  |          |
|                                                                                     |                                                   | Tree Survey Drawing<br>(BS5837:2012)                                                                                      |          |