# ROAVR | GROUP

**Project:** 24_5837_06_55
**Site:** Tyddyn Fletcher, Ffordd Llanberis, Caernarfon, Gwynedd, LL55 2BS
**Client:** ADRA

| | |
|---|---|
| Document Title: | Tree Survey & Arboricultural Impact Assessment |
| Document Author: | Alexander Barnes - BSc Arb, MArborA |
| Project Title: | Tyddyn Fletcher, Ffordd Llanberis, Caernarfon, Gwynedd, LL55 2BS |

**Revision History.**

| Date: | Version number: | Summary of changes: |
|---|---|---|
| 02/06/2025 | 1.0 | First Draft |
| 02/06/2025 | 1.0 | First Issue |

**Distribution.**

| Approved by: | Signature | Date: | Version: |
|---|---|---|---|
| Matt Harmsworth | MWH | 02/06/2025 | 1.0 |
| ADRA | ADRA | 02/06/2025 | 1.0 |
| | | | Reviewed before issue. |

**Re-Survey Date.**

| Survey Type: | Lifecycle: | Re-survey Date: |
|---|---|---|
| BS5837: 2012 | Planning Only | N/A |

# Arboricultural impact assessment

## Table of Contents



**Validation Statement for the Local Planning Authority.**

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

**Customer Action Points.**

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

## 1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

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*Report Author.*

*ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.*

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## Photographic Plates.

*Photographic plate showing H4 which lines the western boundary of the phase 1 plot. (ROAVR, 2024)*

*Photographic plate showing T1 (right) to T7 (left) situated within H1 that lines the southern boundary of the phase 1 plot. (ROAVR, 2024)*

*Photographic plate showing T13 (right) to T16 (left) situated within the northernmost section of H2 that lines the eastern boundary of the phase 1 plot. (ROAVR, 2024)*

*Photographic plate showing T17 situated between H3 and H5. (ROAVR, 2024)*

*Photographic plate showing a view across the entire site taken from the north looking south. (ROAVR, 2024)*

*Photographic plate showing T18. (ROAVR, 2024)*

## 2. Site Conditions & Site Surroundings

2.1 The site is situated in Caernarfon in the Gwynedd Council control area. The site is located on the east side of the town and has an urban feel.

2.2 The site is home to an area of grazing farmland with associated hard and soft landscape.

2.3 The wider locality is predominantly residential housing. The site is accessed via a private entrance just off the adjacent public access road.

2.4 A desktop assessment has highlighted that site is not located within a Conservation Area but failed to establish without direct checks with the local planning authority whether there are any TPO protected trees on or adjacent to the plot. However we have been made aware that T18 is covered by an individual tree preservation order.

2.5 All desktop assessment data was cross checked and validated on the 02/09/2024 using the web portal provided by the local planning authority.

https://www.gwynedd.llyw.cymru/map/?iaith=en&xC=261127&yC=336216&layer=13&level=1


*Image plate showing the desktop analysis results of the surveyed plot. (Gwynedd Council, 2024)*

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

## 3. Drawings

3.1 Appended to this report is a tree constraints plan & tree assessment plan

3.2 The tree constraints plan has been produced using Topographical survey (AutoCAD) base plan. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through AutoCAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

## 4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

A total of 30 individual trees, 6 hedgerows and 1 tree group were assessed in accordance with BS5837:2012. The tree stock is dominated by mature specimens of *Quercus robur* (Common Oak) and *Acer pseudoplatanus* (Sycamore), with mixed native hedgerows comprising *Crataegus monogyna* (Hawthorn), *Prunus spinosa* (Blackthorn), *Corylus avellana* (Hazel), *Fraxinus excelsior* (Ash), and *Ilex aquifolium* (Holly).

Retention Categories (BS5837:2012)

- Category A

  6 trees (T13, T17, T18, T27, T28, T30) were assessed as high quality. These are mature *Quercus robur* with good structure, health, and long estimated life expectancy (40+ years). All are suitable for retention where feasible.

- Category B (Moderate Quality):

  The majority of surveyed features (22 individual trees, 6 hedgerows and 1 group) were placed in this category. These include mostly *Acer pseudoplatanus*, *Quercus robur*, and mixed native hedgerows in fair condition with no major defects observed. Life expectancy is generally in the range of 20+ to 40+ years. Retention is desirable, although some may require pruning or management to improve future condition.

- Category C (Low Quality):

  3 trees (T11, T12, T14, T23) were placed in this category. These specimens, while not hazardous, exhibit moderate structural or physiological defects, such as crown dieback or significant deadwood. Their retention value is limited but may offer short-term screening or ecological benefit.

- Category U (Unsuitable for Retention):

  1 tree (T22) was assessed as poor quality and placed in this category due to its limited safe useful life expectancy (<10 years). It is unsuitable for retention within a development context.

General Observations

- Many trees were inaccessible due to dense foliage or undergrowth, resulting in estimated DBH measurements.
- Several specimens had ivy cover or barbed wire fencing restricting stem visibility.
- No immediate hazards were identified, but routine maintenance—particularly crown cleaning and ivy management—would be beneficial for some trees.

In summary, the surveyed tree stock is of generally moderate quality, with several high-quality oak specimens that warrant full retention. The hedgerows and mixed native groups contribute positively to site character and ecological connectivity.

## 4.1 Description of The Proposed Development

*The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.*

| Drawing Name / No. | Date Issued To ROAVR | ROAVR Drawings Issue Date: |
|---|---|---|
| C1139-013Q_Proposed Site Layout - Option D - A1.dwg | 28/05/2025 | 02/06/2025 |

4.2. This assessment has been undertaken in accordance with BS5837:2012 to evaluate the likely arboricultural impacts of the proposed residential development. The report draws on the submitted tree survey data, the Tree Assessment Plan (TAP), the proposed layout (Option D), and the boundary treatment proposals.

4.3. Trees, Groups and Hedgerows to be Removed

The following removals are required to enable the development as proposed:

- Two marked sections of H1 (B1 category) — Due to direct conflict with proposed buildings and internal layout.
- Group G1 (B1 category) — Full removal required to facilitate plot development at the southern boundary.
- A section of H4 (B1 category) — Removal needed to allow for the new site entrance.

No individual trees require removal to implement the development as currently designed. Notably, all A category trees are retained and their RPAs respected.

4.4. Root Protection Areas (RPAs)

- RPAs have been considered in the layout. No buildings or hard surfacing are located within the RPAs of Category A trees.
- Where new hard surfaces intersect RPAs (e.g. near H4 and retained hedgerows), construction will need to be undertaken using low-impact, no-dig methods.
- Protective fencing must be installed prior to the commencement of any site works.

4.5. Above-Ground Constraints

- Canopy spreads have been appropriately considered and integrated within the layout.
- Visibility splays and access paths avoid direct conflict with key crown areas.
- Overhead services are proposed to be diverted underground, reducing future conflict with retained canopies.

4.6. Boundary Treatment Implications

- Fencing within RPAs must be installed using hand-dug or surface-mounted methods to avoid root disturbance.

- Ecological connectivity is maintained along key boundaries, particularly where hedgerows are retained and enhanced.

4.7. Tree Protection and Supervision

To ensure retained trees are not damaged during construction:

- A detailed Arboricultural Method Statement (AMS) will be required.

- A Tree Protection Plan (TPP) will be required to define protective fencing and ground protection measures.

- These documents can be secured by planning condition prior to the commencement of development.

- Site supervision by an arboricultural consultant will be required at key stages, particularly during access creation and any works within RPAs.

4.8. Conclusion

The proposed development results in the removal of one tree group and sections of two hedgerows, all Category B features. These losses are considered acceptable in the context of the site and are mitigated by the retention of all high-quality trees and the majority of boundary vegetation. The layout demonstrates a clear attempt to retain and work around key arboricultural constraints, and with appropriate protection and working practices, the retained tree stock can be safeguarded throughout the development process.

## 5. Limitations

5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes, BSc Arb, MArborA
Consultant Arborist

Alexander Barnes

ROAVR | GROUP

Prepared by: Alexander Barnes
Checked by: Peter Haine

# Appendix 1 – Site Location


*(Google Earth, 2025)*

# Appendix 2 – Arboricultural Data Tables

# Key to Arboricultural Data Tables

| | |
|---|---|
| Tree Number | Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands. |
| Species | Tree species Fagus sylvatica; Quercus robur - Latin names. |
| Age Class | The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran |
| Height (Crown Height) | Height of the tree in metres. (Height of the crown above ground level in metres) |
| Number of Stems | Number of clear stems above 1.5 metres |
| Diameter at Breast Height | Diameter of stem (mm) at breast height (1.5 metres above ground). |
| Crown Spread (N, S, E, W) | The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West). |
| Life Expectancy | Estimated safe, usable life expectancy. |
| Physical Description | Details of tree type, quality, location etc |
| Comments | Any comments or remarks recorded by the surveyor |
| Management Recommendations | Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works. |
| RPA offset from stem | Radius of the root protection area measured in metres |
| Category Rating | Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations:<br><br>A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.<br>B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.<br>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<br>U – Trees 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<br><br>Subcategories:<br>1: Mainly arboricultural & aesthetic qualities<br>2: Mainly landscape qualities<br>3: Mainly cultural values, including conservation |

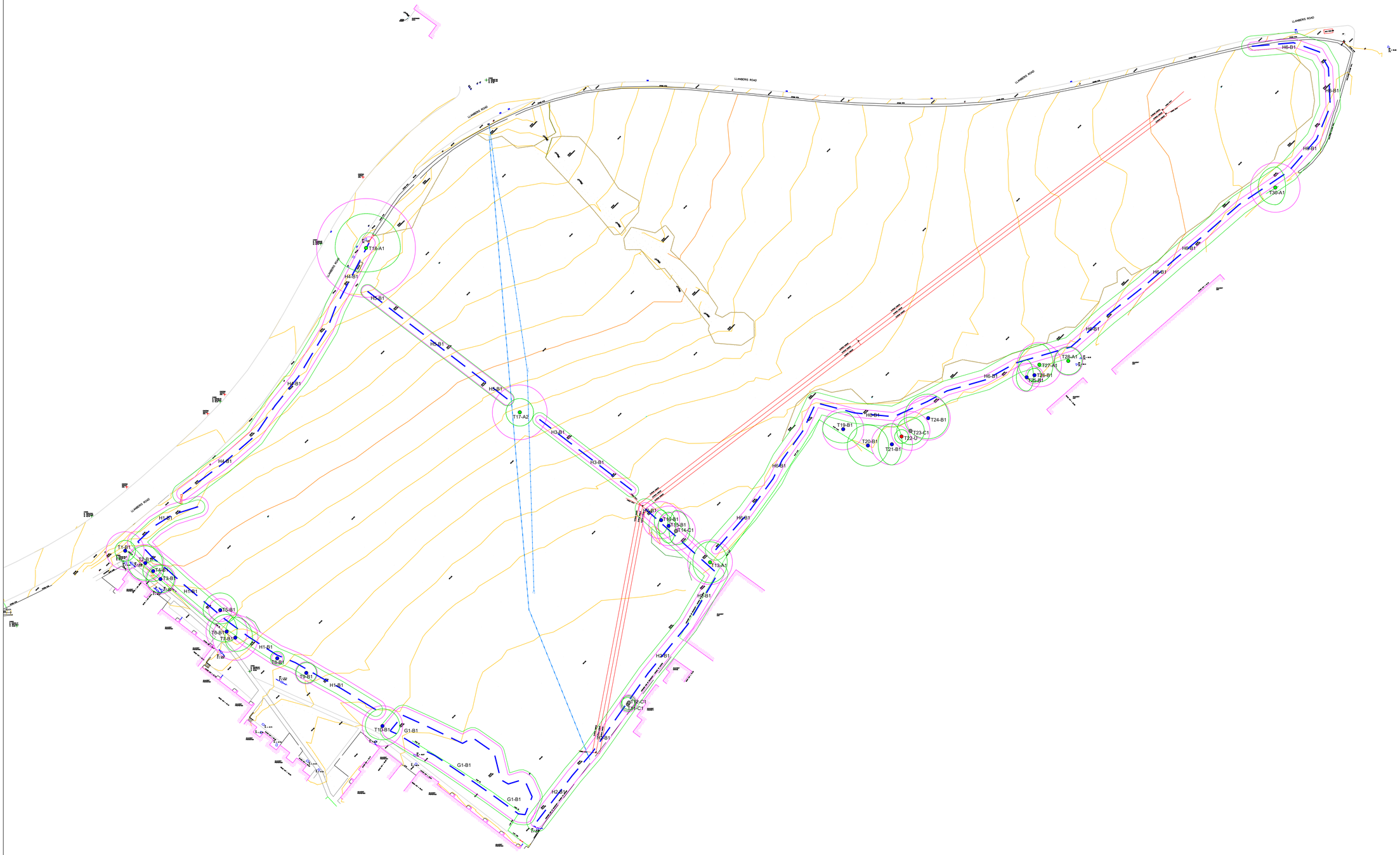
| Tree Number | Species | Age Class | DBH | Height (crown height) | N | E | S | W | Condition | Life Expectancy | Physical Description | Comments | Management Recommendations | RPA offset from stem. | Category Rating |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T1 | Acer pseudoplatanus (Sycamore) | M | 461 | 8(3) | 3 | 3 | 3 | 3 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 5.53 | B1 |
| T2 | Acer pseudoplatanus (Sycamore) | M | 450 | 10(3) | 3 | 5 | 5 | 5 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 5.4 | B1 |
| T3 | Acer pseudoplatanus (Sycamore) | M | 361 | 10(3) | 3 | 4 | 4 | 4 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 4.33 | B1 |
| T4 | Acer pseudoplatanus (Sycamore) | M | 250 | 8(3) | 3 | 3 | 3 | 3 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 3 | B1 |
| H1 | Acer pseudoplatanus (Sycamore),Crataegus monogyna (Hawthorn),Corylus avellana (Hazel),Prunus spinosa (Blackthorn) | M | 250 | 5(0.5) | 0.5 | 2 | 2 | 2 | Fair | 20+ | Mixed hedgerow that borders the southern boundary of the phase 1 site. | / | / | 3 | B1 |
| T5 | Prunus spinosa (Blackthorn) | M | 279 | 5(1) | 1 | 5 | 5 | 4 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 3.35 | B1 |
| T6 | Acer pseudoplatanus (Sycamore) | M | 500 | 10(2) | 2 | 5 | 3 | 3 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 6 | B1 |
| T7 | Acer pseudoplatanus (Sycamore) | M | 550 | 10(2) | 2 | 6 | 5 | 4 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 6.6 | B1 |
| T8 | Crataegus monogyna (Hawthorn) | M | 135 | 4(2) | 2 | 2 | 2 | 2 | Fair | 20+ | / | / | / | 1.62 | B1 |
| T9 | Crataegus monogyna (Hawthorn) | M | 267 | 4(1) | 1 | 3 | 3 | 3 | Fair | 20+ | / | / | / | 3.2 | B1 |
| T10 | Quercus robur (Common Oak) | M | 490 | 10(2) | 3 | 5 | 5 | 4 | Fair | 40+ | / | Ivy on tree. | / | 5.88 | B1 |
| G1 | Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn) | M | 200 | 6(2) | 2 | 3 | 3 | 3 | Fair | 20+ | Linear mixed group made up of blackthorn and hawthorn that lines the southern boundary of the phase 1 site. Unable to plot as individuals as there is no access to the stems due to dense foliage. | / | / | 2.4 | B1 |
| H2 | Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Fraxinus excelsior (Ash),Corylus avellana (Hazel) | M | 155 | 4(0.5) | 0.5 | 3 | 3 | 3 | Fair | 20+ | Mixed hedgerow that lines the Eastern boundary of the phase 1 site. | / | / | 1.86 | B1 |
| T11 | Fraxinus excelsior (Ash) | M | 193 | 4(2) | 1 | 2 | 2 | 2 | Fair | 20+ | / | / | / | 2.32 | C1 |
| T12 | Fraxinus excelsior (Ash) | M | 190 | 4(2) | 1 | 2 | 2 | 2 | Fair | 20+ | / | / | / | 2.28 | C1 |
| T13 | Quercus robur (Common Oak) | M | 542 | 9(2) | 1 | 6 | 5 | 6 | Good | 40+ | / | / | / | 6.5 | A1 |

| Tree Number | Species | Age Class | DBH | Height (crown height) | N | E | S | W | Condition | Life Expectancy | Physical Description | Comments | Management Recommendations | RPA offset from stem. | Category Rating |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T14 | Quercus robur (Common Oak) | M | 470 | 8(3) | 3 | 6 | 4 | 4 | Fair | 20+ | / | Major deadwood in crown. No access to stem due to dense foliage, estimated dbh. | / | 5.64 | C1 |
| T15 | Quercus robur (Common Oak) | M | 480 | 8(3) | 3 | 4 | 2 | 5 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 5.76 | B1 |
| T16 | Quercus robur (Common Oak) | M | 450 | 9(2) | 2 | 3 | 2 | 4 | Fair | 20+ | / | No access to stem due to dense foliage, estimated dbh. | / | 5.4 | B1 |
| H3 | Prunus spinosa (Blackthorn),Crataegus monogyna (Hawthorn), Quercus robur (Common Oak) | SM | 95 | 4(0.5) | 0.5 | 2 | 2 | 2 | Fair | 20+ | Mixed hedgerow located along the northern boundary of the phase 1 site. | / | / | 1.14 | B1 |
| T17 | Quercus robur (Common Oak) | M | 663 | 7(2) | 2 | 4 | 4 | 4 | Good | 40+ | / | / | / | 7.96 | A2 |
| H4 | Corylus avellana (Hazel),Quercus robur (Common Oak), Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn), Acer pseudoplatanus (Sycamore),Ilex aquifolium (Holly) | M | 150 | 5(0.5) | 0.5 | 3 | 3 | 3 | Fair | 20+ | Mixed hedgerow that lines the Western boundary of the phase 1 site. | / | / | 1.8 | B1 |
| T18 | Quercus robur (Common Oak) | M | 1197 | 16(2) | 3 | 10 | 10 | 7 | Good | 40+ | / | / | / | 14.36 | A1 |
| H5 | Ilex aquifolium (Holly), Prunus spinosa (Blackthorn),Crataegus monogyna (Hawthorn) | SM | 150 | 5(0.5) | 0.5 | 2 | 2 | 2 | Fair | 20+ | Mixed hedgerow located on the northern boundary of the phase 1 site. Surrounded by a dense understory of brambles which prevent any access. | / | / | 1.8 | B1 |
| H6 | Corylus avellana (Hazel),Crataegus monogyna (Hawthorn), Prunus spinosa (Blackthorn) | M | 100 | 5(0.5) | 0.5 | 3 | 3 | 3 | Fair | 20+ | Mixed hedgerow that lines the Eastern boundary of the phase 2 site. | / | / | 1.2 | B1 |
| T19 | Quercus robur (Common Oak) | M | 500 | 10(2) | 2 | 5 | 4 | 4 | Fair | 40+ | / | No access to stem due to dense foliage, estimated dbh. | / | 6 | B1 |
| T20 | Quercus robur (Common Oak) | M | 500 | 10(2) | 2 | 6 | 6 | 6 | Fair | 40+ | / | No access to stem due to dense foliage, estimated dbh. | / | 6 | B1 |
| T21 | Quercus robur (Common Oak) | M | 500 | 13(2) | 2 | 6 | 3 | 6 | Fair | 40+ | / | No access to stem due to dense foliage, estimated dbh. | / | 6 | B1 |
| T22 | Quercus robur (Common Oak) | M | 401 | 10(2) | 2 | 2 | 2 | 2 | Poor | 10+ | / | / | / | 4.81 | U |

| Tree Number | Species | Age Class | DBH | Height (crown height) | N | E | S | W | Condition | Life Expectancy | Physical Description | Comments | Management Recommendations | RPA offset from stem. | Category Rating |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T23 | Quercus robur (Common Oak) | M | 470 | 10(2) | 2 | 4 | 4 | 4 | Fair | 20+ | Dieback in crown. Low bud/leaf density. Major deadwood in crown.No access to stem due to dense foliage, estimated dbh. | / | / | 5.64 | C1 |
| T24 | Quercus robur (Common Oak) | M | 535 | 15(2) | 2 | 7 | 6 | 6 | Good | 40+ | / | No access to stem due to dense foliage, estimated dbh. | / | 6.42 | B1 |
| T25 | Corylus avellana (Hazel) | M | 342 | 7(2) | 2 | 5 | 2 | 4 | Fair | 20+ | / | No access to stems due to dense foliage, estimated dbh. | / | 4.1 | B1 |
| T26 | Crataegus monogyna (Hawthorn) | M | 208 | 6(3) | 3 | 2 | 2 | 2 | Fair | 20+ | / | / | / | 2.5 | B1 |
| T27 | Quercus robur (Common Oak) | M | 538 | 6(1) | 2 | 6 | 4 | 5 | Fair | 40+ | / | / | / | 6.46 | A1 |
| T28 | Quercus robur (Common Oak) | M | 350 | 11(2) | 2 | 4 | 4 | 4 | Fair | 40+ | / | No access to stem due to dense foliage, estimated dbh. | / | 4.2 | A1 |
| T30 | Quercus robur (Common Oak) | M | 600 | 11(2) | 2 | 6 | 3 | 5 | Fair | 40+ | / | No access to stem due to dense foliage and barbed wire fence, estimated dbh. | / | 7.2 | A1 |

# Appendix 3 – Arboricultural Plans

**General Notes**
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.


## Key

**Trees**
Showing Canopy extents, category colour and tag number (with category).

**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 150 mm.

**Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

**BS 5837:2012 Root Protection Area**

N

1:400
0 10m

| | |
|---|---|
| Drawing Title | **Tree Constraints Plan** |
| Client | ADRA |
| Site/Project | Tyddyn Fletcher, Ffordd Llanberis, Caernarfon, Gwynedd, LL55 2BS |
| Scale/Sheet | 1:400 @ A0 |
| Date | 06/09/2024 |
| Drawing No | 24_5837_06_55 |
| Rev | 2 |
| Drawn By | PH |
| Chked By | MH |

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01463 667302

**General Notes**
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.


EXISTING BUS STOP

MATURE OAK TREE TO BE RETAINED

WATERMAIN TAKEN FROM,RECORDS

SURVEYED WATERMAIN POSITION

SUBSTATION

INDICATIVE VISIBILITY SPLAY

NEW SITE ENTRANCE

INDICATIVE VISIBILITY SPLAY

OPTIONAL BUS STOP

LINK

DETENTION BASIN

AMENITY SPACE 635m²

AMENITY SPACE 1526m²

AREA SET ASIDE FOR EQUIPPED PLAY SPACE 234m²

3m ACTIVE TRAVEL PATH

POSITION OF OVERHEAD CABLES

FARM GATE FOR ACCESS TO ADJACENT LAND

WAYLEAVE CORRIDOR

OVERHEAD CABLES DIVERTED UNDERGROUND

EXISTING POSITION OF OVERHEAD CABLES

CAERNARFON PENTECOSTAL CHURCH

AMENITY SPACE 210m²

Bungalow

LINE OF WATERMAIN

LLANBERIS ROAD

## Key

**Trees**
Showing Canopy extents, category colour and tag number (with category).

**Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

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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 150 mm.

**Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

**BS 5837:2012 Root Protection Area**

N

1:400
0 10m

| | |
|---|---|
| Drawing Title | **Tree Assessment Plan** |
| Client | ADRA |
| Site/Project | Tyddyn Fletcher, Ffordd Llanberis, Caernarfon, Gwynedd, LL55 2BS |
| Scale/Sheet | 1:400 @ A0 |
| Date | 29/05/2025 |
| Drawing No | 24_5837_06_55 |
| Rev | 1 |
| Drawn By | PH |
| Chked By | MH |

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