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Project: 23_5837_05_13
Site: Land at Llanrwst Road, Gyffin, Conwy, LL32 8HZ
Client: Adra

Document Title:	Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement
Document Author:	Alexander Barnes - BSc (Hons), MArborA
Project Title:	Land at Llanrwst Road, Gyffin, Conwy, LL32 8HZ

Revision History.

Date:	Version number:	Summary of changes:
11/07/2023	1.0	First Draft
12/07/2023	1.0	First Issue
22/12/2025	2.0	Second Issue - Updated Plans revisions to first issue.

Distribution.

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	22/12/2025	2.0
Adra	A	22/12/2025	2.0
			Reviewed before issue.

Re-Survey Date.

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

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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
- An **arboricultural method statement** describing tree protection measures and implementation strategy
- An **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 is a BS5837 compliant arboricultural assessment report providing detailed and sufficient information for the Local Planning Authority to be able to consider the effect of the proposed development on local character and amenity from a tree perspective.

Our brief has been to obtain details of the tree population on site with a view to assessing any arboricultural constraints.

The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; non invasive techniques were used at this stage. A sounding hammer was used to determine the presence of any decay.

The position of the trees on the site is illustrated on the tree constraints plan and information about the tree stock and its current condition is given within the arboricultural data tables.

Trees were grouped or designated woodlands as per the allowance in the British Standard when the area in question was uniform in terms of species, age or geography.

It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.

An Arboricultural Impact Assessment is included at Section 4 which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position.

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.

Photographic Plates.

Aerial image plate showing T1. (ROAVR, 2023)

Photographic plate showing T1 from ground level. (ROAVR, 2023)

Aerial image plate showing the southern section of the site. (ROAVR, 2023)

Aerial image plate showing the northern section of the site. (ROAVR, 2023)

Aerial image plate showing T2 to T39 located on the western boundary of the site. (ROAVR, 2023)

Aerial image plate showing the mature tree cover on the eastern boundary of the site which is unaffected by the proposals. (ROAVR, 2023)

2. Site Conditions & Site Surroundings

2.1 The site is situated in Conwy in the Conwy County Borough Council control area. The site is located on the south side of the town and has a countryside feel.

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

2.3 The wider locality is predominantly residential dwellings and farmland. The site is accessed via a private access drive off the adjacent public highway.

2.4 A desktop assessment has failed to highlight without direct checks with the local planning authority, if the site is located within a Conservation Area, or if there are any TPO protected trees on or adjacent to the plot.

2.5 All desktop assessment data was cross checked and validated on the 12/07/2023 using the web portal provided by the local planning authority.

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 and tree protection plan.

3.2 The tree constraints plan has been produced using a topographical survey provided by the client. 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 Auto CAD.

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.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies the Method Statement which is appended to this tree survey and AIA.

4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

The site contains a large number of individual trees, recorded as T1 to T86. The tree stock is dominated by Sycamore, with frequent Oak, Ash, Elm and occasional Beech and other minor species.

Overall tree quality is mixed. The majority of trees are categorised as B1 and are of moderate quality with a reasonable remaining life expectancy, generally in excess of 20 years. These trees provide local amenity value and form a consistent backdrop to the site but are not of exceptional quality on an individual basis. A smaller proportion of trees are categorised as C1. These trees are typically of lower physiological condition, often showing reduced vitality, ash dieback, epicormic growth or minor structural defects. Their contribution is largely short to medium term and limited to local visual screening.

Several trees are categorised as U. These trees are dead or in severe decline, with significant structural defects, major deadwood, decay or advanced dieback. They are not considered suitable for long-term retention and offer no material arboricultural benefit. A limited number of Oaks are present within the site, some of which are in good condition and have a longer-term life expectancy. These trees represent the highest individual arboricultural value on the site and make a positive contribution to local amenity.

In summary, the site does not contain trees of high or exceptional quality. Arboricultural value is mainly derived from the collective presence of moderate quality trees, with individual higher value Oak specimens and a number of low quality or unsuitable trees that constrain retention potential.

4.1 Drawing References

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:
C1098_013_C - Proposed Site Plan - Option 4	04/07/2023	12/07/2023
Planning-BD0157-PL-01 (P).pdf	01/12/2025	22/12/2025

4.2 Description Of The Proposed Development

The proposals comprise the construction of new residential dwellings with associated access roads, bin storage, pedestrian and cycle routes, SuDS infrastructure, public open space, private gardens and hard and soft landscaping.

4.3 Tree Removals

The development will require the removal of a number of trees due to direct and unavoidable conflicts with built form, access and earthworks.

Trees to be removed:

- T6, T7, T8 and T9 due to direct conflict with the proposed access road and bin storage area
- T40, T41, T42, T43, T44, T45, T46, T47, T48 and T49 due to direct conflict with Plot 46
- T37, T38 and T39 due to direct conflict with proposed re-grading works
- T67, T68 and T69 to facilitate the proposed SuDS features

These removals are necessary to deliver the proposed layout and cannot be reasonably avoided through minor design amendments.

4.4 Impact on Root Protection Areas

4.4.1 Playground within the RPA of T1

An equipped playground is proposed within the RPA of T1. The current design requires significant re-grading to implement the playground.

- Significant re-grading within the RPA of T1 is not permissible under BS5837:2012
- Excavation and changes in soil levels within the RPA would result in unacceptable harm to the tree
- The playground must be adjusted in size to sit wholly outside the RPA of T1 or, preferably, relocated entirely
- Retention of the playground in its current form and location is not acceptable from an arboricultural perspective

4.4.2 SuDS Feature within the RPA of T1

A SuDS feature is also proposed which encroaches into the RPA of T1.

- Excavation for SuDS infrastructure within the RPA of T1 is not permissible
- The SuDS feature must be redesigned to avoid encroachment into the RPA
- No excavation, soil removal or changes in levels are acceptable within the RPA of T1

4.4.3 Pedestrian and Cycle Path within the RPA of T1

The proposed pedestrian and cycle path encroaches into the RPA of T1.

- Construction must be undertaken using a no-dig permeable surface
- The surface must be laid above existing ground level
- Loads must be laterally dissipated
- Continued air and water permeability must be maintained

4.4.4 Stone Feature Wall within the RPA of T1

A stone feature wall is proposed within a small area of the RPA of T1.

- Construction must be undertaken using low impact techniques
- Works must be carried out under arboricultural supervision
- Excavation must be kept to an absolute minimum

4.4.5 Re-grading within the RPAs of T2 and T15

Re-grading is proposed along the northern part of the site which encroaches into the RPAs of T2 and T15.

- The extent of encroachment is minor
- The presence of significant root mass is considered low
- A precautionary approach is required
- All re-grading within these RPAs must be undertaken by hand
- Works must be carried out under arboricultural supervision

4.4.6 Private Garden Encroachments – T71 and T72

The rear garden areas of Plots 73, 75, 77 and 79 encroach into the RPAs of T71 and T72.

- The extent of encroachment is minimal
- A precautionary approach is required during construction
- Any excavation within these RPAs must be undertaken by hand under arboricultural supervision
- Post holes for boundary fencing must be excavated by hand or using an air spade

4.5 Mitigation and Planting

The development proposals include extensive new tree planting.

- More than 50 new trees are proposed
- This will provide substantial mitigation for the loss of 20 trees
- New trees shall be British native species
- Minimum planting size shall be heavy standard
- Species selection should reflect those already present within the site and surrounding area

4.6 Arboricultural Method Statement and Tree Protection

An Arboricultural Method Statement and Tree Protection Plan accompany this assessment and set out:

- Tree protection fencing locations
- Construction exclusion zones
- Approved working methods within RPAs
- Arboricultural supervision and monitoring requirements

4.7 Conclusion

The proposed development will result in the removal of a number of trees due to direct conflicts with access, plots, re-grading and SuDS infrastructure. The majority of trees are retained and can be adequately protected through appropriate design, controlled working methods and supervision. The playground and SuDS features currently proposed within the RPA of T1 are not acceptable in their present form due to the requirement for excavation and re-grading. These elements must be redesigned to avoid the RPA of T1, with relocation being the preferred solution.

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.

5.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

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

Mr. Alexander Barnes BSc Arb, MARborA
Consultant Arborist

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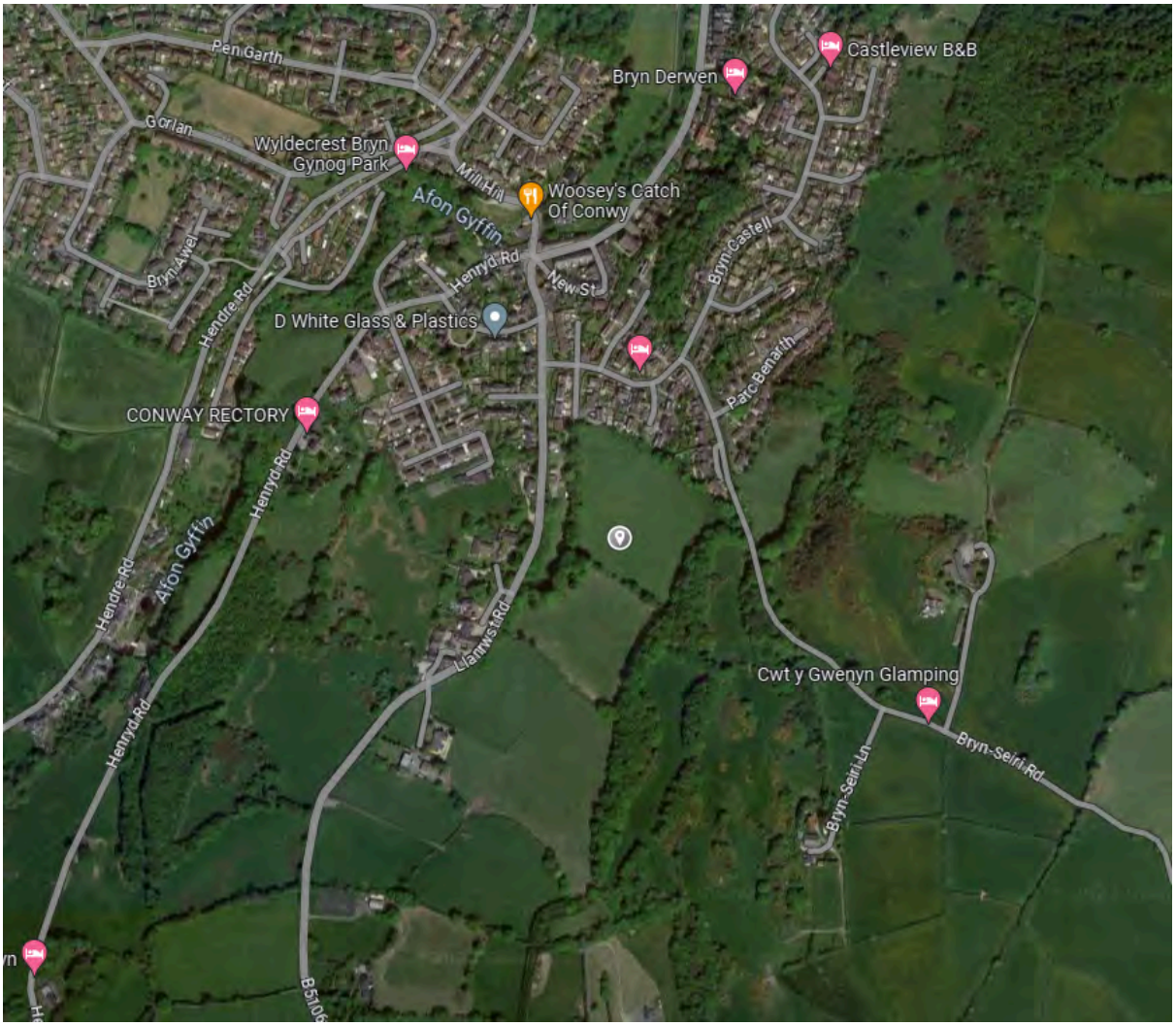
Alexander Barnes

Prepared by: Alexander Barnes
Checked by: Peter Haine

Appendix 1 – Site Location



(Google, 2023)

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: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. 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 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 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	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Quercus robur (Common Oak)	M	1200	18(2)	9	9	9	9	Good	40+	/	Some deadwood in the crown. One limb failure that needs removing	/	14.4	B1
T2	Fagus sylvatica (Beech)	M	400	12(1)	5	5	5	5	Fair	20+	/	Some deadwood in the crown.	/	4.8	B1
T3	Acer pseudoplatanus (Sycamore)	M	495	12(2)	4	4	4	4	Fair	20+	/	/	/	5.94	B1
T4	Fraxinus excelsior (Ash)	M	579	15(5)	3	3	3	3	Fair	10+	/	Dieback in crown.	/	6.95	C1
T5	Acer pseudoplatanus (Sycamore)	M	424	12(3)	3	3	3	3	Fair	20+	/	Ivy on tree.	/	5.09	B1
T6	Acer pseudoplatanus (Sycamore)	M	350	10(1)	3	3	3	3	Fair	20+	/	Some minor crown damage.	/	4.2	B1
T7	Acer pseudoplatanus (Sycamore)	M	636	10(1)	3	3	3	3	Fair	20+	/	/	/	7.63	B1
T8	Acer pseudoplatanus (Sycamore)	M	283	10(1)	2	2	2	2	Fair	20+	/	/	/	3.4	B1
T9	Acer pseudoplatanus (Sycamore)	M	424	10(1)	3	3	3	3	Fair	20+	/	/	/	5.09	B1
T10	Ulmus glabra (Wych Elm)	M	300	15(4)	3	3	3	3	Fair	20+	/	/	/	3.6	B1
T11	Ulmus glabra (Wych Elm)	M	300	15(4)	3	3	3	3	Fair	20+	/	/	/	3.6	B1
T12	Acer pseudoplatanus (Sycamore)	M	350	10(1)	4	4	4	4	Fair	20+	/	Some minor deadwood.	/	4.2	B1
T13	Acer pseudoplatanus (Sycamore)	M	350	10(1)	4	4	4	4	Fair	20+	/	Some minor deadwood.	/	4.2	B1
T14	Unknown (Unknown)	M	400	12(4)	3	3	3	3	Dead	<10	/	Dead. Ivy on tree. Decay present on stem. Major bark wounding on stem. Dieback in crown. Low bud/leaf density. Broken branches in crown. Major deadwood in crown.Unidentifiable species due to extent of decline.	/	4.8	U
T15	Acer pseudoplatanus (Sycamore)	M	500	10(1)	5	5	5	5	Fair	20+	/	Some minor deadwood.	/	6	B1
T16	Acer pseudoplatanus (Sycamore)	M	550	10(1)	5	5	5	5	Fair	20+	/	Some minor deadwood.	/	6.6	B1
T17	Acer pseudoplatanus (Sycamore)	M	550	10(1)	5	5	8	5	Fair	20+	/	Some minor deadwood.	/	6.6	B1
T18	Ulmus glabra (Wych Elm)	M	300	15(4)	3	3	3	3	Fair	20+	/	/	/	3.6	B1
T19	Acer pseudoplatanus (Sycamore)	M	200	10(1)	2	2	2	2	Fair	20+	/	/	/	2.4	B1
T20	Acer pseudoplatanus (Sycamore)	M	400	10(1)	4	4	4	4	Fair	20+	/	Declining. Cavity on stem. Major bark wounding on stem.	/	4.8	U
T21	Acer pseudoplatanus (Sycamore)	M	300	10(1)	2	2	2	2	Fair	20+	/	/	/	3.6	B1
T22	Fraxinus excelsior (Ash)	M	520	15(5)	4	4	4	4	Fair	10+	/	Low vitality. Declining. Ivy on tree. Dieback in crown. Low bud/leaf density. Broken branches in crown.	/	6.24	U

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T23	Acer pseudoplatanus (Sycamore)	M	550	10(1)	5	5	8	5	Fair	20+	/	Some minor deadwood.	/	6.6	B1
T24	Acer pseudoplatanus (Sycamore)	M	550	10(1)	4	4	6	4	Fair	20+	/	Ivy on tree.	/	6.6	B1
T25	Acer pseudoplatanus (Sycamore)	M	350	10(2)	4	4	4	4	Fair	20+	/	Some stem damage.	/	4.2	B1
T26	Acer pseudoplatanus (Sycamore)	M	200	10(2)	3	3	3	3	Fair	20+	/	/	/	2.4	B1
T27	Acer pseudoplatanus (Sycamore)	M	350	10(2)	4	4	4	4	Fair	20+	/	/	/	4.2	B1
T28	Fraxinus excelsior (Ash)	M	400	15(5)	4	4	6	4	Fair	20+	/	Ash dieback is present but only minor	/	4.8	B1
T29	Quercus robur (Common Oak)	M	700	20(6)	8	8	8	8	Good	40+	/	/	/	8.4	B1
T30	Acer pseudoplatanus (Sycamore)	M	300	7(2)	3	3	3	3	Fair	20+	/	/	/	3.6	B1
T31	Acer pseudoplatanus (Sycamore)	M	550	7(2)	6	6	6	6	Fair	20+	/	/	/	6.6	B1
T32	Acer pseudoplatanus (Sycamore)	M	550	7(2)	6	6	6	6	Fair	20+	/	/	/	6.6	B1
T33	Acer pseudoplatanus (Sycamore)	M	550	7(2)	6	6	6	6	Fair	20+	/	/	/	6.6	B1
T34	Fraxinus excelsior (Ash)	M	200	10(5)	2	2	2	2	Fair	10+	/	Dieback in crown. Low bud/leaf density.	/	2.4	C1
T35	Acer pseudoplatanus (Sycamore)	M	300	7(2)	3	3	3	3	Fair	20+	/	/	/	3.6	B1
T36	Acer pseudoplatanus (Sycamore)	M	300	7(2)	3	3	3	3	Fair	20+	/	/	/	3.6	B1
T37	Fagus sylvatica (Beech)	SM	150	4(1)	1	1	1	1	Fair	20+	/	/	/	1.8	B1
T38	Fraxinus excelsior (Ash)	M	354	8(2)	3	3	3	3	Poor	10+	/	Dieback in crown. Low bud/leaf density.	/	4.25	C1
T39	Quercus robur (Common Oak)	M	400	12(1)	4	4	4	4	Good	20+	/	/	/	4.8	B1
T40	Crataegus monogyna (Hawthorn)	M	100	5(1)	2	2	2	2	Fair	20+	/	/	/	1.2	B1
T41	Sambucus nigra (Elder)	M	100	5(1)	2	2	2	2	Fair	20+	/	/	/	1.2	B1
T42	Quercus robur (Common Oak)	M	400	12(2)	4	4	4	4	Fair	20+	/	/	/	4.8	B1
T43	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1
T44	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1
T45	Acer pseudoplatanus (Sycamore)	M	500	18(2)	5	5	5	5	Fair	20+	/	Some deadwoodvwin the crown.	/	6	B1
T46	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1
T47	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T48	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1
T49	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1
T50	Acer pseudoplatanus (Sycamore)	M	1039	18(2)	6	6	6	6	Fair	20+	/	Some deadwood in the crown.	/	12.47	B1
T51	Fraxinus excelsior (Ash)	M	300	11(6)	2	2	2	2	Fair	10+	/	Dieback in crown. Low bud/leaf density.	/	3.6	C1
T52	Quercus robur (Common Oak)	M	800	12(2)	5	5	5	5	Fair	20+	/	Major bark wounding on stem. Broken branches in crown. Major deadwood in crown.	/	9.6	B1
T53	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1
T54	Crataegus monogyna (Hawthorn)	M	100	5(1)	2	2	2	2	Fair	20+	/	/	/	1.2	B1
T55	Quercus robur (Common Oak)	M	707	12(3)	5	5	5	5	Fair	20+	/	Dieback in crown. Broken branches in crown. Major deadwood in crown.	/	8.48	B1
T56	Quercus robur (Common Oak)	M	500	10(0)	0	0	0	0	Dead	<10	/	Dead stem from a major tree failure, requires removal.	/	6	U
T57	Acer pseudoplatanus (Sycamore)	M	750	7(2)	6	6	6	6	Fair	20+	/	Major deadwood in crown.	/	9	B1
T58	Fraxinus excelsior (Ash)	SM	90	7(1)	2	2	2	2	Fair	20+	/	/	/	1.08	B1
T59	Fraxinus excelsior (Ash)	SM	80	7(1)	1	1	1	1	Dead	<10	/	Dead. Poor shape & form. Low vitality. Dieback in crown. Low bud/leaf density. Broken branches in crown. Major deadwood in crown.	/	0.96	U
T60	Acer pseudoplatanus (Sycamore)	M	800	20(6)	6	6	6	6	Fair	20+	/	/	/	9.6	B1
T61	Quercus robur (Common Oak)	M	1000	20(7)	10	10	10	10	Fair	20+	/	/	/	12	B1
T62	Ulmus glabra (Wych Elm)	M	316	8(1)	3	3	3	3	Poor	10+	/	Lots of epicormic growth around the basal area.	/	3.79	C1
T63	Acer pseudoplatanus (Sycamore)	M	500	17(6)	5	5	5	5	Fair	20+	/	/	/	6	B1
T64	Acer pseudoplatanus (Sycamore)	M	450	15(4)	5	5	5	5	Fair	20+	/	Major mechanical damage on the basal area	/	5.4	B1
T65	Fraxinus excelsior (Ash)	M	250	12(2)	3	3	3	3	Fair	20+	/	/	/	3	B1
T66	Acer pseudoplatanus (Sycamore)	M	350	11(1)	4	4	4	4	Fair	20+	/	/	/	4.2	B1
T67	Unknown (Unknown)	M	350	10(1)	2	2	2	2	Dead	<10	/	Dead. Poor shape & form. Cavity on stem. Major bark wounding on stem. Dieback in crown. Broken branches in crown. Major deadwood in crown.Unidentifiable species due to extent of decline.	/	4.2	U

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T68	Salix caprea (Goat Willow)	M	400	10(1)	3	8	3	3	Fair	10+	/	Leaning South.Off site tree which is leaning South and heavily encroaching into the field.	/	4.8	C1
T69	Acer pseudoplatanus (Sycamore)	M	200	9(1)	2	2	2	2	Poor	<10	/	Low vitality. Declining. Dieback in crown. Low bud/leaf density.	/	2.4	U
T70	Ulmus glabra (Wych Elm)	M	100	8(1)	2	2	2	2	Fair	10+	/	Lots of epicormic growth around the basal area.	/	1.2	C1
T71	Quercus robur (Common Oak)	M	500	12(4)	4	4	4	4	Fair	20+	/	/	/	6	B1
T72	Quercus robur (Common Oak)	M	500	12(4)	4	4	4	4	Fair	20+	/	/	/	6	B1
T73	Acer pseudoplatanus (Sycamore)	M	150	9(2)	2	2	2	2	Fair	10+	/	/	/	1.8	C1
T74	Acer pseudoplatanus (Sycamore)	M	150	9(2)	2	2	2	2	Fair	10+	/	/	/	1.8	C1
T75	Acer pseudoplatanus (Sycamore)	M	150	9(2)	2	2	2	2	Fair	10+	/	/	/	1.8	C1
T76	Acer pseudoplatanus (Sycamore)	M	600	14(3)	6	6	6	6	Fair	20+	/	/	/	7.2	B1
T77	Acer pseudoplatanus (Sycamore)	M	600	14(3)	6	6	6	6	Fair	20+	/	/	/	7.2	B1
T78	Acer pseudoplatanus (Sycamore)	M	500	14(3)	5	5	5	5	Fair	20+	/	/	/	6	B1
T79	Acer pseudoplatanus (Sycamore)	M	500	14(3)	5	5	5	5	Fair	20+	/	/	/	6	B1
T80	Acer pseudoplatanus (Sycamore)	M	500	14(3)	5	5	5	5	Fair	20+	/	/	/	6	B1
T81	Quercus robur (Common Oak)	M	800	18(4)	7	7	7	7	Poor	<10	/	Poor shape & form. Low vitality. Declining. Dieback in crown. Low bud/leaf density. Broken branches in crown. Major deadwood in crown.	/	9.6	U
T82	Acer pseudoplatanus (Sycamore)	M	400	16(2)	5	5	5	5	Fair	20+	/	Low vitality. Declining. Dieback in crown. Low bud/leaf density. Broken branches in crown.	/	4.8	C1
T83	Acer pseudoplatanus (Sycamore)	M	500	14(3)	5	5	5	5	Fair	20+	/	/	/	6	B1
T84	Acer pseudoplatanus (Sycamore)	M	500	14(3)	5	5	5	5	Fair	20+	/	/	/	6	B1
T85	Quercus robur (Common Oak)	M	700	11(2)	6	6	6	6	Good	20+	/	/	/	8.4	B1
T86	Quercus robur (Common Oak)	M	700	14(2)	6	6	6	6	Good	20+	/	/	/	8.4	B1

Appendix 3 – Arboricultural Plans

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.

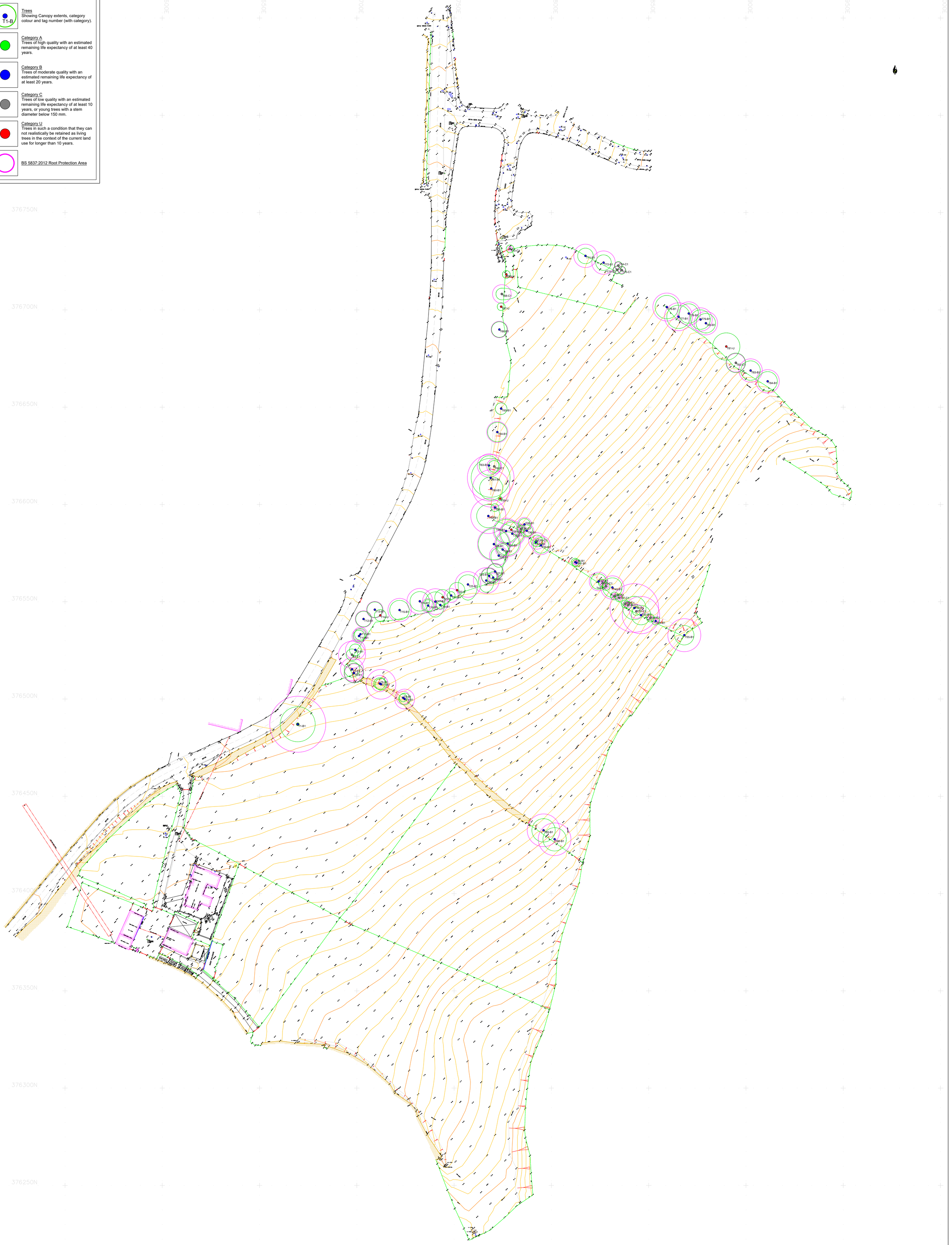
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

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

277600E 277650E 277700E 277750E 277800E 277850E 277900E 277950E 278000E

376750N 376700N 376650N 376600N 376550N 376500N 376450N 376400N 376350N 376300N 376250N



ROAVR | GROUP ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302	Drawing Title **Tree Constraints Plan**	Scale/Sheet 1:600 @ A0	Date 31/05/2023		
	Client Adra	Drawing No 23_5837_05_13	Rev 1	Drawn By PH	Chked By MH
	Site/Project Land at Llanrwst Road, Gyffin, Conwy, LL32 8HZ	**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. All rights reserved.			

N

1:600
0 10 20m

Key

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

T1-B

Category A
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Category B
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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

NOTES / KEY:

HOUSE TYPE	DESCRIPTION	No. OF BEDROOMS	INTERNAL FLOOR AREA m2	GARAGE AREA m2	NUMBER
A/B	2P1B APT	1	51 m2	NO	30
C	4P2B	2	83 m2	NO	10
D	4P2B	2	83 m2	NO	12
E	3P2B APT	2	65 m2	NO	12
F	3P2B BUNG	2	59 m2	NO	2
G	5P3B	3	93 m2	NO	1
H	5P3B	3	96 m2	NO	2
J	5P3B	3	92 m2	NO	21
K	6P4B	3	114 m2	NO	4
L	8P5B	3	131 m2	NO	1
			TOTAL		95

- PROPOSED LANDSCAPING, SPECIES TO BE AGREED.
- TREES TO BE RETAINED AND PROTECTION
- SF DENOTES SCREEN FENCE.
- VIZIBILITY SPLAYS AT JUNCTIONS
- PARKING BAYS 2.6M X 4.8M MIN
- HEDGE TO BE RETAINED AND PROTECTION
- TURFED AREAS OR GRASS SEEDED
- MONA PRECAST PERMEABLE PAVING - COLOUR CHARCOAL.
- MONA PRECAST PERMEABLE PAVING - COLOUR NATURAL.
- TARMAC.
- CONCRETE BLOCK PAVING AROUND PROPERTIES.

- TREES TO BE REMOVED.
- PROPOSED ORNAMENTAL SHRUB AND GROUNDCOVER PLANTING.
- PROPOSED NATIVE HEDGE - SPECIES / MIX AS INDICATED.
- PROPOSED NATIVE SHRUB - SPECIES / MIX AS INDICATED.

LLANRWST ROAD
Bodhyfryd
Fishermore
Bryn-y-Coed
Cefn y Bryn
Bryn Derwen
Brynglorian
Brookfield House
Woodmans Cottage
The Cottage
Yr Hafan
Plas Glorian
The Coach House
The Stables
36.0m
49.4m
WILDFLOWER MEADOW AMENITY SPACE
19,908 m2

N

C	GENERAL REVISIONS	JHG	21/11/25
B	GENERAL REVISIONS	JHG	13/10/25
A	DESCRIPTION	DWN	20/01/20

REVISIONS

FEASIBILITY

Beech Developments (NW) Ltd
Anson House
1 Cae'r Llynen
Llandudno Junction
Conwy
LL31 9LS

www.beech-developments.co.uk

LLANRWST ROAD

OFF LLANRWST ROAD

GYFFIN
CONWY

DEVELOPMENT LAYOUT PLANNING

BD0157-PL-01

DRAWN BY	DRAWING DATE	APPROVED BY
JHG	17/09/25	~

SCALE: 1:500 AT A0
REVISION: C

Y:\Beech Live Jobs\BD0157-Gyffin - Off Llanrwst Road\04-Drawings\Layouts

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Beechwood Business Park, Inverness, IV2 3BW
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support@roavr-group.co.uk
01463 667302

Drawing Title	Scale/Sheet	Date		
Tree Assessment Plan	1:600 @ A0	17/12/25		
Client	Drawing No	Rev	Drawn By	Chked By
Adra	23_5837_05_13	1	PH	MH
Site/Project				
Land at Llanrwst Road, Gyffin, Conwy, LL32 8HZ				

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Arboricultural method statement

Table Of Contents:

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Method Statement [Introduction and Overview]

This Arboricultural Method Statement has been prepared in accordance with BS5837:2012 and should be read alongside the approved Arboricultural Impact Assessment, Tree Assessment Plan and Tree Protection Plan. It sets out the measures required to protect retained trees throughout the construction phase of the development.

2. Scope and Objectives

The objectives of this Method Statement are to:

- Protect retained trees and their Root Protection Areas (RPAs)
- Prevent soil compaction, root damage and stem damage
- Ensure construction activities within RPAs are controlled and supervised
- Provide clear instructions to contractors and site managers

3. Tree Protection Fencing

Protective fencing will be installed around the Root Protection Areas (RPAs) of all retained trees and groups prior to any site activity, including demolition, delivery of materials or groundworks.

- Fencing shall be specified as per Figure 2 of BS5837:2012 (weldmesh panels on a scaffold frame).
- Fencing shall remain in place and be intact for the full duration of the works.
- The fenced area is to be treated as a Construction Exclusion Zone (CEZ). No access, storage, or ground disturbance is permitted within the CEZ.

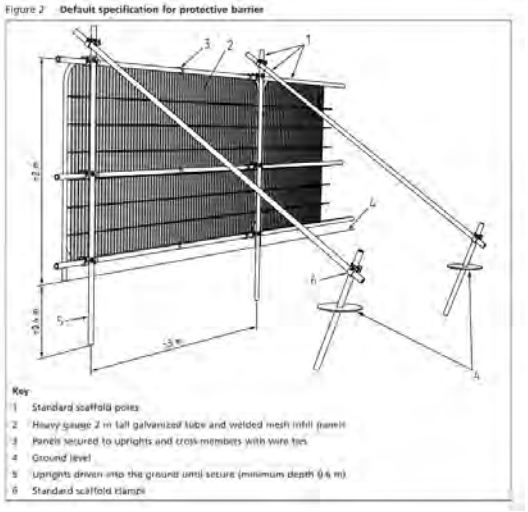

Image plates showing tree protection fencing and signage.

4. Ground Protection and Restricted Activity Zones.

Where access within the RPA is unavoidable temporary ground protection shall be installed:

- Ground protection must be capable of supporting construction traffic without deformation.
- It should comprise a three-layer system: a geotextile membrane, a compressible layer (e.g. woodchip), and track matting or ground reinforcement panels.

Image plate showing synthetic ground protection boards

5. Tree Removals

Tree removals shall be completed prior to the commencement of main construction works.

Trees for removal:

- T6, T7, T8 and T9
- T40, T41, T42, T43, T44, T45, T46, T47, T48 and T49
- T37, T38 and T39
- T67, T68 and T69

All removals shall be undertaken by a competent contractor.

6. Works within Root Protection Areas

6.1 RPA of T1

Playground:

- No excavation or re-grading is permitted within the RPA of T1
- The playground must be adjusted to sit outside the RPA or relocated entirely
- No works associated with playground construction are permitted within the RPA

6.2 SuDS Feature:

- Excavation within the RPA of T1 is not permitted
- The SuDS feature must be redesigned to avoid the RPA
- No soil removal or changes in level are acceptable

6.3 Pedestrian and Cycle Path:

- Construction shall use a no-dig permeable system
- The surface shall be laid above existing ground level
- Loads must be laterally dissipated
- Air and water permeability must be maintained
- No excavation is permitted

6.4 Stone Feature Wall:

- Construction shall use low impact techniques
- Excavation must be minimal
- Works must be undertaken under arboricultural supervision
- Exposed roots shall be retained and kept damp

6.5 RPA of T2 and T15 – Re-grading:

- Encroachments are minor
- Significant root presence is considered low
- All re-grading shall be undertaken by hand
- Works must be carried out under arboricultural supervision
- Any roots encountered shall be retained where practicable

6.6 RPA of T71 and T72 – Private Gardens:

- Encroachments are minimal
- A precautionary approach is required
- All excavations shall be undertaken by hand under arboricultural supervision
- Fence post holes shall be excavated by hand or using an air spade

7. Site Levels and Drainage

- No raising or lowering of soil levels within RPAs is permitted
- Surface water shall be directed away from RPAs where possible
- No soakaways or service trenches are permitted within RPAs unless specifically approved

8. Supervision and Monitoring Schedule

Visit No.	Stage of Works	Purpose of Visit	Supervision Requirements
1	Pre-commencement	Confirm tree protection fencing locations and specification prior to any site clearance or construction works	Erection of fencing in accordance with the approved Tree Protection Plan. Written approval required before works commence.
2	Initial site works	Supervise removal of trees and confirm protection measures remain intact	Check compliance with approved removals only. Confirm no damage to retained trees or RPAs.
3	Construction within RPAs	Supervise works associated with pedestrian/cycle path and low-impact works	Supervise no-dig permeable surfacing. Confirm no excavation and correct load dispersal construction.
4	Localised excavations	Supervise hand excavation and fencing works within garden areas and stone feature wall	Hand excavation or air spade use only. Supervise low-impact construction of stone feature wall within the RPA of T1.
5	Compliance checks	Ongoing monitoring during construction	Monthly inspections to confirm tree protection measures remain in place, no unauthorised access to RPAs, and continued compliance with the approved AMS and TPP. Any breaches to be reported immediately and rectified.
6	Completion	Final inspection prior to removal of fencing and commencement of landscaping	Confirm no damage to trees or RPAs. Approve removal of fencing and transition to soft landscaping phase.

Arboricultural Clerk of Works (ACoW) visits will be recorded and issued to the planning authority as needed. The supervising arboriculturist has authority to stop works if non-compliance is identified.

ROAVR | GROUP

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The Green House
Beechwood Business Park North
Inverness
IV2 3BL
www.roavr-group.co.uk
T: 01463 667302

SITE SUPERVISION FORM - ARBORICULTURAL CLERK OF WORKS

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

Site:	
Inspected by:	
Site Manager:	
Date of Inspection:	

Tree Protection Fencing.

Comments/Actions:

Ground Protection.

Comments/Actions:

Additional Comments.

Remarks:

I am aware of the tree protection requirements for this site and understand no retained trees must be damaged.

Signed:	Dated:
Name:	Company:

Example ACoW sheet

9. Landscaping and Planting

- New planting shall be carried out following completion of construction works
- All new trees shall be British native species
- Minimum planting size shall be heavy standard
- Planting shall be undertaken in accordance with best practice and manufacturer guidance

10. Conclusion

This Arboricultural Method Statement sets out the measures required to protect retained trees throughout the construction phase of the development. The proposed working methods, protection measures and supervision regime are appropriate and proportionate to the identified impacts. Provided the Arboricultural Method Statement and Tree Protection Plan are implemented in full, and all works within Root Protection Areas are carried out under arboricultural supervision, the retained trees can be successfully protected and integrated into the completed development in accordance with BS5837:2012.

11. Limitations

11.1 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.

11.2 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.

11.3 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.

11.4 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.

11.5 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.

11.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

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

Mr. Alexander Barnes BSc Arb, MARborA
Consultant Arborist

ROAVR | GROUP

Alexander Barnes

Prepared by: Alexander Barnes
Checked by: Peter Haine

Appendix 1 – Tree Protection Plan

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
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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

Tree Protective Fencing

CEZ — Construction Exclusion Zone

Trees for Removal

Ground Protection/ Restricted Activity Zone

NOTES / KEY:

HOUSE TYPE	DESCRIPTION	No. OF BEDROOMS	INTERNAL FLOOR AREA m2	GARAGE AREA m2	NUMBER
A/B	2P1B APT	1	51 m2	NO	30
C	4P2B	2	83 m2	NO	10
D	4P2B	2	83 m2	NO	12
E	3P2B APT	2	65 m2	NO	12
F	3P2B BUNG	2	59 m2	NO	2
G	5P3B	3	93 m2	NO	1
H	5P3B	3	96 m2	NO	2
J	5P3B	3	92 m2	NO	21
K	6P4B	3	114 m2	NO	4
L	8P5B	3	131 m2	NO	1
			TOTAL		95

PROPOSED LANDSCAPING, SPECIES TO BE AGREED.

TREES TO BE RETAINED AND PROTECTION

SF — DENOTES SCREEN FENCE.

VIZIBILITY SPLAYS AT JUNCTIONS

PARKING BAYS 2.6M X 4.8M MIN

HEDGE TO BE RETAINED AND PROTECTION

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MONA PRECAST PERMEABLE PAVING - COLOUR NATURAL.

TARMAC.

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PROPOSED NATIVE HEDGE - SPECIES / MIX AS INDICATED.

PROPOSED NATIVE SHRUB - SPECIES / MIX AS INDICATED.

WILDFLOWER MEADOW AMENITY SPACE
19,908 m2

N

C	GENERAL REVISIONS	JHG	21/11/25
B	GENERAL REVISIONS	JHG	13/10/25
A	DESCRIPTION	DWN	20/01/20

REVISIONS

FEASIBILITY

Beech Developments (NW) Ltd
Anson House
1 Cae'r Llynen
Llandudno Junction
Conwy
LL31 9LS
www.beech-developments.co.uk

LLANRWST ROAD

OFF LLANRWST ROAD

GYFFIN
CONWY

DEVELOPMENT LAYOUT PLANNING

BD0157-PL-01

DRAWN BY	DRAWING DATE	APPROVED BY
JHG	17/09/25	~

SCALE: 1:500 AT A0

REVISION: C

Y:\Beech Live Jobs\BD0157-Gyffin - Off Llanrwst Road\04-Drawings\Layouts

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Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

Drawing Title	Scale/Sheet	Date
Tree Protection Plan	1:600 @ A0	22/12/25

Client	Drawing No	Rev	Drawn By	Chked By
Adra	23_5837_05_13	1	PH	MH

Site/Project: Land at Llanrwst Road, Gyffin, Conwy, LL32 8HZ

General Notes
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N
1:600
0 10 20m