



**Former Co Op Funeral
Directors and Land to
the rear of 14 Queen
Anne Square, North
Road, Cardiff**

DRAFT

**Arboricultural Baseline
Note**

Prepared by:
**The Environmental Dimension
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On behalf of:
Stone Property Services

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PLANS

Plan EDP 1: Tree Constraints Plan (edp7987_d001c 03 November 2023 DJo/DGa)

Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Stone Property Services Ltd (hereafter referred to as 'the Applicant') to undertake a BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* compliant survey of trees in relation to the proposed development of 14 Queen Anne Square, North Road, Cardiff (hereafter referred to as 'the Study Area').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).
- 1.3 The Study Area is located within the Cathays area of Cardiff to the north of the city centre, which is located within the Local Planning Authority (LPA) of Cardiff Council (CC). It currently comprises a disused funeral directors with associated outbuildings with areas of hard surfacing and garden landscaping.
- 1.4 The purpose of this Baseline Note is to:
 - Identify principal trees suitable for retention;
 - Identify the benefits and constraints associated with retained trees to inform the design and layout of any forthcoming proposals; and
 - Once the proposals are fixed and the site layout is available, overlay the Tree Constraints Plan to inform an Arboricultural Impact Assessment (AIA).

Section 2 Methodology and Limitations

- 2.1 The methodology adopted for this survey is based on guidelines set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Plan EDP 1**) and this data has been derived from the Topographical survey. All surveyed items are detailed in **Appendix EDP 1**. No other trees are covered by this survey.
- 2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.
- 2.3 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.
- 2.4 The Schedule in **Appendix EDP 1** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:
- Sequential reference number (recorded on **Schedule EDP 1**);
 - Species;
 - Height;
 - Stem diameter;
 - Branch spread;
 - Canopy clearance above ground level;
 - Life stage;
 - Physiological condition;
 - Structural condition;
 - Comments/notes;
 - Recommendations (and tree work priority);
 - Estimated remaining contribution;
 - Category grading; and

- Root protection radius.
- 2.5 All trees have been categorised according to the Cascade Chart for Tree Quality Assessment as set out in Table 1 of BS 5837:2012. A reproduction of this table is included in **Appendix EDP 2**.
- 2.6 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Study Area could change the current circumstances and may invalidate this report and any recommendations made.
- 2.7 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.
- 2.8 A lack of recommended work does not imply that a tree is safe, and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.
- 2.9 The subject trees have not been tagged for identification purposes.

Section 3 Summary of Tree Stock

- 3.1 The survey has identified nine individual trees and seven groups of trees. Of these 16 items, eight have been categorised as B, of moderate quality and seven have been categorised as C and are of low quality. In addition, one item has been categorised as U and is considered unsuitable for retention.
- 3.2 All surveyed items are as noted on **Plan EDP 1** and detailed in the Schedule at **Appendix EDP 1**.
- 3.3 An illustrative summary of the species diversity, age distribution, and grading categorisation for the Study Area is provided in **Appendix EDP 3**.
- 3.4 Overall, the items identified across the Study Area are primarily category B, of moderate value, with the exception of seven category C items. The category B items are located around the periphery of the Study Area, however, due to the size of the site these category B items may constrain the main body of the Study Area.

Section 4

National and Local Planning Policy

NATIONAL POLICY

Planning Policy Wales – Edition 11

- 4.1 Paragraph 6.4.24 of Planning Policy Wales (PPW) states:

“Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade and shelter, a sustainable energy source and building materials. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.”

- 4.2 Paragraph 6.4.25 of PPW states:

“Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard, where appropriate, to local authority tree strategies or SPG. Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.”

LOCAL POLICY

Cardiff Council Local Development Plan 2006-2026 (Adopted January 2016)

- 4.3 Policy EN8: Trees, Woodlands and Hedgerows states:

“Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.”

Section 5 Statutory Protection

TREE PRESERVATION ORDERS (TPO'S) AND CONSERVATION AREAS

- 5.1 Consultation with the CC's interactive mapping system¹ has identified that zero trees are protected under Tree Preservation Orders (TPO).
- 5.2 The Study Area is within the Cathays Park designated conservation area (June 1978).

¹ <http://ishare.cardiff.gov.uk/mycardiff.aspx> accessed 22 May 2023.

Section 6 Protected Wildlife and Trees

BATS

- 6.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations 2017* (as amended). Further information is provided in **Appendix EDP 4**.

NESTING BIRDS

- 6.2 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Harm to wild birds can mostly be avoided by timing works to avoid the main bird breeding season, considered to run between March and August inclusive. Further information on their protection is provided in **Appendix EDP 4**.

Section 7

Site-specific Constraints

- 7.1 As shown by **Appendix EDP 1**, the surveyed items located across the Study Area are primarily trees of low arboricultural value, with the exception of eight category B items.
- 7.2 Further information on above- and below-ground arboricultural constraints is provided in **Appendix EDP 5**.

Section 8 Conclusion

- 8.1 Of the items surveyed, eight have been categorised as B, of moderate quality. These items should be prioritised for retention, where practicable. These items are primarily around the perimeter of the Study Area, however, due to the size of the site they may constrain development.
- 8.2 The default position when designing any forthcoming scheme should be the retention of all items, as so far as is practicable, regardless of category grading. All trees provide positive environmental and ecological contributions, irrespective of current condition.
- 8.3 The arboricultural constraints information provided within this Baseline Note will feed into the detailed design and layout of the scheme and, in turn, will be used to undertake an AIA, to be submitted as part of the planning application.

Appendix EDP 1

Tree Survey Key and Schedule EDP 1

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arbicultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and W - A larger group or area of trees that should be regarded as a single woodland unit.
Species	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Schedule EDP 1 .
Canopy Clearance Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor or dead. This is informed by "the presence of any decay and physical defect ² ".
Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.

² BS 5837:2012 Section 4.4.2.5

<p>Recommendations (and Tree Work Priority)</p>	<p>These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.</p> <p>Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows:</p> <p>Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard;</p> <p>Priority 2: Work that should be undertaken prior to any demolition or construction works commencing on Site; and</p> <p>Priority 3: Work that should be undertaken following the completion of the development.</p>
<p>Estimated Remaining Contribution</p>	<p>The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity:</p> <p>Less than 10;</p> <p>10+;</p> <p>20+; and</p> <p>40+.</p>
<p>Category Grading</p>	<p>Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.</p>
<p>Root Protection Radius</p>	<p>Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.</p>

Client:	Pip Cole	Site:	Former Coop Funeral Directors, North Road
Date of Survey:	17/05/2023 & 18/10/23	Consultant:	David Garrick
Tagged:	N/A	Weather:	Sunny/Overcast

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G1	Leyland cypress (Cupressocyparis leylandii)	7	340	3	3	3	3	N/A	Early Mature	Good	Good	Hardstanding under canopy Arboricultural work - Historic Competition - Adjacent trees Condition considered typical of species and age Previously topped at 6m	20+	B2	4.08
T2	Oak sp. (Quercus sp.)	8	# 100 100	2	2	2	2	1	Young	Fair	Fair	Access to inspect base - Restricted / obscured	10+	C1	1.7
T3	Prunus sp. (Prunus sp.)	4	# 150	2	2	2	2	1	Early Mature	Good	Fair	Access to inspect base - Restricted / obscured	10+	C1	1.8
T4	Prunus sp. (Prunus sp.)	3	# 130	1	1	2	2	1	Dead	Dead	Dead	Dead tree / trees	<10	U	1.56
T5	Norway maple (Acer platanoides)	5	90	2	2	2	3	1	Young	Good	Good	Condition considered typical of species and age	10+	C1	1.08
T6	Red Norway maple (Acer platanoides 'Crimson King')	10	280	3	3	3	3	2	Early Mature	Good	Good	Condition considered typical of species and age	20+	B1	3.36
T7	Prunus sp. (Prunus sp.)	3	90	2	2	2	2	2	Young	Good	Fair	Condition considered typical of species and age	10+	C1	1.08
T8	Sycamore (Acer pseudoplatanus)	10	# 250 250 250	4	4	4	4	2	Early Mature	Good	Fair	Access to inspect base - Restricted / obscured Hardstanding under canopy Condition considered typical of species and age Multi-stemmed	20+	B1	5.2
T9	Prunus sp. (Prunus sp.)	4	# 150	1	2	2	3	2	Young	Fair	Fair	Access to inspect base - Restricted / obscured Competition - Adjacent trees	10+	C1	1.8
G10	Common ash (Fraxinus excelsior)	6	100	1	1	1	1	1	Young	Fair	Fair	Access to inspect base - Restricted / obscured	10+	C1	1.2
G11	Leyland cypress (Cupressocyparis leylandii)	8	# 300	2	2	2	2	N/A	Early Mature	Good	Fair	Access to inspect base - Restricted / obscured Condition considered typical of species and age	20+	B2	3.6
T12	Sycamore (Acer pseudoplatanus)	9	# 200	2	2	3	3	3	Young	Good	Fair	Hardstanding under canopy Access to inspect base - Restricted / obscured Competition - Adjacent trees	20+	B1	2.4
G13	Leyland cypress (Cupressocyparis leylandii)	9	# 500	3	3	3	3	2	Mature	Good	Fair	Access to inspect base - Restricted / obscured Hardstanding under canopy Arboricultural work - Historic Previously Crown lifted over hard surfacing	20+	B2	6
G14	Common ash (Fraxinus excelsior) Photinia sp. (Photinia sp.) Buddleja sp. (Buddleja sp.)	3	# 50	1	1	1	1	N/A	Young	Good	Fair	Condition considered typical of species and age Hedgerow - Neglected / overgrown Ornamental hedge	10+	C2	0.6

Sequential Reference Number - T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G15	Leyland cypress (Cupressocyparis leylandii)	13	250	2	2	2	2	2	Early Mature	Fair	Fair	Off-site tree, all readings estimated	20+	B2	3
G16	Leyland cypress (Cupressocyparis leylandii) Unknown Deciduous	10	300	3	3	3	3	2	Early Mature	Fair	Fair	Access to inspect base - Not possible Off-site tree, all readings estimated	20+	B2	3.6

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Appendix EDP 2

Cascade Chart for Tree Quality Assessment
(Extract of BS 5837:2012, Table 1)

Category and Definition	Criteria (Including Subcategories where Appropriate) Identification on Plan		
Trees Unsuitable for Retention (See Note)			
Category U: 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"> 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); Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline; and 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. <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>		
	1 Mainly Arbicultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation
Trees to be Considered for Retention			
Category A: Trees of high-quality 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 arbicultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups, or woodlands of particular visual importance as arbicultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

Category and Definition	Criteria (Including Subcategories where Appropriate) Identification on Plan		
<p>Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.</p>	<p>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.</p>	<p>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.</p>	<p>Trees with material conservation or other cultural value.</p>
<p>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.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>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.</p>	<p>Trees with no material conservation or other cultural value.</p>

Appendix EDP 3 Illustrative Summary of Survey Data

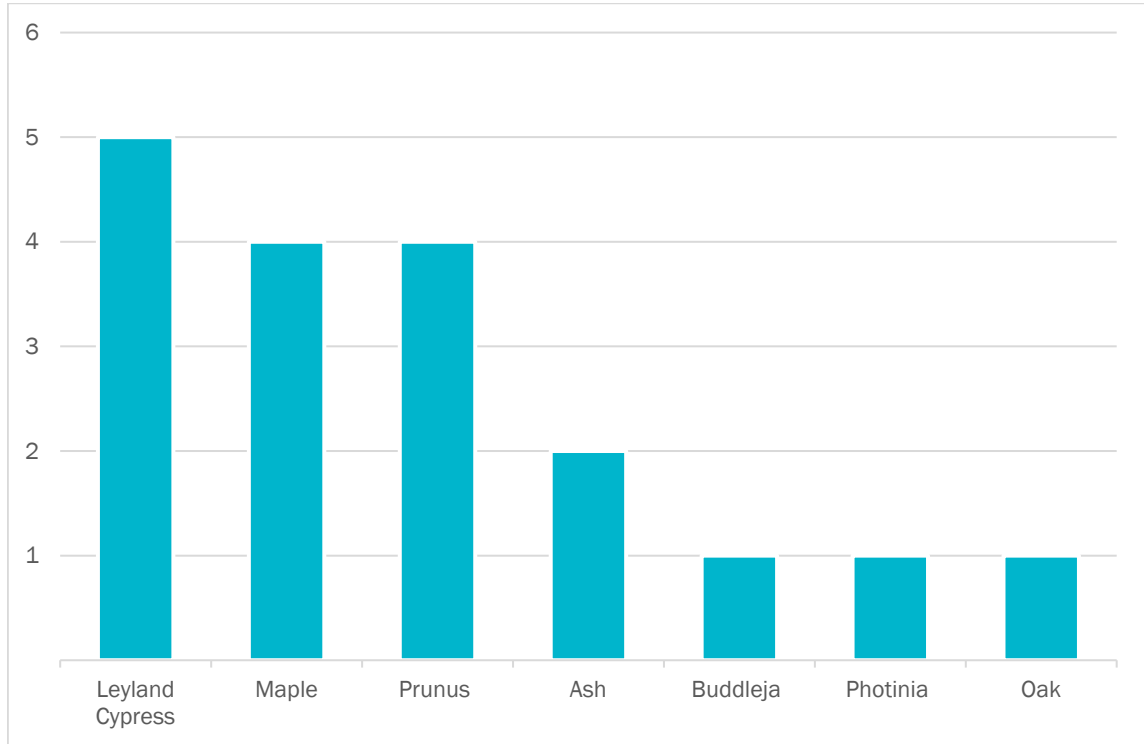


Figure A2.1: Species Diversity.

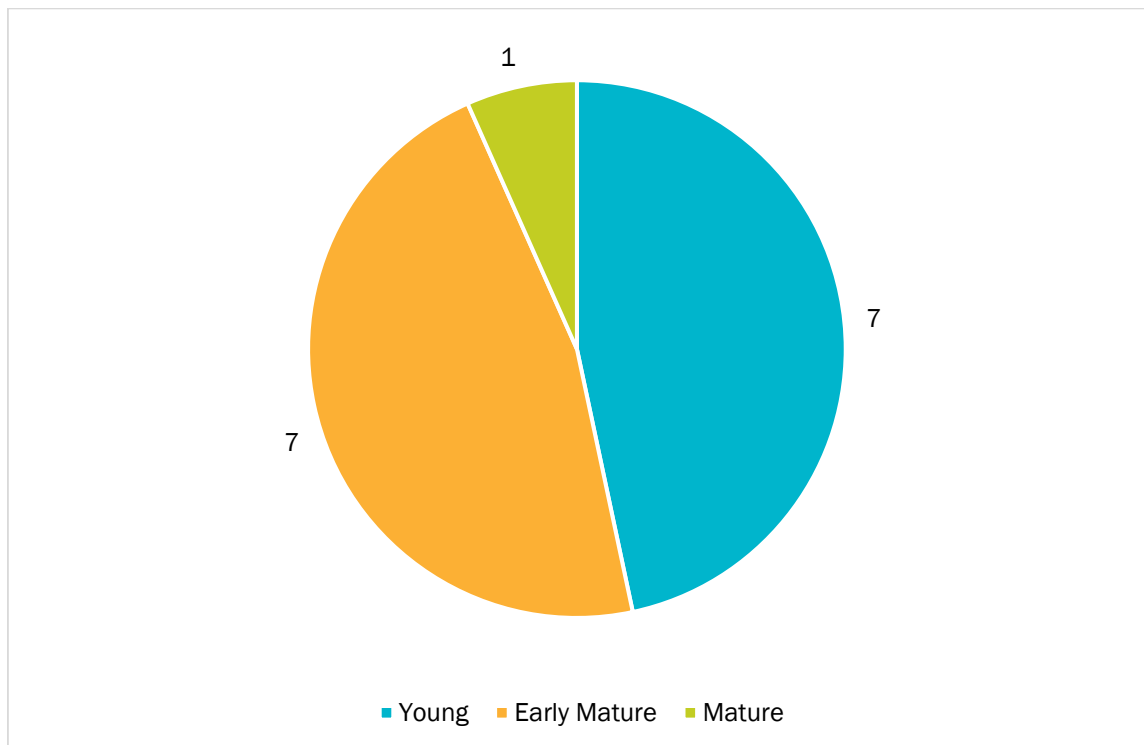


Figure A2.2: Age Distribution of Live Trees.

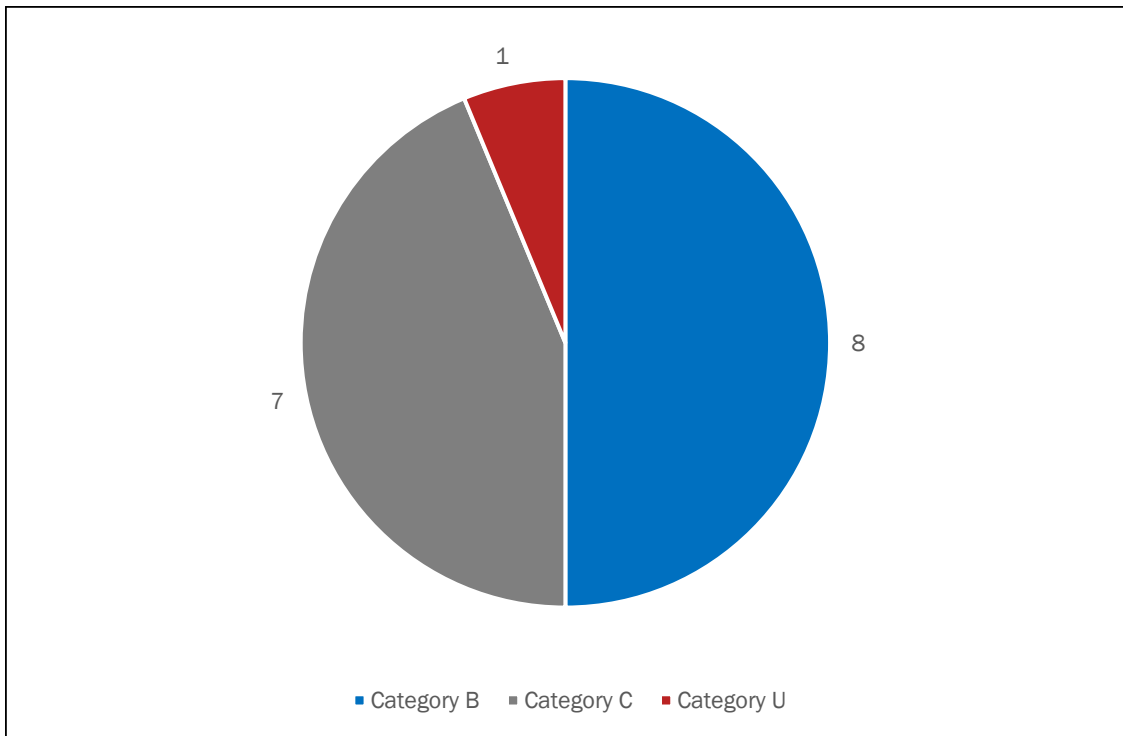


Figure A2.3: Category Grading.

Appendix EDP 4 Protected Species

BATS

- A4.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations 2017* (as amended), making it an offence to:
- Deliberately capture, injure or kill a wild individual of an EPS;
 - Deliberately disturb wild animals of an EPS wherever they are occurring, in particular, any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
 - Damage or destroy a breeding site or resting place of a wild individual of an EPS.
- A4.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act 1981* (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected, whether or not bats are currently occupying these resting places/places of shelter.
- A4.3 Prior to undertaking any tree works or tree removal, further advice should be sought from a suitably qualified ecologist.

NESTING BIRDS

- A4.4 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). This makes it an offence to:
- i. Intentionally kill, injure or take any wild bird;
 - ii. Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - iii. Take, damage or destroy the egg of any wild bird; or
 - iv. To have in one's possession or control any wild bird (dead or alive), or egg or any part of a wild bird or egg.
- A4.5 In addition, further protection is afforded to those wild bird species listed on Schedule 1 of the Act, prohibiting any intentional or reckless disturbance to these species while it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Appendix EDP 5

Consideration of Trees within the Design Process

A5.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

BELOW-GROUND CONSTRAINTS – ROOT PROTECTION AREA

A5.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Plan EDP 1** with pink outlined areas, representing the root protection area (RPA) around each surveyed item.

A5.3 The RPA is defined as the minimum area (in m²) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.

A5.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.

A5.5 Any deviation in the RPA from the original circular plot should take account of the following factors, whilst still providing adequate protection for the root system:

- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services);
- Topography and drainage;
- The soil type and structure; and
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

ABOVE-GROUND CONSTRAINTS – PROXIMITY OF TREES TO STRUCTURES

A5.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.

A5.7 Where the current and/or ultimate height of a category B or C tree will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

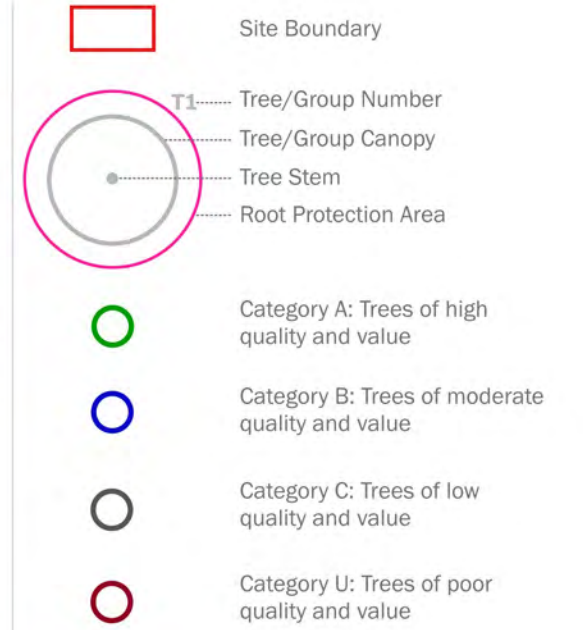
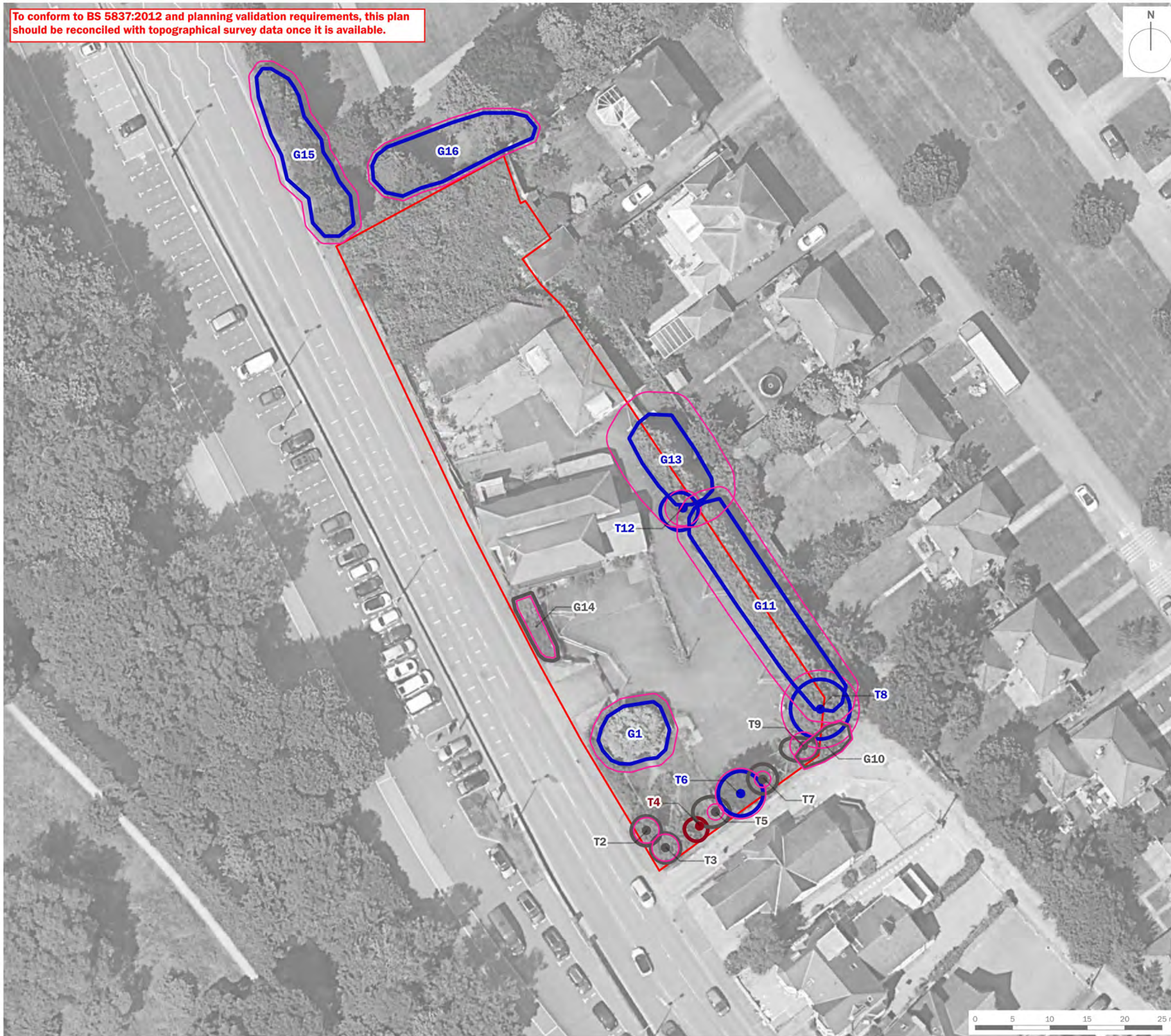
A5.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.

Plans

Plan EDP 1: Tree Constraints Plan
(edp7987_d001c 03 November 2023 DJo/DGa)

To conform to BS 5837:2012 and planning validation requirements, this plan should be reconciled with topographical survey data once it is available.



client
Stone Property Services

project title
Former Co Op Funeral Directors and Land to the Rear of 14 Queen Anne Square, North Road, Cardiff

drawing title
Tree Constraints Plan

date	03 NOVEMBER 2023	drawn by	DJo
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