



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

**DRAFT**

**Arboricultural Impact  
Assessment  
(Incorporating Tree  
Protection Measures)**

Prepared by:  
**The Environmental Dimension  
Partnership**

On behalf of:  
**Stone Property Services**

November 2023

Report Reference  
**edp7987\_r003a**

## Document Control

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## APPENDICES

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| Appendix EDP 1 | Site Block Plan – Proposed Drawing Number 21-26 Stone (5) COOP   |
| Appendix EDP 2 | Proposed Drainage Strategy Drawing Number 17276_500 Rev 1  |
| Appendix EDP 3 | Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 ‘Protective Barrier’) |

## PLANS

Plan EDP 1: Tree Protection Plan  
(edp7987\_d011b 03 November 2023 PDr/DGa)

## **Section 1**

### **Introduction**

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of Stone Property Services (hereafter referred to as 'the Applicant') in relation to the proposed development of the Former Co Op Funeral Directors and Land to the rear of 14 Queen Anne Square, North Road, Cardiff (hereafter referred to as 'the Site').
- 1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

#### **SITE CONTEXT**

- 1.3 The Site is located within the Cathays area of Cardiff to the north of the city centre and comprises a disused funeral directors with associated outbuildings with areas of hard surfacing and garden landscaping.
- 1.4 The Site lies within the administrative boundary of Cardiff Council (CC).

#### **DEVELOPMENT PROPOSALS**

- 1.5 The Applicant is currently undertaking Publicity and Consultation (PAC) in respect of their intention to submit a full planning application for the construction of 15 apartments in 2 blocks and the change of use of the retained Rosemount Villa Funeral Home to create 4 apartments; the associated demolition of existing garages, workshop and part boundary wall together with parking, access, amenity space and landscaping.
- 1.6 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note (edp7987\_r001). This baseline survey data was collected by EDP in May 2023 with additional survey data collected in October 2023. The survey data relevant to this Site is provided within the Arboricultural Baseline Note, with the Tree Constraints Plan included.

#### **AIMS AND OBJECTIVES**

- 1.7 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

## RELEVANT BASELINE DOCUMENTS

- 1.8 EDP's Arboricultural Baseline Note (edp7987\_r001) is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.
- 1.9 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:
- *BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
  - *BS 3998:2010 Tree Work – Recommendations*. BSI 2010.

## Section 2

### Arboricultural Impact Assessment

- 2.1 This AIA has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Site Block Plan – Proposed (**Appendix EDP 1**) and the Proposed Drainage Strategy (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan contained within the Arboricultural Baseline Note (edp7987\_r001), which is overlaid onto the Site Block Plan – Proposed and the Proposed Drainage Strategy. The resulting drawing is a Tree Protection Plan (**Plan EDP 1**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock, and where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

#### TREE REMOVALS FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

- 2.5 The BS 5837:2012 compliant survey identified a total of one category U item, the condition of which was considered to be impaired to such an extent that it is unsuitable within the future context of the development proposals and is therefore not included in the calculations to follow. These are summarised in **Table EDP 2.1** and detailed in the Tree Survey Schedule contained within the Arboricultural Baseline Note (edp7987\_r001).
- 2.6 Off-site items remain outside of control of the development and require the landowners' consent prior to any works or removals.
- 2.7 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items require cross-referencing with the ecological assessment prior to any work or felling taking place.
- 2.8 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

**Table EDP 2.1:** Tree Removal for Reasons of Sound Arboricultural Management

| Tree Number | Tree Species                    | Tree Grade |
|-------------|---------------------------------|------------|
| T4          | Prunus sp. ( <i>Prunus</i> sp.) | U          |

## ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

- 2.9 Assessment of the Site Block Plan – Proposed (**Appendix EDP 1**) and Proposed Drainage Strategy (**Appendix EDP 2**) determines that 11 items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Six items are category B, of moderate quality and five items are category C, of low quality.

**Table EDP 2.2:** Items Impacted by Development Proposals

| Ref. Number | Species  | Impact  | Category Grading |
|-------------|--|---|------------------|
| G1          | Leyland cypress<br>( <i>Cupressocyparis leylandii</i> )  | Complete removal  | B                |
| T5          | Norway maple ( <i>Acer platanoides</i> )   | Complete removal  | C                |
| T6          | Red Norway maple<br>( <i>Acer platanoides</i> 'Crimson King')  | Complete removal  | B                |
| T7          | Prunus sp. ( <i>Prunus</i> sp.)  | Complete removal  | C                |
| T8          | Sycamore ( <i>Acer pseudoplatanus</i> )  | Encroachment into Canopy and RPA by dwelling.<br>Encroachment into RPA by drainage. | B                |
| T9          | Prunus sp.   | Complete removal  | C                |
| G10         | Common ash ( <i>Fraxinus excelsior</i> )   | Complete removal  | C                |
| G11         | Leyland cypress  | Partial removal   | B                |
| T12         | Sycamore   | Complete removal  | B                |
| G13         | Leyland cypress  | Encroachment into RPA by drainage. Crown lift to facilitate construction access.    | B                |
| G14         | Common ash ( <i>Fraxinus excelsior</i> )<br>Photinia sp. ( <i>Photinia</i> sp.)<br>Buddleja sp. ( <i>Buddleja</i> sp.) | Complete removal  | C                |

## SUMMARY OF TREE LOSSES AND RETENTION

- 2.10 A summary of the tree losses and retention based upon the Site Block Plan – Proposed (**Appendix EDP 1**) and Proposed Drainage Strategy (**Appendix EDP 2**) is provided within **Table EDP 2.3**. In this context, the term 'affected' means encroachment into the RPA or crown lift of a retained item.

**Table EDP 2.3:** Summary of Tree Losses and Retention

|            | Existing | Trees, Groups and Hedgerows Lost Due to Proposals | Trees, Groups and Hedgerows Affected by Proposals | Trees, Groups and Hedgerows Unaffected by Proposals |
|------------|----------|---|---|---|
| Category A | 0        | 0   | 0   | 0   |

|            | Existing | Trees, Groups and Hedgerows Lost Due to Proposals | Trees, Groups and Hedgerows Affected by Proposals | Trees, Groups and Hedgerows Unaffected by Proposals |
|------------|----------|---|---|---|
| Category B | 8        | 3   | 3   | 2   |
| Category C | 7        | 5   | 0   | 2   |
| Totals     | 15       | 8   | 3   | 4   |

## MITIGATION

- 2.11 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (see **Appendix EDP 3**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 2.12 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, no-dig technologies, hand digging and access facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.
- 2.13 Protective fencing will not be required for the RPA of **G11** and **G13** as the existing hard surfacing is to be retained as part of the development.



## Section 3

### Conclusions

- 3.1 The proposed development of the Former Co-Op Funeral Directors and Land to the rear of 14 Queen Anne Square, North Road, Cardiff would result in the loss of three category B items of moderate quality, and five category C items, of low quality. To ensure succession to the existing tree stock new planting is recommended. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the Green Infrastructure for the area.
- 3.2 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.3 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

**Appendix EDP 1**  
**Site Block Plan – Proposed**  
**Drawing Number 21-26 Stone (5) C00P**



#### LEFT DEVELOPMENT

GROUND FLOOR - 3 X 2 BED APARTMENTS  
 FIRST FLOOR - 3 X 2 BED APARTMENTS  
 SECOND FLOOR - 3 X 2 BED APARTMENTS

#### VILLA DEVELOPMENT

GROUND FLOOR - 1 X 2 BED APARTMENT  
 - 1 X 1 BED APARTMENT  
 FIRST FLOOR - 1 X 2 BED APARTMENT  
 - 1 X 2 BED APARTMENT

#### RIGHT DEVELOPMENT

GROUND FLOOR - 2 X 3 BED APARTMENTS  
 FIRST FLOOR - 2 X 3 BED APARTMENTS  
 SECOND FLOOR - 2 X 3 BED APARTMENTS

#### CAR PARKING

4 SPACES

#### BIKE PARKING

43 COVERED AND SECURED BIKE SPACES

#### REFUSE PROVIDED

2 X GENERAL WASTE BIN STORAGE  
 TOTAL = 2,200L  
 2 X RECYCLING STORAGE  
 TOTAL = 2,200L  
 2 X FOOD WASTE STORAGE  
 TOTAL = 240L  
 BULKY STORAGE  
 TOTAL = 5MSQ

### SITE BLOCK PLAN - PROPOSED

LANDSCAPE DESIGNS ARE INDICATIVE ONLY - REFER TO ADDITIONAL INFORMATION

SHEET NO.

8

FILE NAME: 21 - 26 Stone (5) COOP

SCALE

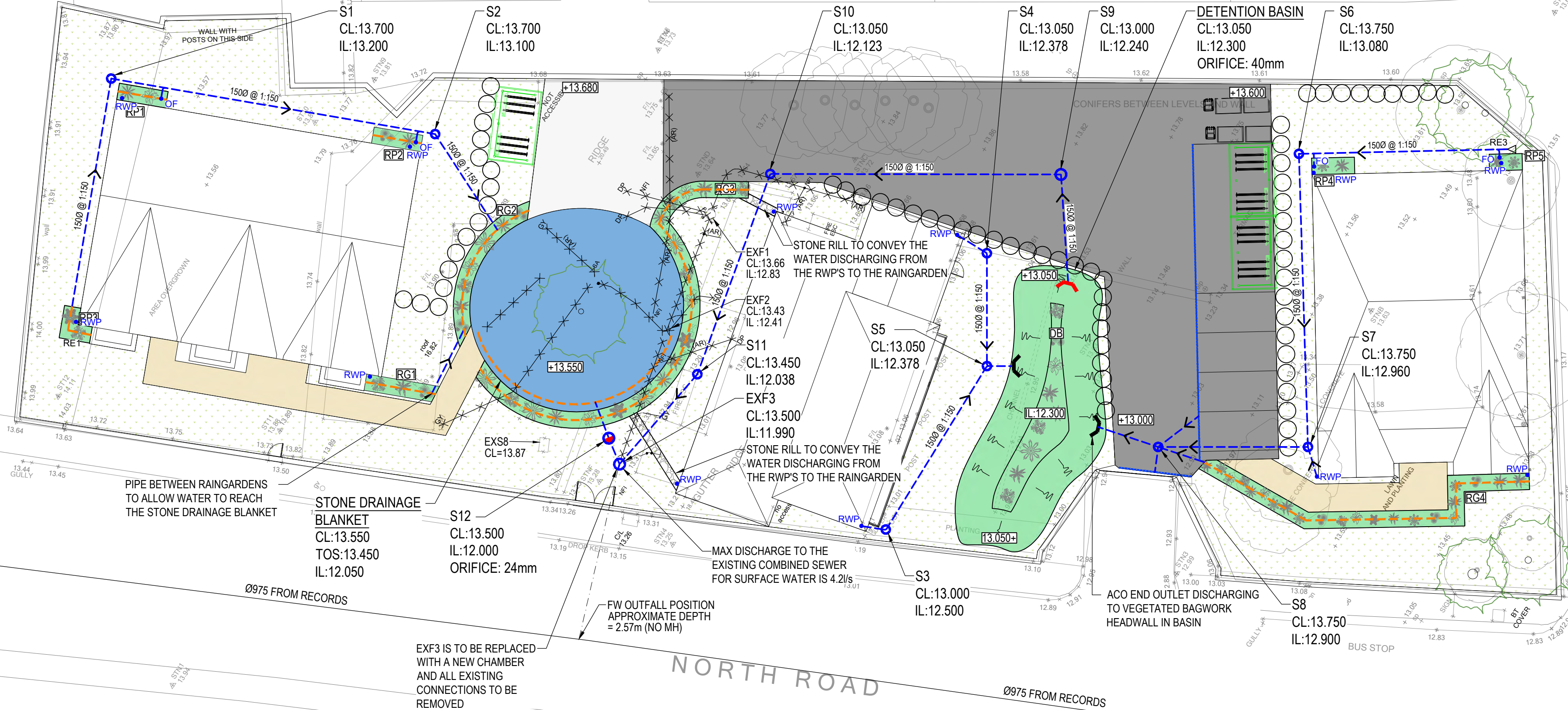
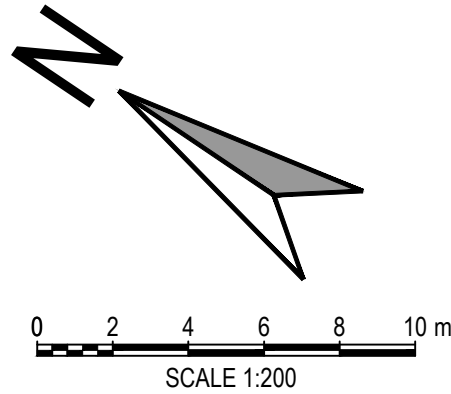
1 : 500

CLIENT

STONE

**Appendix EDP 2**  
**Proposed Drainage Strategy**  
**Drawing Number 17276\_500 Rev 1**

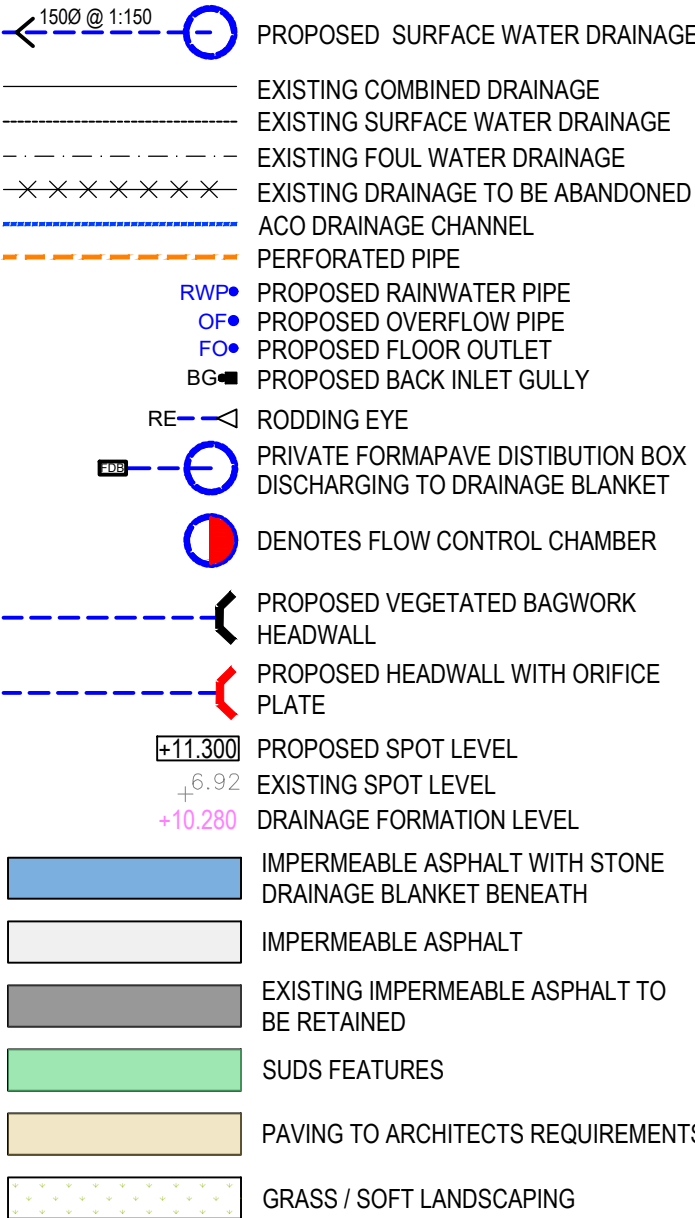




NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL LEVELS ARE SHOWN IN METRES UNLESS NOTED OTHERWISE.
- DO NOT SCALE FROM THE DRAWING. USE FIGURED DIMENSIONS ONLY.
- ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- EXISTING SERVICES HAVE NOT BEEN SHOWN BUT ARE PRESENT - THE CONTRACTOR IS TO LIAISE WITH ALL STATUTORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

DRAINAGE LEGEND



GENERAL NOTES:

- THE DEVELOPER MUST SELF VET AND CERTIFY THAT THE DESIGN CRITERIA, MATERIAL STANDARDS AND WORKMANSHIP SPECIFICATIONS FOR THE PROPOSED ADOPTABLE SEWERS ARE IN ACCORDANCE WITH THOSE SET OUT IN "SEWERS FOR ADOPTION" 7TH EDITION, THE WELSH MINISTERS STANDARDS AND THE REQUIREMENTS OF DCWW AS THE STATUTORY SEWERAGE UNDERTAKER.
- SUBJECT TO A SECTION 104 ADOPTION AGREEMENT BEING COMPLETE, A SECTION 106 APPLICATION TO CONNECT MUST BE MADE TO DCWW. THE DEVELOPER SHALL GIVE 21 DAYS NOTICE PRIOR TO CONNECTION. THE WORKS MAY ONLY BE UNDERTAKEN BY A SIPS REGISTERED CONTRACTOR.
- HAZARDOUS WASTE:** CONTRACTOR TO PROVIDE EVIDENCE OF THE PROPOSED REMOVAL OF THE EXISTING PITCH FIBRE DRAINAGE RUN.
- CONTRACTOR TO CONFIRM PRIOR TO THE ABANDONMENT OF SEWER THAT NO EXISTING CONNECTION UPSTREAM EXIST. (TO ENSURE NO EXISTING USERS ARE CUT OFF.)
- COMPLIANCE WITH HEALTH & SAFETY MATTERS ON ANY TRENCH/MANHOLE IS OBLIGATORY AND A PERMIT TO ENTER A CONFIRMED SPACE IS REQUIRED WHEN CONNECTING SITE DRAINAGE TO THE EXISTING PUBLIC SEWERAGE SYSTEM. A PERMIT TO ENTER A CONFINED SPACE WILL BE OBTAINED FROM DWR CYMRU/WELSH WATER PRIOR TO THE WORKS COMMENCING ON ANY PUBLIC SEWERAGE SYSTEM.
- MH COVER & FRAMES SHALL BE DUCTILE IRON WITH A MINIMUM SQUARE OPENING OF 675x675mm. COVERS SHALL BE DOUBLE TRIANGLE FOR 675mm SQUARE OPENINGS AND BE PROVIDED WITH LOOSE BOLTED CONNECTIONS. FRAME DEPTH SHALL BE 150mm.
- ALL IRONWORK TO BE KITE MARKED BY BSI OR CERTIFIED BY EQUAL INSPECTION AUTHORITY.
- PLANTING CLOSE TO ADOPTABLE DRAINAGE RUNS INDICATED IS TO ACCORD WITH THE SPECIFICATIONS IN SFA 7th EDITION SECTION C3.1.13 TO COMPLY WITH THE REQUIREMENTS OF SFA 7th & THE WELSH MINISTERS STANDARDS.
- NOTE WHERE PLASTIC PIPE IS TO BE USED, IT MUST CONFORM WITH CLAUSES E2.21 AND/OR E2.22 IN SEWERS FOR ADOPTION 7th EDITION AND BE KITE MARKED. THE PLASTIC PIPES ACCEPTED BY DCWW FOR GRAVITY SEWERS FOR DIAMETERS OF 150mm - 300mm INCLUDE:  
a. MARLEY TWINWALL SYSTEM  
b. UPONER ULTRARIB SYSTEM  
c. OSMA ULTRARIB SYSTEM  
d. POLYSEWER TWINWALL SYSTEM  
POLYPIPE RIGISEWER IS ACCEPTABLE AND AVAILABLE FOR 400mm-600mm AND 750mm-900mm DIAMETER RANGES. PLEASE BE MINDFUL OF THE PROPOSED PIPE MATERIAL/MAKE FOR 375mm DIAMETER SEWERS AS CONCRETE PIPE MAY BE THE ONLY ACCEPTABLE OPTION AT THIS SIZE.
- CONTRACTOR TO ENSURE PIPES WITH STIFFNESS OF SN8 OR GREATER ARE USED FOR PIPES LESS THAN 500mmØ AND A MINIMUM OF SN2 FOR PIPES GREATER THAN 500mmØ.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING No. 17276\_501

**PRELIMINARY**

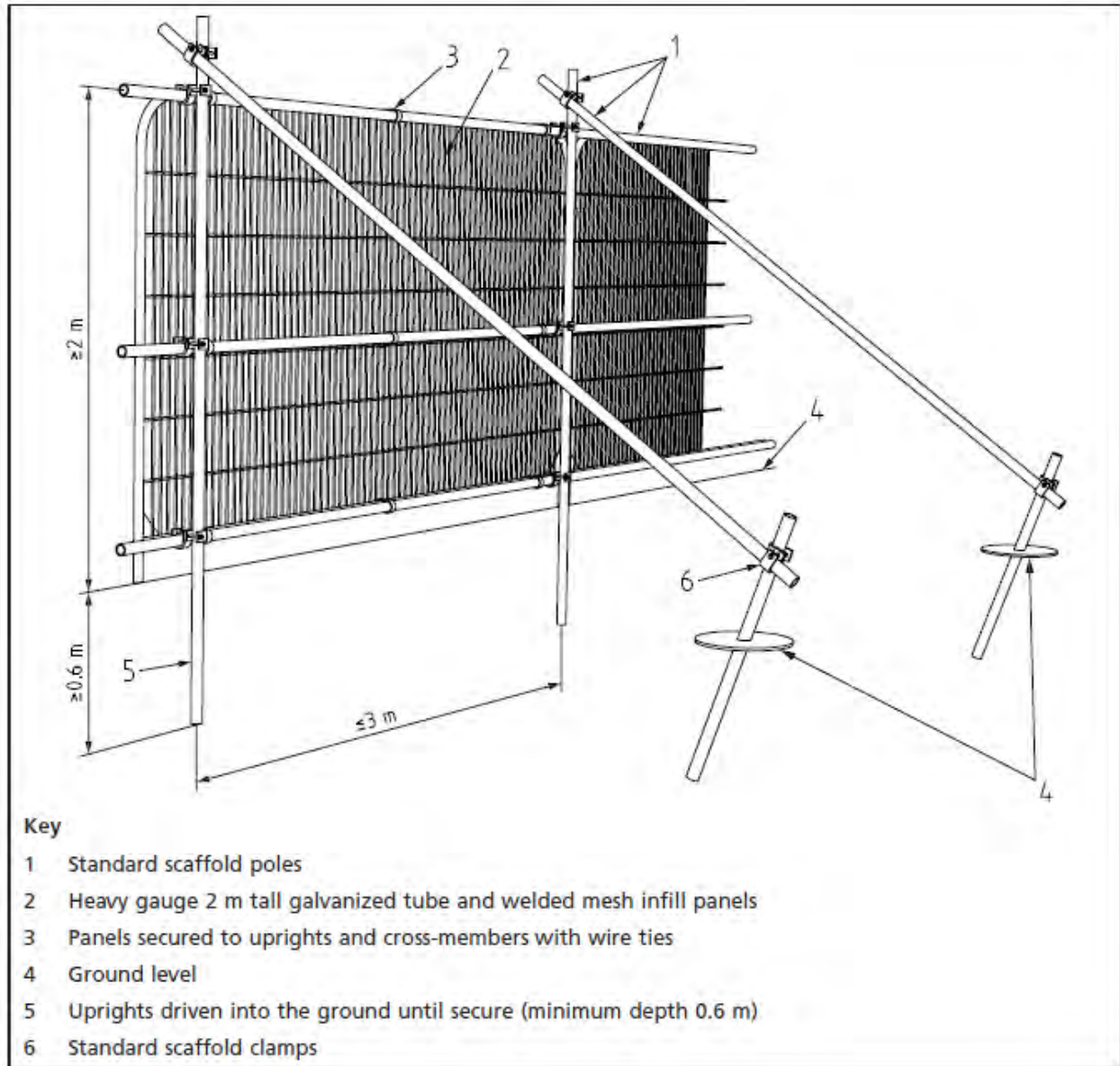
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|--|------|-----------|-------|-------------|------|-------------|--|-------------------|--|
| 01   | rev. | drawn     | chkd. | appvd.      | date | 12.10.23    |  | PRELIMINARY ISSUE |  |
|  |      |           |       |             |      | description |  |                   |  |
| Client   |      |           |       |             |      |             |  |                   |  |
| MIKE STONE   |      |           |       |             |      |             |  |                   |  |
| Project  |      |           |       |             |      |             |  |                   |  |
| OLD FUNERAL HOME<br>30 NORTH ROAD<br>CARDIFF   |      |           |       |             |      |             |  |                   |  |
| Title  |      |           |       |             |      |             |  |                   |  |
| PROPOSED DRAINAGE STRATEGY   |      |           |       |             |      |             |  |                   |  |
| <div><div><div>Vale Consultancy</div><div>CONSULTING CIVIL &amp; STRUCTURAL ENGINEERS</div></div></div> <div>29 Bocam Park, Old Field Road, Pencoed, Bridgend CF35 5LJ.<br/>Phone: 01656 863794 Email: enquiries@vale-consultancy.co.uk</div> |      |           |       |             |      |             |  |                   |  |
| date   |      | drawn     |       | checked     |      | approved    |  |                   |  |
| 12.10.23   |      | CC        |       | FP          |      | 12.10.23    |  | MJ                |  |
| scale @ A1   |      |           |       | project no. |      | 12.10.23    |  |                   |  |
| 1:200  |      |           |       | 17276       |      |             |  |                   |  |
| status   |      | drg. no.  |       |             |      |             |  | rev.              |  |
| A  |      | 17276_500 |       |             |      |             |  | 01                |  |



### Appendix EDP 3

#### Tree Protection Barrier on Scaffold 2.0m High

(Extract from BS 5837:2012, Figure 2 'Protective Barrier')



## Plans

**Plan EDP 1:** Tree Protection Plan  
(edp7987\_d011b 03 November 2023 PDr/DGa)



Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Protective Fencing in accordance with BS 5837:2012

Crown Reduction in accordance with BS 3998:2010

Crown Lift to Facilitate Construction Access

Ground Protection in accordance with BS 5837:2012

Hand Dig

Default specification for protective barrier

BRITISH STANDARD

Key

1

Standard scaffold poles

2

Heavy gauge 2m tall galvanized tube and welded mesh infill panels

3

Panels secured to uprights and cross-members with wire ties

4

Ground level

5

Uprights driven into the ground until secure (minimum depth 0.6m)

6

Standard scaffold clamps

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 Protection Plan

date

03 NOVEMBER 2023

drawn by

PDr

drawing number

edp7987\_d011b

checked

DGa

scale

1:450 @ A3

QA

GYo

edp

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