

Preliminary Arboricultural Appraisal

Ty Cambria House, New Port Road, Cardiff, CF24 OTP

Prepared to inform design development — pre-application stage

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I Summary

This section is written to stand alone. If no other part of this report is read, this section should be.

1.1 The site and the brief

All Silva Ltd was appointed by Rhomco to appraise the trees at Ty Cambria House, New Port Road, Cardiff, ahead of a pre-application submission to the City of Cardiff Council for the redevelopment of the site to deliver a purpose-built student accommodation scheme.

The purpose of this appraisal is to establish the arboricultural constraints at a stage at which the layout can still respond to them. It records the existing tree stock, its quality and the space it requires, and identifies the resulting constraints and opportunities. It does not assess the effect of any particular layout; that is the function of the Arboricultural Impact Assessment which follows once the design is settled. It is a design input document and not a planning submission document; section 6 sets out the sequence of deliverables.

One characteristic of this site governs everything that follows. Of the seven tree features recorded, six lie outside the site boundary: four are street trees standing in the adopted footway, one is a hedge on the neighbouring boundary, and one is a mature tree within a neighbouring garden. Only H002, a low-value boundary hedge, falls within the red line.

1.2 Headline findings

Finding	Detail	Implication for the scheme
Tree stock	Seven features recorded: five individual trees (T001–T005) and two hedges (H001, H002). Two Category A, three Category B, two Category C, no Category U.	Six of the seven lie outside the red line. The constraints arise from trees in the ownership of the highway authority and of a neighbouring landowner, and are therefore fixed points to which the layout must respond rather than variables that can be traded.
Highest value	Two Category A trees: T001, broad-leaved lime, 610 mm stem, 19 m, RPA 167 m ² ; and T005, sycamore, 430 mm stem, 15 m, RPA 85 m ² .	Both should be treated as fixed constraints about which the developable area is established.
Statutory status	None identified. No Tree Preservation Order, Conservation Area or ancient woodland designation applies to the red line boundary. T005 and H001 are situated within a Conservation Area.	No separate consent regime applies and no additional programme allowance is required on that account. Works to the four highway trees nonetheless require the agreement of the Council in its capacity as highway authority, which should be allowed for in the programme.
Principal constraint	T001 imposes the largest constraint on site: a Root Protection Area of 167 m ² at 7.3 m radius, together with a crown extending up to 8 m from the	The combined below-ground and above-ground constraint materially reduces the developable area at the southern corner. Built form, hard surfacing, level change and service runs should be kept outside it; where

Finding	Detail	Implication for the scheme
	stem, immediately adjacent to the southern site boundary.	that cannot be achieved, specialist investigation and construction methods will be required.
Principal opportunity	The mature roadside avenue formed by T001 to T004 provides established canopy cover and immediate visual amenity that new planting could not replicate for several decades.	Retention of the avenue in full preserves the site's canopy baseline, with the result that new planting is required to deliver net benefit rather than to replace losses.

Table 1: Headline findings and their design implications

1.3 Our advice in short

Primary recommendation

T001 to T005 should be treated as retained. The developable area should be established by plotting the Root Protection Areas and crown spreads of all five trees, and built form, hard surfacing, level changes and service runs kept outside them. As none of these trees is within the applicant's ownership, removal is not available as a fallback position should the layout prove constrained.

Secondary recommendation

No tree on or adjacent to the site is in a condition sufficient to justify removal on arboricultural grounds; all five trees were recorded in good physiological and structural condition. H002, the young mixed evergreen hedge on the southern boundary, is the only feature capable of removal without third-party consent. It is Category C, exhibits approximately 15 per cent dieback, and its loss is readily mitigated through replacement planting.

Action required

An assessment of the potential root development within the red line boundary of T001-T004 due to existing features on site (e.g. retaining wall, planting bed and steps.) An assessment of the proposed plans on the existing tree stock as it stands and with future growth.

Next document required

An Arboricultural Impact Assessment and outline Tree Protection Plan will be required to accompany the planning application once the layout is settled. That document, and not this one, will assess the effect of the proposals upon the trees recorded here.

What this report is, and what it is not

It is: a survey and appraisal of the existing trees, their quality, and the space they require, in order that the design may respond to them.

It is not: an assessment of the impact of a specific layout, which is the function of an Arboricultural Impact Assessment; a tree safety or duty-of-care inspection; a detailed decay investigation; or an ecological survey.

It should be used to: test layout options, set building lines and levels, and establish which trees are negotiable and which are not.

2 The trees on site

2.1 Site context

The following records the site as found at the date of inspection, together with the desk information relevant to the tree stock.

Item	Detail
Location	Ty Cambria House, New Port Road, Cardiff, CF24 0TP
Central grid reference	ST 19053 76832
Local planning authority	City of Cardiff Council
Existing land use	Vacant seven-storey office building with hard-surfaced raised forecourt and car parking. The building has been unoccupied for a considerable period and is in poor repair. Scaffolding has been erected around the building on health and safety grounds to prevent masonry falling into the street.
Topography and soils	Broadly level at street level, with a raised forecourt stepping up from the footway behind a retaining wall of approximately 1.3 m retained height. Ground conditions were not investigated as part of this appraisal and no geotechnical information was available at the time of writing. Made ground over the deposits of the Cardiff alluvial plain should be assumed until confirmed by site investigation. Soil type must be confirmed before foundation and piling details adjacent to the retained frontage trees are settled.
Date of inspection	4 August 2026. Findings valid for twelve months.
Surveyed by	Tom Luck MArborA, MSc, BSc (Hons), FD.Sc, ND

Table 2: Site details

2.2 What we found

The description below sets out the character of the tree cover as a whole and the condition themes running through it. Observations relating to individual trees are recorded in the schedule at Appendix C and are not repeated here.

The site is a fully developed city-centre block carrying no tree cover of its own. Every tree recorded stands beyond the site boundary. Four of them, T001 to T004, are street trees set within the adopted footway that wraps the roadside edge of the site, and together they form a section of the mature avenue that gives this part of New Port Road its character.

T001 is the most prominent: a mature broad-leaved lime of 610 mm stem diameter standing 19m in height at the southern corner. T005, a mature sycamore, stands within a neighbouring garden to the north-west and extends its crown approximately 2.5m south over the owner's boundary wall.

The only feature within the red line is H002, a young mixed hedge of holly, spotted laurel and viburnum on the southern boundary.

All five trees were recorded in good physiological and structural condition and none is a candidate for removal on arboricultural grounds. The recurring themes are environmental rather than pathological.

All four street trees occupy severely restricted rooting environments beneath continuous impermeable surfacing, kerbs and retaining walls, and T003 and T004 both exhibit root girdling with associated buckling of the adjacent footway, which is characteristic of a tree that has outgrown its pit. All four carry historic reduction pruning together with low branches obstructing the carriageway and footway, such that a routine clearance liability already exists independently of any development. The scaffolding erected around the vacant building, together with site hoarding in the case of T004, presently sits within the upper crowns of T003 and T004.

2.3 Quality distribution

Each feature has been placed within one of the four retention categories set out in BS5837:2012. The categories reflect quality and expected useful life, and they carry material weight in the determination of a planning application: the higher the category, the more difficult the loss is to justify. Category definitions are summarised at Appendix B.

Category	Number	References	Planning weight
A	2	T001, T005	High. Loss will normally require to be avoided, and resistance to removal should be expected from the local planning authority.
B	3	T002, T003, T004	Moderate. Retention should be the starting assumption; removal requires a reasoned case supported by mitigation.
C	2	H001, H002	Low. Should not of itself constrain a sound layout, although young specimens within this category are worth retaining or relocating where practicable.
U	0	None recorded	None. Removal is justified on condition grounds irrespective of the proposals; habitat features should be checked before felling.

Table 3: Retention categories recorded on site

3 Constraints and opportunities

Trees constrain development in two dimensions: the volume of soil their roots require below ground, and the space their canopies occupy above it. Both are shown on the Tree Survey Plan at Appendix D. This section sets out the principles that apply, and identifies where they bear upon this site.

3.1 Below ground — Root Protection Areas

A Root Protection Area is the area of soil surrounding a tree that must remain undisturbed if the tree is to remain viable. It is calculated from stem diameter using the method set out in BS5837:2012 and is expressed both as an area and as the radius of an equivalent circle. Root Protection Areas for every retained tree are given in the schedule at Appendix C.

The plan shows Root Protection Areas as circles centred upon the stem. In practice, roots rarely distribute evenly. Buildings, made ground, services, hard surfacing and changes in level all influence the direction in which roots develop. Where site conditions clearly justify it, a Root Protection Area may be reshaped to follow the likely rooting pattern, provided that the total area is not reduced. Any such reshaping should be agreed with the project arboriculturist rather than assumed by the design team, and should be supported by evidence where a design depends upon it.

Development within a Root Protection Area is not automatically fatal, but it does alter the engineering. Conventional strip footings, service trenching and level changes are the usual causes of unacceptable root loss. Where a valuable tree can be retained only by building in close proximity to it, no-dig construction, cellular confinement systems, pile-and-beam foundations or hand-dug service routes may render retention workable. These decisions are materially less expensive when taken at this stage than when taken on site.

Site note — modification of the Root Protection Area of T001

T001 stands within a permeably surfaced tree pit in the footway, immediately adjacent to a retaining wall of approximately 1.3m height, beyond which the ground (containing H002) is raised upon made ground. These conditions may justify modification of the plotted Root Protection Area under BS5837:2012, 4.6.2.

No modification has been applied at this stage. The foundation depth and construction of the wall are not known and cannot be assumed to bar root development; any displaced area would require root relocation within the permeable pavement slabs within the public footway.

Modification should be considered at Arboricultural Impact Assessment stage, supported by confirmation of the wall's construction and, where the design is shown to depend upon it, by non-invasive root investigation.

Where greater certainty is required

Where a design depends upon knowing the precise location of roots, typically in order to justify a building line to a planning officer, non-invasive root investigation by ground penetrating radar or

air-spade trial trenching may be commissioned as an additional service. All Silva can advise whether such investigation is likely to be justified.

3.2 Above ground — canopies, shade and clearance

Existing canopy spreads and indicative shade patterns are plotted on the Tree Survey Plan. Three practical points follow from them.

Working space

Construction adjacent to a retained tree requires room. An allowance of approximately 2.5 m for scaffolding, together with clearance for plant and materials, should be made outside the canopy.

Future growth

Younger trees will become considerably larger. Designing to present crown spread creates a pruning liability and, in due course, pressure to remove the tree. Where a retained tree is young or semi-mature, its likely dimensions in fifteen to twenty years should be allowed for rather than those recorded at survey.

Living conditions

Where residential accommodation is proposed, shade patterns influence daylight to habitable rooms and amenity space. BRE guidance on site layout planning for daylight and sunlight is the usual reference point. Poor relationships between retained trees and windows are among the most common reasons for retained trees subsequently being pruned heavily or removed by occupiers.

Proximity to trees also brings routine nuisance in the form of leaf and fruit fall, honeydew, bird droppings and reduced light to windows. None of these justifies removal in isolation, but designing them out of the most sensitive locations materially improves how retained trees are received once a site is occupied.

Site note — above-ground constraints

T002 stands at 7 m against an ultimate height of approx. 18 m. Clearances should reflect its likely future dimensions rather than the crown spread recorded at survey.

The crown of T005 oversails the owners property boundary by approximately 2.5 m, reducing the working space available along that edge without pruning. .

The upper crowns of T003 and T004 are presently occupied by scaffolding and, in the case of T004, site hoarding. This is a pre-existing conflict and will require resolution before any works involving access along that edge.

4 Legal and statutory position

4.1 Tree protection

The statutory position was checked from publicly available sources on 4 August 2026. Designations change, and the check should be repeated should a substantial period elapse before an application is submitted.

Designation	Applies	Source checked	Notes
Tree Preservation Order	No	Cardiff Council register	None identified affecting any tree surveyed.
Conservation Area	No	Cardiff Council mapping	The site lies outside the Tredegarville Conservation Area, which lies to the north of New Port Road.
Ancient woodland and veteran trees	No	MAGIC; Ancient Tree Inventory	None recorded within or adjoining the site.
Hedgerows (Hedgerow Regulations 1997)	No	Desk study	Not assessed under this appraisal. Both hedges recorded are urban ornamental boundary features.
Planning conditions on previous consents	No	Cardiff Council planning history	No extant tree-related conditions identified.

Table 4: Statutory constraints

No statutory protection therefore applies to any tree recorded on this site. Two matters nonetheless warrant note. T001 to T004 stand upon the public highway and are within the ownership and control of the Council; works to them, including pruning and any activity within their rooting environment, require the agreement of the Council in its capacity as highway authority in addition to any planning consent, and time should be allowed in the programme accordingly. T005 stands within a garden to the north-west, and the position of the Conservation Area boundary relative to that garden should be confirmed before any works to that tree are contemplated.

Where a tree is protected by a Tree Preservation Order or stands within a Conservation Area, works to it require the consent of the local planning authority, or the appropriate period of notice, unless the works are authorised by a planning permission. Protected works include felling, pruning, uprooting and any wilful damage or destruction. Carrying out unauthorised works is a criminal offence. Where pruning of protected trees is required in order to deliver a scheme, it should be specified at application stage so that it may be authorised through the planning permission rather than pursued afterwards.

4.2 Protected species

Bats

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 as amended. Damaging or destroying a roost is an

offence, whether or not bats are present at the time. Older trees frequently offer roosting features including hollows, splits, lifted bark, woodpecker holes and dense ivy. This appraisal is not an ecological survey and does not assess roost potential. Where trees exhibiting such features are proposed for removal or significant pruning, a preliminary roost assessment by a licensed ecologist should be commissioned before works are programmed.

Nesting birds

All active nests are protected under the Wildlife and Countryside Act 1981 as amended, with additional penalties in respect of Schedule 1 species. The main nesting season runs from March to September, although it may begin earlier and finish later in a mild year. Tree and hedge works should be programmed outside that window where possible. Where that is not possible, an experienced ecologist should check the vegetation immediately before works commence, and any active nest identified must be left undisturbed, together with a buffer around it, until the young have fledged.

Other considerations

Where a site is subject to a separate ecological appraisal, that document and this one should be read together. Invasive species, where present, require management under separate legislation and are not assessed here.

5 Designing with the trees

This section sets out the principles that All Silva would apply to a site of this kind. It is written for the design team and is intended to be used before the layout is fixed. Where a principle bears directly upon a tree recorded on this site, that is noted separately.

5.1 Order of priority

Where trees and development compete for the same space, the conflict should be resolved in the following order.

- Retain the highest quality trees and design around them. Category A and B trees deliver amenity, screening and mature character from the outset, none of which new planting can replicate for decades.
- Where retention is genuinely impossible, minimise the loss and demonstrate that alternatives were tested. Planning officers respond to evidence of that process rather than to assertion.
- Mitigate what is lost through planting that is realistic: the right species, in sufficient soil, with the aftercare required to survive establishment.

Where trees are in third-party or highway authority ownership, this order is not a matter of preference. Retention is the only option available to the applicant, and the layout must be developed on that basis.

5.2 Foundations and levels

Foundation design in proximity to retained trees must satisfy two separate demands: protection of roots, and management of the shrink-swell behaviour of the soil. On shrinkable clay, both the presence of trees and their removal are material, since removal can trigger heave as the soil rehydrates. NHBC Chapter 4.2 and current Building Regulations set the framework. The arboricultural input comprises the species, mature height and water demand of each tree, together with confirmation of what is to be removed. Soil type should be established at an early stage, and the structural engineer and project arboriculturist involved together rather than sequentially.

Where a piled foundation solution is adopted, the location and construction of the piling platform, and the routes taken by rigs and associated plant, are of at least equal importance to the foundation detail itself.

Level changes are as damaging as excavation and are more easily overlooked. Both cutting into and raising ground within a Root Protection Area can be fatal to a tree. Where finished levels differ from existing levels within a Root Protection Area, the detail requires designing rather than assuming.

Design note

The existing difference in level between the footway and the raised forecourt, retained by a wall of approximately 1.3 m, falls within the Root Protection Area of T001. Any alteration to it will require a designed detail.

5.3 Services and utilities

Service runs are the most common cause of unplanned root damage, usually because they are routed at a late stage by a party who has not read the tree report. New services should be routed outside Root Protection Areas at concept stage and marked upon the layout. Where a crossing is unavoidable, thrust boring or hand digging under arboricultural supervision will normally be required. Utility easements should also be checked against Root Protection Areas, since an easement prohibiting planting may preclude mitigation upon which a scheme relies.

Design note

Visible underground services, drainage runs and manholes were recorded within the rooting environment of T001. Existing service positions along that edge should be established before the layout is fixed.

5.4 Hard surfacing and drainage

New hard surfacing within a Root Protection Area compacts soil and interrupts the water and gas exchange upon which roots depend. Where surfacing within a Root Protection Area cannot be avoided, no-dig construction over the existing grade using a cellular confinement system and a porous surface is the usual solution. Sustainable drainage features should likewise be positioned with roots in mind, since attenuation basins and deep soakaways within Root Protection Areas cause the same problems as any other excavation.

Design note

T001 to T004 occupy restricted rooting environments beneath continuous impermeable surfacing. Where surfacing within their Root Protection Areas is reconstructed, no-dig construction should be assumed, and the opportunity taken to decompact and increase the available soil volume.

5.5 New planting and mitigation

Mitigation planting is judged upon whether it will survive and grow, rather than upon the number of trees shown on a drawing. The following materially affect the outcome.

- Soil volume. A tree's ultimate size is limited by the rooting volume it is afforded. Under-provision is the single most common reason for urban trees failing to reach maturity. Soil volume should be specified expressly rather than left to the contractor, and where planting is proposed over structure, soil depth and drainage should be resolved early.
- Species diversity. Distributing planting across a range of genera reduces exposure to a single pest or pathogen. Mixing native and well-adapted non-native species also supports resilience under a changing climate.
- The right tree for the position. Mature dimensions should be matched to the space available, allowing for buildings, sightlines, lighting and services. Trees planted where they cannot grow to size are pruned into decline.

- Establishment care. Watering through the first three to five growing seasons determines survival. A planting plan without an aftercare specification is an optimistic drawing.

5.6 Wider policy context

Development affecting trees is assessed against the local planning authority's development plan policies on trees, woodlands and green infrastructure, together with any supplementary planning guidance the authority has adopted. Most authorities now operate a canopy cover target, and an increasing number apply an urban greening or tree replacement standard. The practical consequence is that retention of existing canopy is treated as the starting point, and new planting is assessed upon whether it adds canopy rather than merely replaces what has been lost.

In Wales, statutory biodiversity net gain under the Environment Act 2021 does not apply. The equivalent obligation arises from the section 6 biodiversity duty in the Environment (Wales) Act 2016 and the requirement in Planning Policy Wales that development secure a net benefit for biodiversity, applied through the stepwise approach set out in Technical Advice Note 5. Retention of existing trees together with diverse new planting is the most direct means of evidencing compliance.

Trees in highway authority ownership

Street trees standing within the adopted highway are owned and managed by the highway authority. They are not ordinarily the subject of a Tree Preservation Order because the authority already controls them, but they carry considerable weight in the determination of an application and are managed as a public asset.

The significance for a development site is practical rather than adversarial. The authority's consent is required for anything affecting such trees, including crown clearance for scaffolding or plant, alterations to the surfacing within the rooting environment, and the routing of new or diverted services. Its agreement is separate from planning consent and is obtained through the authority's highways function. Requirements should be established during pre-application discussion and any necessary works specified within the application, so that they are authorised alongside the permission.

Where an authority's trees are damaged by construction activity, most authorities value the loss using an established amenity valuation method, commonly the Capital Asset Value for Amenity Trees. Sound protection during construction is therefore a matter of cost control as well as compliance.

Where the client has an interest in it, All Silva can also quantify the carbon stored within an existing tree stock together with the losses and gains arising from a proposal. This is increasingly of use in supporting statements and in corporate sustainability reporting, and can be provided as an additional service.

6 Recommendations and next steps

6.1 Recommendations

The following recommendations arise from this appraisal.

- Retention of Category A trees should be treated as a fixed constraint upon the layout. Their loss will normally be resisted by the local planning authority, and where such trees stand in third-party or highway authority ownership their removal is not within the applicant's gift in any event.
- Retention of Category B trees should be the starting assumption. Removal should be supported by a reasoned case and by mitigation.
- Category C trees should not of themselves constrain a sound layout, although young specimens are worth retaining or relocating where practicable.
- All built form, hard surfacing, level change and service runs should be located outside the Root Protection Area and crown spread of every retained tree where possible. Where this cannot be achieved, specialist construction methods should be designed in rather than resolved on site.
- Existing and proposed levels should be available for arboricultural scrutiny.
- Where trees stand in third-party or highway authority ownership, any works required should be specified and agreed at application stage rather than pursued after permission is granted.
- New planting should comprise a mix of species, with soil volume and aftercare specified expressly.
- Where tree or hedge works are required during the bird nesting season, the vegetation should be checked by an experienced ecologist immediately beforehand.
- This appraisal should be reviewed after twelve months from the date of survey, or sooner following a severe storm or a material change in the trees' growing conditions.

6.2 What comes next

This appraisal is the first of a sequence. The remaining documents are triggered by design progress and by planning conditions, and each is more straightforward and less costly where the previous one has been acted upon.

Stage	Document	Triggered by
Now (complete)	Preliminary Arboricultural Appraisal — this report	Start of design
Layout settled	Arboricultural Impact Assessment, assessing the effect of the proposed layout and quantifying losses and mitigation, with outline Tree Protection Plan	Submission of the planning application
Pre-commencement	Arboricultural Method Statement and detailed Tree Protection Plan	Discharge of tree-related planning conditions

Stage	Document	Triggered by
During construction	Arboricultural supervision and site monitoring records	Condition requirement; works within Root Protection Areas
Post-completion	Landscape and tree establishment monitoring	Aftercare condition; biodiversity obligations

Table 5: Sequence of arboricultural deliverables

Early engagement

The most valuable arboricultural advice is that taken before a layout is fixed. All Silva is content to comment upon a draft layout, or to test two options against the tree constraints, usually within one or two days and frequently within the existing fee.

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7. Site Photographs - 4th August 2026



Appendix A

Survey method, scope and limitations

Method

The survey follows the recommendations of BS5837:2012, Trees in relation to design, demolition and construction. Every tree with a stem diameter above 75 mm within the site, and every tree beyond the boundary whose canopy or roots could influence or be influenced by the proposals, was inspected from ground level and given a unique reference.

For each tree, group or hedgerow the survey recorded species, height, stem diameter, crown spread by compass quarter, lowest significant branch height, age class, vigour and structural condition, together with any observations bearing upon future management. Heights and spreads were measured to the nearest 0.5 m and stem diameters to the nearest 10 mm. Root Protection Areas were calculated using the formulae in section 4.6 and Annex D of the standard. The full record is at Appendix C.

What the survey does not cover

- It is a visual inspection from ground level. No climbing inspection, aerial assessment or internal decay detection was carried out, and no soil or root excavation was undertaken.
- It is not a tree safety inspection and does not discharge the landowner's duty of care. Separate periodic inspections should be arranged for that purpose.
- Trees below 75 mm stem diameter, and the individual positions of species within hedgerows, are not recorded. Further work may be required at detailed design to inform foundation calculations under NHBC Chapter 4.2.
- Hedgerows have not been assessed against the Hedgerow Regulations 1997, and no ecological assessment of any feature has been undertaken.
- Conditions recorded relate to the date of inspection only.

Access and estimated data

Where the base of a tree was not accessible at the time of survey, or where a stem diameter has been estimated rather than measured, this is recorded against the relevant entry in the schedule at Appendix C. Root Protection Areas derived from an estimated diameter should be treated as provisional and confirmed on a supervised access visit before they are relied upon in design.

Tree positions

Where a topographical survey has been supplied by the client, tree positions are taken from it. Where one was not available, positions were established using GPS and aerial imagery and are approximate. Before any layout, foundation or excavation decision is finalised, the position of the trees concerned should be confirmed by topographical survey. Where trees are recorded as part of a group or hedgerow, the location of individual stems within it should likewise be verified on site.

Validity

Trees change. These findings hold for twelve months from the date of inspection. They should be reviewed sooner in the event of a severe storm, a change in the trees' growing conditions, or

evidence of new damage or disease. Should construction not have commenced within twelve months, an updating visit will be required.

Use of this report

This report was prepared for the client named on the cover, for the purpose stated at section 1. All Silva Ltd accepts no liability for its use by any other party, or for any purpose other than that for which it was commissioned. No site investigation can fully characterise or predict the behaviour of living organisms and the natural environment.

Appendix B

Retention categories and terms used

The categories below summarise the classification framework given in BS5837:2012. The standard itself is the definitive source and should be referred to where precise wording matters.

Category	In short	Basis
U	Cannot be sustained	Condition is such that the tree could not reasonably be kept as a living tree for more than approximately a decade in its present setting. Habitat value may still justify retaining all or part of the tree where public access is limited.
A	High quality	Good specimens with approximately forty years or more of useful life remaining.
B	Moderate quality	Sound but less exceptional specimens, with at least twenty years of useful life, often carrying defects capable of correction over time.
C	Low quality	At least ten years of useful life, or young trees with stems under 150 mm diameter measured at 1.5 m.

Table 6: Retention categories

Categories A, B and C are further divided by the principal reason for retaining the tree: sub-category 1 for arboricultural merit, 2 for landscape contribution, and 3 for cultural or conservation value.

Age class

Y — young, recently planted. SM — semi-mature, within the first third of its expected life. EM — early mature, between one third and two thirds. M — mature, approaching two thirds. OM — over-mature, in decline. V — veteran, carrying features of biological, cultural or aesthetic significance associated with age.

Condition

Good — minor defects only, requiring little or no attention. Fair — defects present but correctable, or early-stage stress from which recovery is likely. Poor — significant structural or physiological defects making long-term recovery unlikely. Dead — no longer alive, or irreversibly declining.

Matters considered when judging structure

Fungal fruiting bodies at the base or on the stem; cracks or heave in the surrounding soil; cavities and wounds; included or weakly attached unions and co-dominant stems; abrupt bends arising from historic pruning; storm damage and hanging limbs; cankers; loose or detaching bark; visible root damage; dieback in the crown; and abnormal foliage size, colour or timing of flush and fall.

Appendix C

Tree schedule

The tree schedule is appended to this report. It records, for each tree, group and hedgerow surveyed: reference, species, height, stem diameter and number of stems, crown spread by compass quarter, crown clearance and lowest significant branch, age class, physiological and structural condition, Root Protection Area as both an area and the radius of an equivalent circle, retention category, estimated remaining contribution, and observations made at the time of inspection.

Where a stem diameter has been estimated, or where the base of a tree was not accessible at the time of survey, this is recorded in the observations against the relevant entry.

Appendix D

Tree Survey Plan

The Tree Survey Plan is appended to this report. Drawing number 15561-Tree_Survey_Plan_ASTC_06.08.26, revision 01.1, dated 6 August 2026, at a scale of 1:200 at A2.

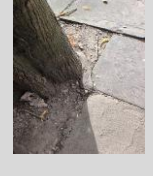
The plan shows tree positions and reference numbers, current canopy spreads, Root Protection Areas, indicative shade patterns, retention categories by colour, and the extent of the survey.

Reproduced at a stated scale. Do not scale from this drawing; verify all dimensions on site. To be read in conjunction with this report and the tree schedule at Appendix C.

BS5837:2012 Report - Tree Data Tables

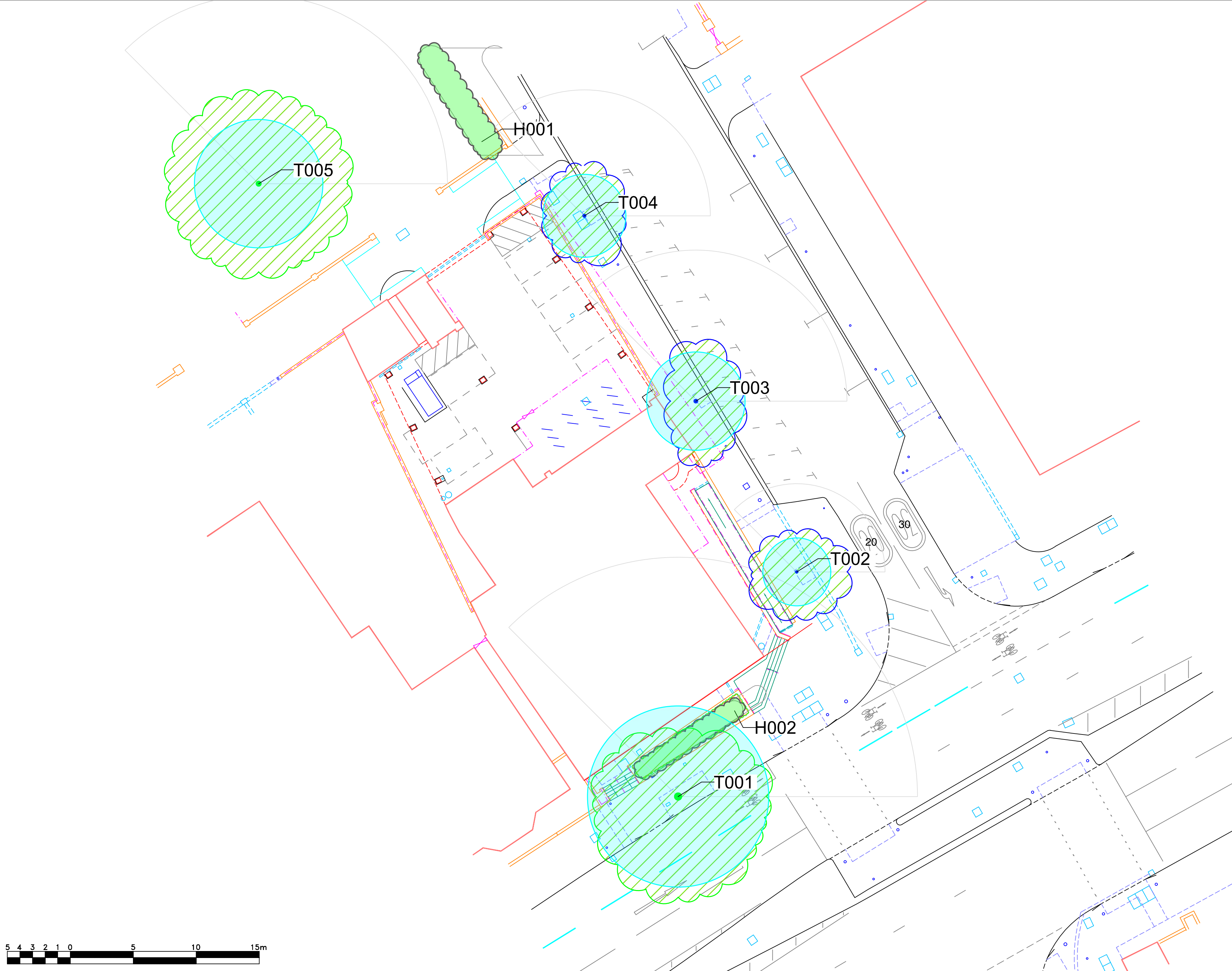
Ty Cambria House, Cardiff - 2608

Survey Date: 04.08.26

Ref.	Species	Full Structure	Measurements	Spread	Survey Notes	Existing Features Near	Retention Category	RPA	Photo	Photo	Photo
H001	Mixed species (Mixed species) Privet (<i>Ligustrum vulgare</i>)	Hedge	Height (m): 5 1 stems Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0(M) Life Stage: Early Mature Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	Off site Boundary feature Multi-stem Previous crown reduction Base of tree not accessible	Hardstanding (Impermeable) Public highway Car park Dwelling Retaining wall	C2	Area: 44 sq m.			
H002	Mixed species (Mixed species) Holly (<i>Ilex</i> sp.) Spotted laurel (<i>Aucuba japonica</i> variegated varieties) Viburnum (<i>Viburnum</i> sp.)	Hedge	Height (m): 1 1 stems Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0(M) Life Stage: Young Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	On site Regularly managed - 15% death. Boundary feature Previous crown reduction Canopy dieback	Public highway Footpath Retaining wall	C2	Area: 46 sq m.			
T001	Silver lime (<i>Tilia tomentosa</i>)	Tree	Height (m): 19 Stem Diam(mm): 610 Spread (m): 5N, 7E, 8S, 6.5W Crown Clearance (m): 3 Lowest Branch (m): 5(W) Life Stage: Mature Rem. Contrib.: 30+ Years	N:5 E:7 S:8 W:6.5	Off site Roadside Prominent landscape feature Previous crown reduction Low branches (5.2) obstruct vehicle access. Proximity to underground/ overground utilities	Hardstanding (Permeable) Hardstanding (Impermeable) Public highway Footpath Retaining wall Visible underground services Drainage runs / Manholes	A2,3	Radius: 7.3m. Area: 167 sq m.			
T002	Small-leaved lime "Greenspire" (<i>Tilia cordata</i>)	Tree	Height (m): 7 Stem Diam(mm): 220 Spread (m): 3N, 4E, 3.5S, 3.5W Crown Clearance (m): 2.5 Lowest Branch (m): 4(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:3 E:4 S:3.5 W:3.5	Off site Roadside Low branches (5.2) obstruct vehicle access. Low branches (3m) obstruct pedestrian access.	Hardstanding (Permeable) Hardstanding (Impermeable) Public highway Footpath Retaining wall	B2,3	Radius: 2.6m. Area: 21 sq m.			
T003	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 12 Stem Diam(mm): 320 Spread (m): 4.5N, 3.5E, 5S, 2W Crown Clearance (m): 4 Lowest Branch (m): 3(N) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:4.5 E:3.5 S:5 W:2	Off site Roadside Low branches (5.2) obstruct vehicle access. Low branches (3m) obstruct pedestrian access. Scaffolding installed around upper crown Root girdling Pavement buckling	Hardstanding (Permeable) Hardstanding (Impermeable) Public highway Footpath Retaining wall Car park	B2,3	Radius: 3.8m. Area: 45 sq m.			

Severed tree root.

Ref.	Species	Full Structure	Measurements	Spread	Survey Notes	Existing Features Near	Retention Category	RPA	Photo	Photo	Photo
T004	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 10 Stem Diam(mm): 280 Spread (m): 4N, 3E, 3.5S, 3W Crown Clearance (m): 3 Lowest Branch (m): 3(N) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:4 E:3 S:3.5 W:3	Off site Roadside Previous crown reduction No visible defects Low branches (5.2) obstruct vehicle access. Low branches (3m) obstruct pedestrian access. Root girdling Pavement buckling	Hardstanding (Permeable) Hardstanding (Impermeable) Public highway Footpath Retaining wall Car park Scaffolding and site hoarding installed within upper crown.	B2,3	Radius: 3.4m. Area: 36 sq m.			
T005	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 15 Stem Diam(mm): 430 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 4 Lowest Branch (m): 3(M) Life Stage: Mature Rem. Contrib.: 30+ Years	N:7 E:7 S:7 W:7	Tree in neighbouring garden to north Crown extends 2.5m south over boundary wall. Off site No visible defects Base of tree not accessible Stem diameter estimated	No access to tree	A1,3	Radius: 5.2m. Area: 85 sq m.			



Key:

BS5837:2012 Category		
	Trees	Groups/Hedges
Category A		
Category B		
Category C		
Category U		

Indicative tree shade

Tree number

Root Protection Area

Canopy Spread

Trunk position

Project

Ty Cambria House, Cardiff

Project number: ASTC_15561

Project phase: Pre-application

Project address: Ty Cambria House, New Port Road, Cardiff, CF24 0TP

Client address: Rhemco, Westview House, Oak Tree Court, Cardiff, CF23 8RS

Architect address: Fletcher Joseph, 5 Millar Place, Edinburgh, EH10 5HJ

Indicative tree shade

Tree number

Root Protection Area

Canopy Spread

Trunk position

Scale: 1/200 @A2

Revision date: 06.08.2026

Drawing number: 15561-Tree_Survey_Plan_ASTC_06.08.26

Revision: 01.1

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