



Stavrakis Consultants

Residential Conversion,

Hayes Point, Sully

Arboricultural Report

December 2014

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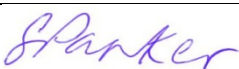
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1.0 Summary

- 1.1.1 WYG have been commissioned to carry out a tree survey in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' on trees on and directly adjacent to the former mortuary site at Hayes Point, Sully. Proposals for the site are to extend the existing building to the north, with the provision of car-parking spaces to the south-west of the building.
- 1.1.2 Hayes Point comprises residential apartments, formerly the Sully Hospital, and lies within approximately 57 hectares of land overlooking the Severn Channel to the south. The site is surrounded by mature broadleaved and mixed woodland to north, east and west, with a thin line of trees along the southern boundary.
- 1.1.3 The proposed development site is situated within the Hayes Point residential development. It lies to the northern end of the site and comprises the former mortuary building with existing tarmac access road to the south, with grassed areas to the east and west, and surrounding trees and woodland.
- 1.1.4 All trees within the survey are protected by a woodland Tree Preservation Order made by the Vale of Glamorgan Council.
- 1.1.5 In total there were 64 individual trees and six hedges included within the survey, these were located within the grassed areas to the east and west of the building and the trees within the woodland immediately to the north of the site.
- 1.1.6 Of the trees surveyed, one tree was considered to be good enough to be assigned to the high quality and value category (Category A). This is the mature holm oak to the south of the access road. Thirty-nine individually surveyed trees were assigned to the moderate quality and value category (Category B). These were the trees with more mature growth displaying few structural defects and are likely to make a contribution to the site for a minimum of 20 years. Twenty-two individually surveyed trees were assigned to the low quality and value category (Category C). Trees in this category were those which displayed signs of structural weakness, or have been suppressed by adjacent and more dominant trees. Two individually surveyed trees were assigned to the poor quality and value category (Category U). These were two trees that had significant structural



defects and a life expectancy of less than 10 years. These trees will require removal regardless of any proposed development.

- 1.1.7 It is proposed to remove a total of six individual trees and one hedge section, either due to their poor condition or to facilitate development. The report contains an Arboricultural Method Statement and Tree Protection Plan with proposals for the protection of trees during construction.



2.0 Introduction

2.1 Scope & Brief

- 2.1.1 WYG were commissioned by Stavrakis Consultants to carry out a survey of trees located within or adjacent to the proposed development site at Hayes Point, Sully, which is to comply with BS5837:2012 'Trees in Relation to Design, Demolition and Construction –Recommendations'¹. This would determine the size, condition and value of trees, and provide recommendations for remedial work and root protective distances to ensure the future health and stability of retained trees.
- 2.1.2 WYG were also commissioned to carry out an arboricultural impact assessment to determine the requirements for tree removal of the development scheme, and the impacts of this on retained trees. The report includes a Tree Protection Plan and Arboricultural Method Statement with proposals for tree protection during demolition and constructions works.
- 2.1.3 The tree survey was carried out using a topographical survey for the site. The proposed development layout for the site is to be verified in accordance with the topographical survey and this draft arboricultural impact assessment (including the Tree Protection Plan) updated as necessary in the final issue of the report.
- 2.1.4 The report was prepared by Guy Morrison DipArb(RFS) MICFor MArborA, who is an arboricultural consultant and associate of WYG.

2.2 Report Limitations

- 2.2.1 Trees were assessed visually from ground level. No climbed inspection, removal of ivy or detailed investigation of decay was made. Tree condition can change significantly over a relatively short period of time, and therefore the results and recommendations of this survey can only be held to be valid for a period of 12 months following the survey date.

¹BS5837:2012. *Trees in Relation to Design, Demolition and Construction – Recommendations*, British Standards Institute, 2012



3.0 Site Description

3.1 Site Location & Boundaries

- 3.1.1 The site relates to land within Hayes Point, Sully. The site centre's OS grid reference is ST 140 676.
- 3.1.2 Hayes Point is a former hospital site that has been converted for residential use. It is located on the south coast of Wales, south-west of Cardiff between Sully and Barry. The site is surrounded by woodland to the north, east and west, with docks and an industrial estate to the north and west. The sea lies to the south with a children's hospice to the east.
- 3.1.3 The development site itself is a former mortuary building located to the north of the main Hayes Point building and is bounded by woodland to the north, and trees within mown grass to the east and west.
- 3.1.4 Access to the site is a private residential road off Hayes Road which leads down to Hayes Point, this access road leads into the development site to a small circular area of hardstanding in-front of the building to the south.
- 3.1.5 The Tree Constraints Plan in Appendix E shows the site and the extent of the survey.

3.2 Topography & Soils

- 3.2.1 The site is predominantly flat with two sudden changes in ground level. There is a bank to the north of the building which rises to a level approximately 0.6-1.0m above the level upon which the building is situated. The northern boundary with the woodland is formed by a low stone retaining wall and the ground to the north of this is raised approximately 0.5m above the level of the top of the bank.
- 3.2.2 Geological maps² show that the site is underlain by conglomerate rock of the Mercia mudstone group. There are no superficial deposits recorded.
- 3.2.3 Soil maps³ show that the local area has freely draining soils which are slightly acidic but base rich.

² www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer



3.3 Vegetation

- 3.3.1 The site has a high proportion of vegetation, with broadleaf woodland situated to the north of the building which comprises mainly sycamore (*Acer pseudoplatanus*), with a handful of ash (*Fraxinus excelsior*), Norway maple (*Acer platanoides*) and wych elm (*Ulmus glabra*). A band of Monterey cypress (*Cupressus macrocarpa*) is located to the northern end of this woodland. The woodland appears to be maintained reactively rather than proactively, with a number of the trees having been pollarded. The woodland is fairly open and access is possible, but restricted by the dense ground cover of ivy and bramble. This dense ground cover has prevented any natural regeneration within open areas where trees have fallen and have not been superseded with the growth of new saplings.
- 3.3.2 Trees to the south of the woodland edge are located within the grassed areas to the east and west of the building and comprise Scots pine (*Pinus sylvestris*), wych elm, sycamore, holm oak (*Quercus ilex*), cherry plum (*Prunus cerasifera*), ash and wild cherry (*Prunus avium*), with a single Monterey cypress and Corsican pine (*Pinus nigra* 'Maritima'). Scots pine is the most prolific species amongst these two groups.
- 3.3.3 The two groups of trees either side of the building, although having an open feel, are displaying signs of phototropic growth due to small clusters of trees growing within close proximity to one another. Most having a small stem diameter and crowns restricted to the top fifth of the stem.

3.4 Site Access & Visibility

- 3.4.1 The site is only visible from within the Hayes Point residential complex.

³ www.landis.org.uk/services/soilscapes



4.0 Statutory Protection

4.1 Tree Preservation Order & Conservation Areas

- 4.1.1 Tree Preservation Orders (TPOs) and locations within Conservation Areas place various restrictions on the felling, pruning or damaging of trees, subject to various exemptions⁴.
- 4.1.2 Previous reports on this area show that the woodland to the north of the site, and tree groups to the east and west are protected by a woodland TPO. Details on this TPO are not available but it should be assumed that it protects all the trees covered by this survey.

4.2 Felling Licences

- 4.2.1 Tree felling on non-residential land is also controlled by the need to obtain a Tree felling licence from the Forestry Commission before felling more than 5 cubic metres in any calendar quarter (e.g., Jan to Mar, Apr to Jun, Jul to Sep and Oct to Dec), as long as no more than two cubic metres are sold. Five cubic metres is roughly equivalent to one large oak tree or 50 thin chestnut coppice trees felling, subject to various exemptions and variations⁵.

4.3 Protected Species

- 4.3.1 Trees and scrub provide habitat for a wide range of species, some of which are protected. Most nesting birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). All bats and their roosts are protected by the Wildlife and Countryside Act 1981 (as amended) and gain additional protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 are also protected from disturbance when building a nest, nesting, or when dependent young are at or near the nest.

⁴ *Tree Preservation Orders: a Guide to the Law and Good Practise*, Department of the Environment, Transport and the Regions, 2000

⁵ *Tree Felling – Getting Permission*, Forestry Commission, 2005



5.0 Tree Survey

5.1 Methodology

- 5.1.1 The site was visited during December 2014 to carry out an assessment in accordance with BS5837:2012. Trees included within the survey were the two groups of individual trees to the east and west of the building, the row of trees along the southern boundary of the northern woodland and a single mature specimen to the south across from the access point.
- 5.1.2 A topographical survey was provided and used as a basemap for the Tree Constraints Plan (Appendix E).
- 5.1.3 The following information was collected for each tree: species, age class, height, stem diameter at 1.5m above ground level, crown spread in the four cardinal directions and height of the crown above the ground (excluding basal sprouts and epicormic branches). Tree age class categories are listed below:
- Young (Y) - <1/3 of life expectancy;
 - Semi-mature (SM) - 1/3 – 1/2 of life expectancy;
 - Early-mature (EM) – 1/2 - 2/3 of life expectancy;
 - Mature (M) - >2/3 of life expectancy; and
 - Over-mature (OM) - >2/3 of life expectancy, and crown retracting due to age.
- 5.1.4 An assessment was made of the trees' physiological and structural condition, noting any disorders or biomechanical features that present an obvious hazard to present or future users of the site or affect the trees' life expectancy.
- 5.1.5 Preliminary management works were proposed in order to either remove/reduce hazards or promote good future growth of the tree.
- 5.1.6 The trees' overall quality and value for retention was assessed in accordance with BS5837:2012 Table 1 (Appendix C). This was dependent on the trees' physiological and structural condition, safe useful life expectancy and arboricultural, landscape, cultural, ecological value and amenity value (as a function of size, prominence, attractiveness and screening).



5.1.7 The root protection area (RPA) and root protection radius for each tree was also calculated in accordance with BS5837:20012. The RPA is an area of ground that provides sufficient soil rooting volume to ensure the survival of the tree.

5.2 Survey Results

5.2.1 The survey considered 64 individual trees and six hedge sections. Of these one was assigned to the high quality and value category (Category A). This was the large and mature holm oak (no. 37) to the south of the site and over the access road. This is a dominant specimen with high amenity value.

5.2.2 Thirty-nine trees were assigned to the moderate quality and value category (Category B). These are the majority of the trees within the survey, with most of them contributing towards the site as a group rather than having high individual merit. All of the holm oak trees (nos. 16, 18, 19, 21 and 22), aside from the Category A tree (no. 37), were assigned to this category. Although some were a little skewed in their canopy growth due to adjacent trees, they were all fairly strong specimens with good structure and very few defects, if any. The group of five sycamore (nos. 8-12) to the north and three cherry (nos. 29-31) to the south of the eastern group are also showing fairly strong growth and were assigned to this category. The Monterey cypress and the Corsican pine (nos. 15 and 52) are the most dominant specimens within the two groups as they have the greatest increment, both displaying good form and have no structural defects.

5.2.3 Six of the seven trees within the raised woodland to the north (nos. 58-61, 63 and 64) have been assigned to Category B due to their maturity, although the large sycamore immediately to the north of the building (no. 64) has some defects worth noting; the four stems to the north have included bark and compression forks and the limb to the south has been pruned with decay initiated.

5.2.4 The remaining trees in Category B are not prominent specimens, but add significantly to the canopy cover and woodland feel. These are the Scots pine (nos. 2, 13, 14, 27, 32, 35, 38, 41, 44, 45, 50, 53 and 56), an elm (no. 6), two sycamore (nos. 20 and 36), an ash (no. 46) and a Sitka spruce (no. 49).

5.2.5 Twenty-two trees and all six hedge sections were assigned to the moderate quality and value category (Category C). Many of these trees are of drawn form or have irregular canopies due to competition from adjacent trees, which is typical of trees in this setting and in close proximity to



one another. Those on the eastern side of the site include a group of five small ash, elm and Scots pine (nos. 1, 3, 4, 5 and 17) to the western edge. The other trees in this category on the eastern side are four suppressed Scots pine and elm to the centre (nos. 23, 24, 25 and 28) and two structurally impaired elms (no. 26 and 33) and a laurel (no. 34).

- 5.2.6 The trees within Category C to the western side of the building include a laurel and cherry plum along the southern edge, (39, 40, 42 and 43), five trees along the northern boundary (47, 48, 54, 55 and 57) and one ash tree within the woodland (no. 62). All six of the hedges (nos. H1-6) were included within this category, as they have very little value within this wooded area.
- 5.2.7 Two trees were assigned to the poor quality and value category (Category U). These were the multi-stemmed sycamore (no. 7) on the west side of the eastern plot, which has included bark and multiple wounds to the stem, and the sycamore to the north of the western plot (no. 51) which has large wounds all the way up the main stem and a canker to the west side.
- 5.2.8 Thinning and minor pruning to improve the structure of the woodland to the east and west would be recommended whether or not the development were to be approved. This would improve the structure of the woodland and vitality of individual specimens and create a safer environment as it is a site that already allows residents access.





6.0 Arboricultural Impact

6.1 Development Proposal

- 6.1.1 The proposal for this site is to extend the existing building to the north and provide designated car-parking spaces to the south-west of the building which will cut into the existing grassed area to the west. The existing hardstanding to the south of the building is to be reduced on the eastern side slightly to provide a larger open grassed area. The existing path to the south of the eastern plot is to be modified to suit the new layout of path within the grounds of the property, this will lead on to the proposed pathway that is to be installed along the western edge of the lawn instead of curving round and up to the north. A new hedge is to be planted to the east of the building, to bound an area which will create a private garden space for the new occupants. The rest of the garden is to remain open.
- 6.1.2 Access and egress to the site will be via the existing access point to the south.

6.2 Typical Development Impacts

- 6.2.1 Damage can be caused to trees in various ways during construction works. Direct damage to the roots is commonly encountered and is caused by excavation, for example to construct foundations or hardstandings or to install services. Roots are generally most frequent in the upper 0.6m of soil, with many encountered at far shallower depth, and significant root damage can be caused by site soil stripping.
- 6.2.2 Damage to the soil may be as equally damaging to trees as direct root damage. Compaction is a commonly encountered problem and causes long-lasting damage to the soil. The anaerobic conditions which are often caused by compaction are unsuitable for most plant rooting and may cause tree decline. Compaction soil damage by vehicle movement is most common on, but not restricted to, high clay-content and poorly drained soils. Damage to tree rooting conditions is also caused during hard-standing construction where impermeable construction prevents the infiltration of water and oxygen to the roots.
- 6.2.3 Other common causes of tree damage on construction sites is accidental bark damage or branch breakage by vehicles and plant, fire damage, herbicide damage and soil pollution by cement-based products, diesel, hydraulic oil and other chemicals.



6.3 Root Protection Area

- 6.3.1 The RPA is the minimum area of ground that provides sufficient soil rooting volume to ensure the survival of the tree in healthy condition. In order to avoid a significant impact on a tree's health it is necessary to maintain the RPA without damaging operations. Where construction is unavoidable within the RPA, it should be planned and detailed to avoid significant damage on the tree or soil.
- 6.3.2 The Tree Constraints Plan (Appendix E) shows the RPA of trees of high, moderate and low quality and value. The distribution and shape of the RPA should reflect the opportunities for rooting available to each tree.
- 6.3.3 Raised ground level is likely to have an impact upon the spread of roots of those trees located along the southern boundary of the woodland, reducing the proliferation to the south. It is however still likely that a significant amount of roots will be within the proposed footprint of the building extension.

6.4 Tree Removal Impacts

- 6.4.1 Four trees will require removal as a direct consequence of the proposed layout of the proposed development, these are the two mature sycamore (nos. 63 and 64) to the rear (north) of the building and the Corsican and Scots pine to the east side of the western plot (nos. 52 and 53). The two sycamore have approximately 40% of their RPAs within the footprint of the new extension, and it would not be considered viable to carry out this amount of work in such a large area of a tree's RPA without causing significant damage to the stability and physiology of the tree. This is coupled with the fact that the ground level within the RPA will need to be reduced requiring significant excavation, which would cause excessive disruption to tree roots.
- 6.4.2 The stem of tree no. 52 lies within close proximity to the footprint of proposed car-parking spaces and a large portion of tree no. 53's RPA. It would therefore not be possible to retain these trees with the current layout without causing significant disruption to the roots. Special excavation measures around these trees would not be considered expedient.

6.5 Additional Tree Removal

- 6.5.1 In addition to the trees to be felled to accommodate the proposed development it is recommended to fell an additional two trees (nos. 7 and 51) due to their poor form.



6.5.2 The proposed new hedge to the east of the building will require the existing adjacent hedge section in the (no. H3) to be removed.

6.6 Impacts on Retained Trees

6.6.1 Trees that are likely to be affected by the proposed development are trees nos. 41 and 44. These trees have a small portion of their RPA within the footprint of the new car parking area and will require work to be carried out within their RPA to construct this hardstanding. The area of construction represents a relatively small proportion of the total RPA and it is envisaged that impacts on the trees will not be significant as ground elsewhere within and adjacent to the RPA will be unaffected.

6.6.2 It is proposed that the existing footpath to the south-east of the site is to be adjusted. The path will end at the edge of the grassed verge to the west instead of curving round to the north. The existing path lies within the RPA of trees nos. 1, 2, 5 and 15, and removal of the existing path will require sensitive methods to be used when working close to these trees. Removal of the existing block paving will cause very little disruption to the ground and can be done once all other construction work is complete and once barriers are removed, with the regular inspection from an arboriculturist. Any excavation works to be carried out to extend the pavement towards the west will be beyond the RPA of trees.

6.6.3 The Tree Constraints Plan shows that the RPA of tree no.37 overlaps a small area of the footpath, it is however unlikely that this is the case, the road adjacent to the tree is likely to have affected the root spread and distribution of roots is likely to be more prolific towards the grassed areas to the south, east and west. The overlap shown on the TCP is also small and considered insignificant.

6.6.4 The proposed removal of the trees and construction works should not have a significant impact on the stability and wind firmness of the retained trees. The woodland trees located beyond tree nos. 63 and 64 are mainly young to semi-mature specimens and the woodland is fairly open in this area, with the building forming a partial wind barrier. Trees within this area are not considered a significant hazard to the proposed development due to their age and size. Larger trees lie further to the north, east and west and are out of range of the building if they were windthrown.



- 6.6.5 The removal of tree nos. nos. 52 and 53 should not affect the stability of retained trees as they are growing in a relatively sheltered location and their removal should significant increase the wind exposure of adjacent trees.

- 6.6.6 Tree protection measures in the form of protective barriers will need to be put in place to protect the retain trees during construction works.





7.0 Recommendations

7.1 Arboricultural Works

- 7.1.1 The works schedule in Appendix A contains works that are necessary to implement the proposed development and remedial works that are necessary to address defects in the trees.
- 7.1.2 All works carried out should comply with BS3998:2010 'Tree Work – Recommendations'⁶.
- 7.1.3 It is recommended that wherever possible works are carried out between September and February in order to avoid impacting on nesting birds. It is recommended that an ecologist is consulted to advise on suitable precautions if it is necessary to carry out work during spring and summer.
- 7.1.4 It is recommended that an ecologist is consulted to advise on whether trees to be felled have potential to support roosting bats. The ecologist will advise on requirements for additional survey and necessary precautions.

7.2 Tree Protection

- 7.2.1 It is recommended that all trees on site are protected in accordance with the Tree Protection Plan (Appendix F) and Arboricultural Method Statement (Appendix D).
- 7.2.2 Trees to be retained should be protected by protective fencing during the site clearance and construction phases. This construction exclusion zone should protect the RPA and ensure that trees to be retained and their essential rooting zone is not damaged during the works.
- 7.2.3 Protection of trees to the east of the site should remain in place until construction of the new building and car parking is complete, it can then be removed to allow work on the path to be carried out. This work will not require the use of heavy machinery.
- 7.2.4 The LPA may impose additional requirements for tree protection though conditions on planning permission. The planning conditions should be assessed and complied with.

⁶ *BS 3998:2010 Tree Work – Recommendations*, British Standards Institute, 2010



7.3 Tree Inspection

7.3.1 It is recommended that the tree is inspected following completion of the construction works to reassess its condition and identify requirements for additional work. This will also inform the timing and frequency of further inspections.

7.4 Mitigation

7.4.1 The landscape plans for the development include proposals for new planting. These include a buffer zone to the southern boundary of the woodland to the north and will consist of native trees and shrubs including hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), alder buckthorn (*Rhamnus frangula*) and guelder rose (*Viburnum opulus*). A new hedge will also be planted to the east side of the building to create a small bounded garden area.



Appendices





Appendix A – Tree Survey & Works Schedule





Appendix A – Tree Survey & Works Schedule

No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
Individual Trees																	
1	Ash	Y	23	10	3	-	0.5	1.5	4	3.5	F	Phototropic growth upwards. Top heavy. Swollen buttress.	-	20-40	C2	2.76	24
2	Scots Pine	EM	42	14	8	-	1	1.5	4	3.5	G	-	-	>40	B2	5.04	80
3	Wych Elm	SM	21	13	3.5	-	0.5	0.5	2	3.5	F	Pruning wounds all the way up the main stem. Wounds are semi-occluded.	-	20-40	C2	2.52	20
4	Wych Elm	SM	25	13	4	-	2	1.5	1	5.5	F	Pruning wounds all the way up the main stem. Wounds are semi-occluded.	-	20-40	C2	3.00	28
5	Scots Pine	SM	27	15	9	-	1.5	1	0.5	1.5	F	-	-	20-40	C2	3.24	33
6	Wych Elm	Y	22	10	2	-	0.5	1	2	4	G	-	-	>40	B2	2.64	22



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No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
7	Sycamore	SM	30	10.5	3	-	0.5	1	1.5	6	P	Bark wound to the W side of main stem. Buttress wound S side.	Fell tree in poor condition. Liaise with LPA to determine requirements for TPO consent.	<10	U	3.60	41
8	Sycamore	SM	42	11	2.5	-	0	0	3	7	G	-	-	>40	B2	5.04	80
9	Sycamore	SM	47	15.5	5	-	1	1.5	2	5	G	-	-	>40	B2	5.64	100
10	Sycamore	SM	38	16	4	-	1.5	1.5	1	5	G	-	-	>40	B2	4.56	65
11	Sycamore	SM	36	18	8	-	1.5	1.5	1.5	1	F	-	-	>40	B2	4.32	59
12	Sycamore	SM	42	18	9	-	1	2.5	2	0.5	F	Snapped branches in canopy.	-	20-40	B2	5.04	80
13	Scots Pine	SM	30	16	10	-	1	1.5	0	1	F	Sparse canopy	-	>40	B2	3.60	41
14	Scots Pine	SM	42	16	10	-	1	1.5	2	2.5	F	-	-	>40	B2	5.04	80
15	Monterey Cypress	EM	83	21.5	5	-	3.5	4	3	2.5	G	-	-	>40	B2	9.96	312
16	Holm Oak	SM	47	15.5	2	-	0	0.5	2	3.5	G	Multi-stemmed from 1.5m	-	>40	B2	5.64	100
17	Scots Pine	SM	37	16	8	-	0	0	1.5	1	P	Significant dieback.	-	10-20	C2	4.44	62



Hayes Point, Sully – Arboricultural Report

No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
18	Holm Oak	SM	31	14.5	2	-	0	0.5	2	3.5	G	Branch peg not pruned to base.	-	>40	B2	3.72	43
19	Holm Oak	SM	34	14	2	-	1	1.5	5	2	F	Leans heavily to the S. Bark wound W side of main stem at 1.5m.	-	>40	B2	4.08	52
20	Sycamore	SM	44	15	4	-	2.5	4	3	2	G	-	-	>40	B2	5.28	88
21	Holm Oak	SM	33	14	2	-	0.5	2.5	3	1	G	-	-	>40	B2	3.96	49
22	Holm Oak	SM	29	12	2	-	1.5	2.5	4	2	G	-	-	>40	B2	3.48	38
23	Scots Pine	SM	24	14.5	11.5	-	0.5	0.5	1	1	P	Small specimen.	-	10-20	C2	2.88	26
24	Wych Elm	SM	19	10	2	-	2	3	3	1	F	Small specimen.	-	20-40	C2	2.28	16
25	Wych Elm	SM	20	10	2.5	-	3	2	3	2.5	F	-	-	20-40	C2	2.40	18
26	Wych Elm	SM	21	13	3	-	1	2.5	1.5	0	F	Located close to wall.	-	20-40	C2	2.52	20
27	Scots Pine	EM	46	20	13	-	1	2.5	3	2.5	G	-	-	>40	B2	5.52	96
28	Scots Pine	SM	25	15.5	13	-	1	0.5	2	1	F	Sparse canopy.	-	20-40	C2	3.00	28
29	Wild Cherry	EM	29	11	4	-	1	3	5	1.5	F	Bleeding to the E side of main stem. Leans to the S.	-	>40	B2	3.48	38

Hayes Point, Sully – Arboricultural Report



No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
30	Wild Cherry	EM	27	10.5	2.5	-	1	5	3.5	1	F	Leans heavily to the E, straightening at 1.5m.	-	>40	B2	3.24	33
31	Wild Cherry	EM	26	11	2.5	-	0.5	4.5	2	1	G	-	-	>40	B2	3.12	31
32	Scots Pine	EM	38	18	13	-	1	3	2	0.5	G	Bulgewood to main stem at 1m on W side.	Monitor tree.	>40	B2	4.56	65
33	Wych Elm	SM	28	16.5	2.5	-	2	3	2.5	3.5	F	Two stems growing around each other.	-	20-40	C2	3.36	35
34	Portugal Laurel	SM	19	4.5	0	-	3.5	3.5	2.5	1.5	F	-	-	20-40	C2	2.24	16
35	Scots Pine	EM	42	20	13.5	-	3.5	2	0.5	1.5	G	-	-	>40	B2	5.04	80
36	Sycamore	M	47	16.5	10	-	4	5.5	5	6	F	Numerous small cavities from pruning wounds. Forks at 7m, large cavity in E said of W stem. W stem previously reduced. Decay initiated.	-	20-40	B2	5.64	100
37	Holm Oak	M	93	15	3	-	4.5	6.5	6.5	6.5	G	-	-	>40	A1	11.14	390
38	Scots Pine	M	53	17.5	11	-	1	1.5	4.5	2.5	G	-	-	>40	B2	6.36	127



Hayes Point, Sully – Arboricultural Report

No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
39	Portugal Laurel	SM	31	9	1	-	5	3.5	3.5	2	F	-	-	20-40	C2	3.77	45
40	Cherry Plum	M	38	7.5	1.5	-	3	1.5	5	3	F	Scrubby growth.	-	20-40	C2	4.56	65
41	Scots Pine	EM	36	14	6	-	1.5	0	2.5	2.5	G	-	-	>40	B2	4.32	59
42	Cherry Plum	EM	22	7	1.5	-	3.5	1	2.5	4	F	-	-	20-40	C2	2.64	22
43	Cherry Plum	EM	22	7	1.5	-	0.5	2	4	2.5	F	-	-	20-40	C2	2.64	22
44	Scots Pine	EM	42	18.5	4.5	-	0.5	1.5	2.5	3	G	Included bark on N side from 6-7.5m	-	>40	B2	5.04	80
45	Scots Pine	EM	38	14.5	7	-	0.5	1	2	1	F	Bulgewood in lower stem.	-	>40	B2	4.56	65
46	Ash	EM	34	15	1.5	-	2.5	2.5	4	3	G	-	-	>40	B2	4.09	52
47	Portugal Laurel	SM	31	11.5	1.5	-	1.5	3.5	5	2	F	Located close to wall.	-	20-40	C2	3.72	43
48	Ash	SM	27	13	2	-	0	1.5	6	6.5	G	Located close to wall.	-	>40	C2	3.24	33
49	Sitka spruce	SM	28	13	4	-	1.5	2.5	4	2.5	G	Wound from torn out limb S side at 3m.	-	>40	B2	3.36	35
50	Scots Pine	SM	36	18	14	-	0	1	2	1	G	Sparse canopy.	-	>40	B2	4.32	59



Hayes Point, Sully – Arboricultural Report

No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
51	Sycamore	Y	17	9	2	-	1.5	1.5	3	2	P	Bark wounds all the way up main stem. Canker W side.	Fell tree in poor condition. Liaise with LPA to determine requirements for TPO consent.	<10	U	2.04	13
52	Corsican Pine	M	58	19	8	-	2	4	3	4.5	G	-	Fell to facilitate development. Liaise with LPA to determine requirements for TPO consent.	20-40	B2	6.96	152
53	Scots Pine	EM	43	17	5	-	4	2	0.5	1	G	-	Fell to facilitate development. Liaise with LPA to determine requirements for TPO consent.	>40	B2	5.16	84
54	Wych Elm	SM	24	12	3	-	2.5	5	1.5	0.5	G	-	-	20-40	C2	2.88	26
55	Scots Pine	SM	30	16	14	-	0	1	1	0	F	-	-	20-40	C2	3.60	41
56	Scots Pine	EM	46	17	8	-	0	1.5	1.5	0	F	-	-	>40	B2	5.52	96
57	Portugal Laurel	SM	20	9.5	1	-	1	1	1.5	2	F	-	-	20-40	C2	2.38	18



Hayes Point, Sully – Arboricultural Report

No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
58	Sycamore	EM	60	13	6	-	2	5	7	5	G	-	-	>40	B2	7.20	163
59	Ash	EM	52	13	7	-	1.5	1	6	3	G	Dense ivy up main stem.	-	>40	B2	6.24	122
60	Ash	EM	49	18	6	-	4	6	1	1	G	Dense ivy up main stem.	-	>40	B2	5.88	109
61	Ash	EM	47	18	6	-	2	4	4.5	3.5	G	Dense ivy up main stem.	-	>40	B2	5.64	100
62	Ash	SM	37	8.5	7	-	1	2	1	1	F	Pollarded.	-	20-40	C2	4.44	62
63	Sycamore	M	77	17.5	10	-	3	2	7.5	5.5	G	Dense ivy up main stem.	Fell to facilitate development. Liaise with LPA to determine requirements for TPO consent.	20-40	B2	9.24	268

Hayes Point, Sully – Arboricultural Report



No.	Species	Age class	Stem diameter (cm)	Height (m)	Crown clearance height (m)	Min. branch height & direction	Branch spread (m)				Condition	Comments <i>NB: All trees protected by woodland TPO</i>	Proposed works	Remaining contribution (yrs)	Category grade	RPA radius (m)	RPA area (m ²)
							N	E	S	W							
64	Sycamore	M	83	15	6	-	3.5	3.5	9	3.5	F	Dense ivy up main stem. Multi-stemmed from 3m. Stem to the south extends towards building. Stems to north fork again giving 5 stems in total - Compression forks and included bark. Decay initiated in pruned stem to the S.	Fell to facilitate development. Liaise with LPA to determine requirements for TPO consent.	20-40	B2	9.96	312
Hedges																	
H1	Privet	-	5	1.5	0	-	1	1	1	1	G	-	-	20-40	C2	0.60	1
H2	Privet	-	5	1.5	0	-	1	1	1	1	G	-	-	20-40	C2	0.60	1
H3	Privet	-	5	1.5	0	-	1	1	1	1	G	-	Remove to facilitate landscape design.	20-40	C2	0.60	1
H4	Privet	-	5	1	0	-	1	1	1	1	F	-	-	20-40	C2	0.60	1
H5	Privet	-	5	1.5	0	-	1	1	1	1	F	-	-	20-40	C2	0.60	1
H6	Privet	-	5	1.5	0	-	1	1	1	1	F	-	-	20-40	C2	0.60	1



Hayes Point, Sully – Arboricultural Report

Key - *General* - * - Dominant species, # - Estimated figure, NA – not applicable, CS – Crown spread

Age - Y – Young, SM – Semi-mature, EM – Early-mature, M – Mature, OM – Over mature

Condition – G – Good, F – Fair, P – Poor, VP – Very poor, D - Dead

Category – A – High quality, B – Moderate quality, C – Low quality, U – Poor quality



Appendix B – Tree & Shrub Species List



Appendix B – Tree & Shrub Species List

Species	Common Name	Potential Height (m) (*from NHBC ⁷)
<i>Acer pseudoplatanus</i>	Sycamore	22*
<i>Cupressus macrocarpa</i>	Monterey Cypress	20*
<i>Fraxinus excelsior</i>	Ash	23*
<i>Ligustrum ovalifolium</i>	Privet	5
<i>Picea sitchensis</i>	Sitka Spruce	60
<i>Pinus nigra 'Maritima'</i>	Corsican Pine	20*
<i>Pinus sylvestris</i>	Scots Pine	20*
<i>Prunus avium</i>	Wild Cherry	17*
<i>Prunus cerasifera</i>	Cherry Plum	8
<i>Prunus lusitanica</i>	Portugal Laurel	8
<i>Quercus ilex</i>	Holm Oak	20
<i>Ulmus glabra</i>	Wych Elm	22*

⁷ Chapter 4.2. *Building near trees*. National House Building Corporation, 2007



Appendix C – Tree Value Assessment Categories



Appendix C – Tree Value Assessment Categories

(from BS5837:2012, Table 1 – ‘Cascade chart for tree quality assessment’)

Category and definition	Criteria (including subcategories where appropriate)			Plan colour
TREES UNSUITABLE FOR RETENTION				
<p>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</p>	<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 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><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve</i></p>			Dark red
TREES TO BE CONSIDERED FOR RETENTION				
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
<p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	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 arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</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	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	Trees with material conservation or other cultural value	Mid blue
<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>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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	Trees with no material conservation or other cultural value	Grey



Appendix D – Arboricultural Method Statement



Appendix D – Arboricultural Method Statement

1. Introduction

This document provides an arboricultural method statement for proposed development on the former mortuary development site, Hayes Point, Sully. The Tree Constraints Plan (Appendix E) shows the layout of the proposed development.

2. Tree Protection

All of the trees on and adjacent to the site are protected by a Tree Preservation Order. It is an offence to fell, prune, damage or kill a tree protected by a TPO without permission from the local planning authority (LPA), except where statutory exemptions apply.

3. Responsibilities for Tree Protection

The site manager shall provide all sub-contractors with a copy of this method statement. Each sub-contractor shall be responsible for ensuring construction and tree protection in line with this method statement.

No alteration to the construction method or tree protection measures shall take place without the prior approval of the site manager and arboricultural consultant (see section 2.2).

4. Supervision and Monitoring

The developer shall appoint an arboricultural consultant to supervise and monitor construction and tree protection works adjacent to the retained trees.

The arboricultural consultant shall visit the site at the following stages:

- Following the erection of the protective fencing
- During any excavation carried out within the RPA of trees to be retained
- Following completion of the development and removal of protective fencing



During each visit, the arboricultural consultant will ensure compliance with this method statement and provide a written monitoring report to the site agent.

The site agent will notify the arboricultural consultant of all deviations from this method statement. In such cases, the consultant will visit the site and provide a written report to the site agent.

All reports by the arboricultural consultant will be made available to the LPA.

5. Arboricultural Works

Works to the trees are limited to those specified in the arboricultural works schedule (Appendix A). No other work shall take place without the approval of the appointed arboricultural consultant.

All arboricultural felling and pruning works will take place in advance of site construction works commencing. Additional facilitative pruning may be required during construction works and should be specified and approved by the arboricultural consultant.

All pruning will only be carried out in accordance with BS3998:2010 *“Tree Work – Recommendations”*.

All pruning will only be carried out by suitably experienced and competent arboricultural contractors. No pruning will be carried out by ground workers or other non-arboricultural contractors.

No facilitate pruning of canopies will be necessary at the initial stages of construction.

6. Protective Fencing

Protective fencing is required to protect retained trees, hedges and shrubs on the site and the soil in which they are growing from accidental damage during the development. Trees are easily damaged, or even killed, on a construction site and the protective fencing will be considered an important and integral part of the development.

Protective fencing will be erected following the tree pruning, but before any demolition or construction works take place on site, including stripping of topsoil.



Protective fencing will be erected in accordance with the Tree Protection Plan. The area formed contained by the protective fencing will be referred to as the construction exclusion zone.

The Tree Protection Plan includes a detail of the protective fencing to be used. The fence is to comply with BS5837: 2012 and is composed of 2.0m weld-mesh panels attached securely by wire or scaffold clamps to a scaffold framework. The scaffold framework shall comprise a vertical and horizontal framework, well-braced against impact. Vertical tubes will be placed at a maximum spacing of 3.0m and driven at least 600mm into the ground.

Within the construction exclusion zone, all damaging operation will be excluded. In particular, the following activities must not take place within the construction exclusion zone:

- changes in levels;
- excavation;
- storage of materials (including soil and rubble);
- movement or parking of plant and vehicles;
- siting of site cabins or other temporary buildings;
- mixing of materials and chemicals; and
- disposal of liquids.

In addition to the above, no herbicides shall be applied within the construction exclusion zone without the consent of the arboricultural consultant and no fires will be lit within 20m of the crown of any retained trees.

Protective fencing shall remain intact for the full duration of the development. It shall be inspected daily by a competent person (reporting directly to the site manager) and any damage shall be made good immediately. If it is necessary to make any changes to its position or construction, then prior approval must be sought from the arboricultural consultant, who will inform the LPA.

It will be necessary to remove the protective fence before removing the footpath to the east of the access drive. Removal of the fence should be carried out once construction of the building, car parking and removal of existing hard-standing to the east is complete and all heavy machinery has been removed from site.



7. Removal of Paving within the RPA

It will be necessary to carry out work to remove the footpath to the east of the access drive within the RPA of trees to be retained. Work within the RPA of trees to be retained shall be limited to that necessary to implement the approved plans. Works should be carried out using hand tools only, with no access by construction plant into the RPA of retained trees.

All work within the RPA of Tree nos. 1, 2, 5 and 15 shall be carried out with care and under the supervision of the arboricultural consultant who shall advise on special measures to be adopted. Removal of existing paths and hardstandings shall be limited to the removal of surfacing only. The existing sub-base shall be retained undisturbed.

All ground that is to be filled in due to the removal of existing path, should be done with the use of topsoil. This should be done carefully to avoid direct damage to roots and excessive compaction. Soil should not be compacted, but lightly tamped and left slightly proud to allow natural settlement.

8. Construction of Hardstanding within the RPA

It will be necessary to carry out work to construct a new car park hardstanding within the RPA of trees nos. 41 and 44. Work within the RPA of trees to be retained shall be limited to that necessary to implement the approved plans.

Excavation to construct the hardstanding within the RPA of trees nos. 41 and 44 shall be carried out with care and under the supervision of the arboricultural consultant who shall advise on special measures to be adopted.

If roots are encountered during excavation and damaged by construction plant they will be re-cut using hand tools. Roots will be cut cleanly below the point of damage in accordance with *BS 3998:2010*, using a sharp saw or bypass blade long-handled loppers. Advice will be sought from an arboricultural consultant where it is necessary to sever roots greater than 25mm or remove clumps of roots less than 25mm in diameter (including fibrous roots).

Any roots that are uncovered and do not require severance shall be covered with wet hessian until it is possible to replace soil, which shall be carried out as soon as possible.



Once excavation to construct the hardstanding is complete the supervising arboricultural consultant shall assess the trees and shall advise on the implications for the trees' health and stability. A written record of this assessment should be made, along with the arboricultural consultant's recommendations, which should be carried in accordance with a timescale set by the consultant.

9. Utility Services

Plans for the routing of utility services have yet to be provided at this stage. The RPAs of retained trees should be avoided when routing utility services, if however this cannot be avoided, the special measures will be required to protect trees during this process. Works should be carried out in accordance with BS5837:2012 and National Joint Utility Council guidelines⁸. These measures should be detailed in a revised method statement where they are necessary.

10. New Planting

New planting is required within the woodland to the north of the site and a new hedge will be planted to the east of the building. Pits and trenches for the planted shall be excavated using hand tools only.

⁸ *Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2)*, National Joint Utilities Group, 2007







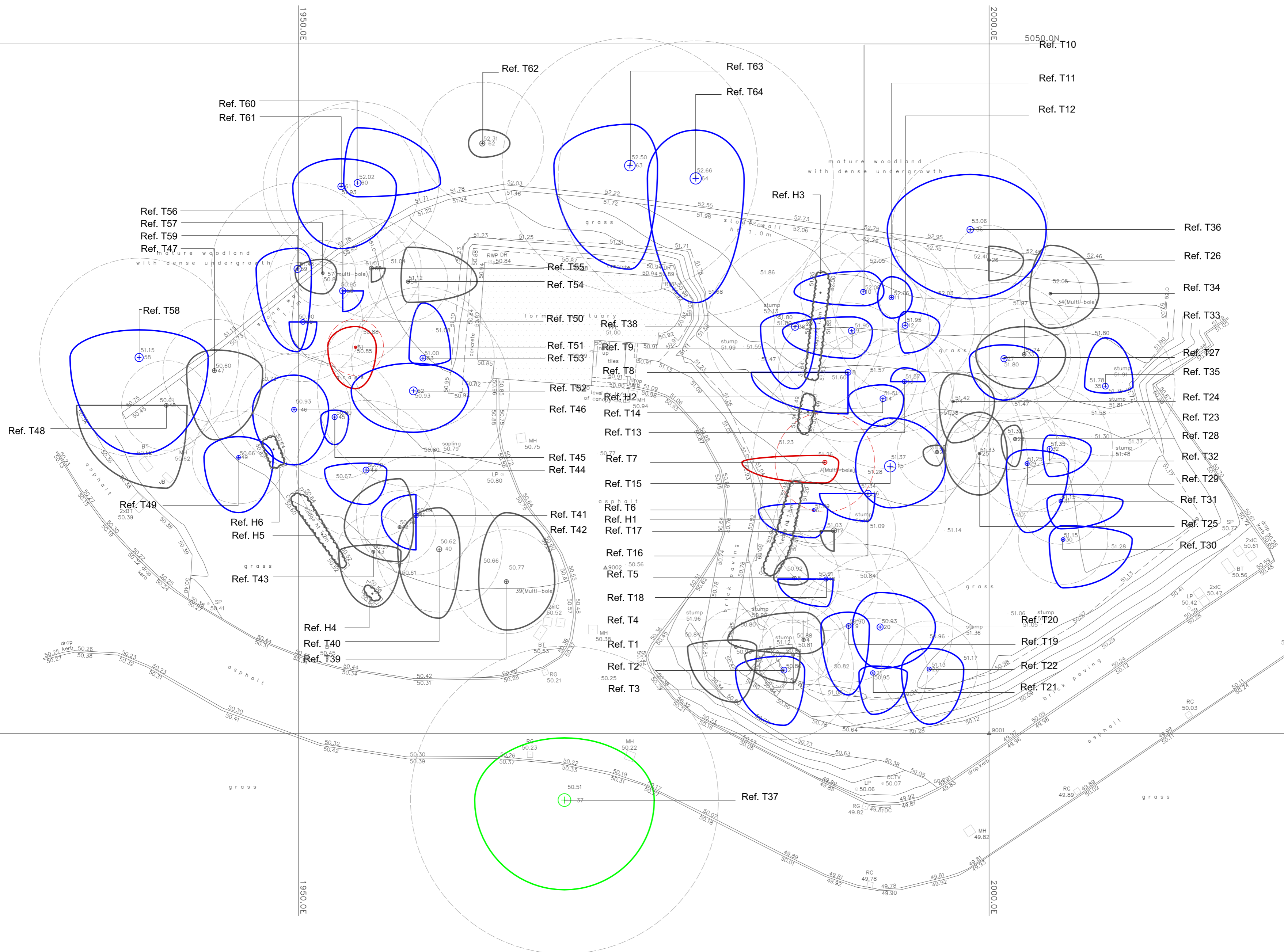
Appendix E – Tree Constraints Plan

DO NOT SCALE; CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS



KEY

- Ref. T3 TREE REFERENCE
- Ref. H7 HEDGE REFERENCE
-  CATEGORY A ROOT PROTECTION AREA (RPA)
-  CATEGORY B ROOT PROTECTION AREA (RPA)
-  CATEGORY C ROOT PROTECTION AREA (RPA)
-  CATEGORY U ROOT PROTECTION AREA (RPA)



REV	DESCRIPTION	BY	CHK	APP	DATE
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Stavrakis Consultants

EXECUTIVE PARK
 AVALON WAY
 ANSTEY
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Project:
 Residential Conversion
 Hayes Point, Sully

Drawing Title:
 Tree Constraints Plan

Scale @	A2	Drawn	Date	Checked	Date	Approved	Date
1:200		NR	16.12.14	GM	16.12.14	SP	16.12.14
Project No.	Office	Type	Drawing No.	Revision			
A085825	41	24	TCP01	-			



Appendix F – Tree Protection Plan

**THE VALE OF
GLAMORGAN COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVED

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

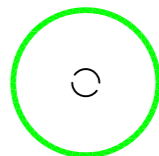


DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS

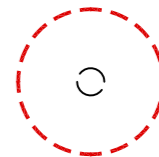
KEY

Ref. 3 TREE REFERENCE

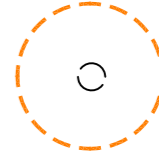
Ref. H7 HEDGE REFERENCE



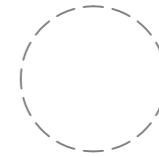
TREE TO BE RETAINED



TREE TO BE FELLED BECAUSE OF CONDITION



TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT



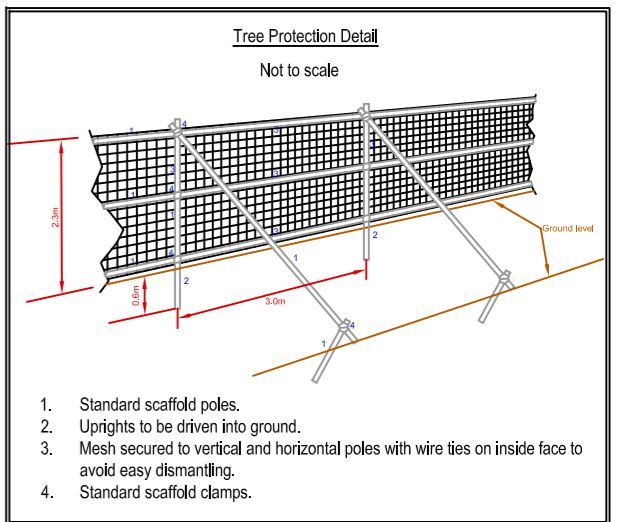
ROOT PROTECTION AREA



CONSTRUCTION EXCLUSION ZONE FENCING REFER TO DETAIL BELOW

NOTES

- REFER TO ACCOMPANYING WYG ARBORICULTURAL METHOD STATEMENT FOR FULL DETAILS AND PROCEDURES TO BE ADOPTED FOR TREE PROTECTION ON THE SITE.
- TREE PROTECTION PLAN BASED ON ARCHITECTS PLAN



REV	DESCRIPTION	BY	CHK	APP	DATE

Stavrakis Consultants

EXECUTIVE PARK
AVALON WAY
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TEL: +44 (0)116 234 8000
FAX: +44 (0)116 234 8001
e-mail: leicester@wyg.com



Project:

Residential Conversion
Hayes Point, Sully

Drawing Title:

Tree Protection Plan

Scale @	A2	Drawn	Date	Checked	Date	Approved	Date
1:200	NR	16.12.14	GM	16.12.14	SP	16.12.14	
Project No.	Office	Type	Drawing No.	Revision			
A085825	41	24	TPP01	-			

No work proposed to existing stone wall. Any future repairs will be subject to separate consent

Bin store area (hatched)

Car parking area with permeable paving

New stone paving. Material to be confirmed in consultation with Conservation Officer

Barrier, same height as stone wall and finished to match rendered walls

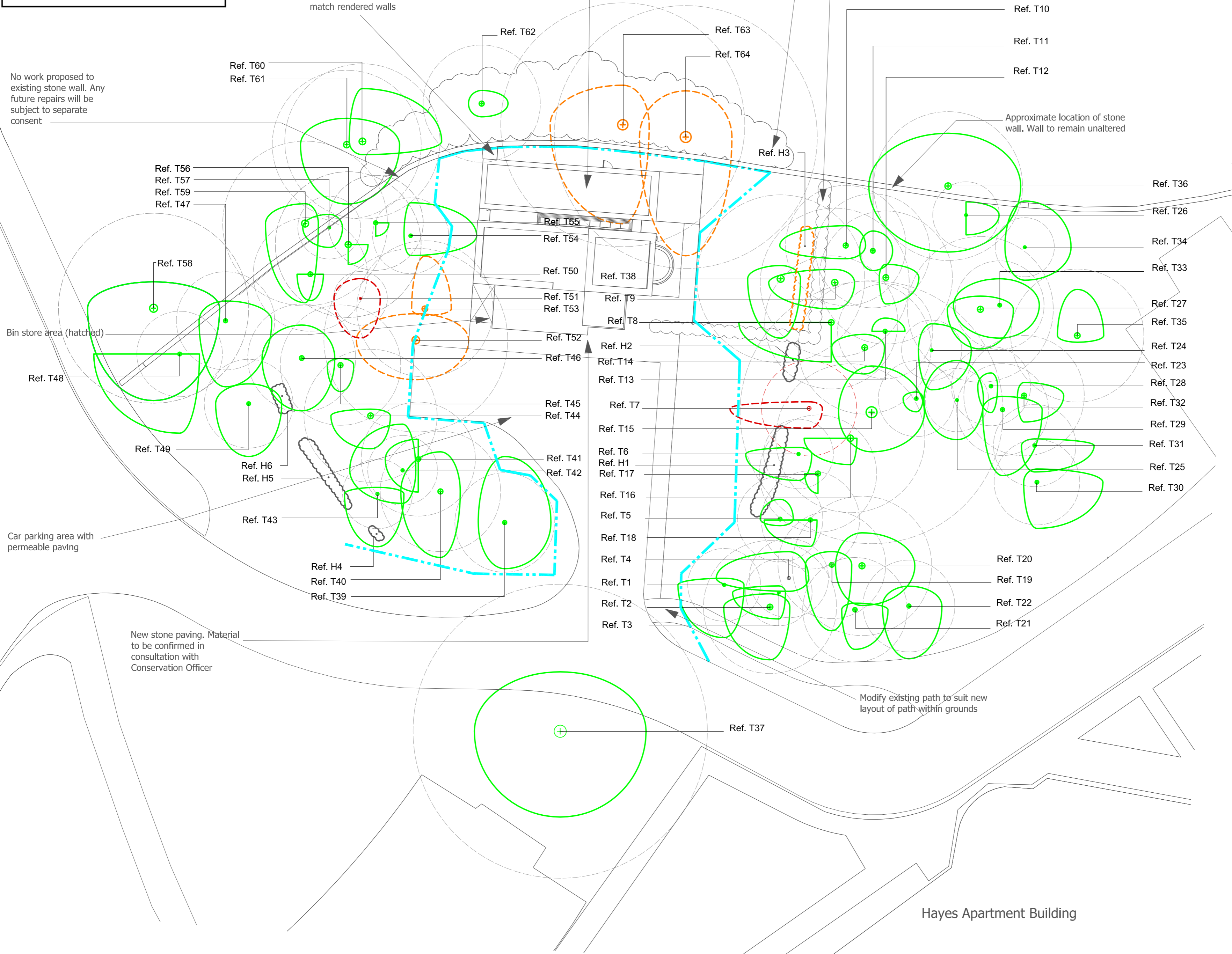
Sedum roof over 'box' extension

Native planting to act as a buffer
New privet hedgerow to match existing

Approximate location of stone wall. Wall to remain unaltered

Modify existing path to suit new layout of path within grounds

Hayes Apartment Building





Appendix G – Report Conditions



WYG Environment Planning Transport Ltd

Residential Conversion, Hayes Point, Sully – Arboricultural Report

This report is produced solely for the benefit of Stavrakis Consultants, and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative,



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predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012