



# **Arboricultural Impact Assessment**

## **Northcliff Lodge Penarth**

*Inspected by:-  
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## 1. **BRIEF**

I have been instructed by Celtic Developments Penarth Ltd to prepare an Arboricultural Impact Assessment (AIA) in relation to a proposed development at Northcliff Lodge, Penarth.

## 2. **TREE SURVEY AND PLAN**

The information within this document is based on the Treescene Tree Survey 08.06.15 and the Drawing No CA 2015-101 Landscape Proposals.

## 3. **TREES TO BE REMOVED**

### **A) Arboricultural Reasons**

Trees T5, T10, T12, G14, T16, T21, T30, T34, T52, T55, T61 and T63: these are U category trees as described in the tree report.

### **B) To Facilitate Development**

The following trees are proposed for removal to facilitate development: T3, G9, T13, T15, T17, T18, T19, T20, T22, G23, T28, T29, T31, T32, G33, G35, T40, T41, T48, T50, T51, T53, T54, T56, G58 (part – one Sycamore at western end of group) and T62. These are all C category trees in the tree report except trees T13 Corsican Pine and T40 Sycamore.

Some of the trees proposed for removal are subject to a temporary TPO (Tree Protection Order (No.11) 2015: these are TPO T1 Oak (T62 in the tree report), TPO T2 Holm Oak (T31), TPO T3 Magnolia (T53), TPO T4 Corsican Pine (T51) T5 Yew (T50), TPO T7 Sycamore (G58) and TPO G1 Sycamore (only 2No. Sycamores T40 and T41). With the exception of Sycamore T40 all other trees subject to the temporary TPO are C category trees with a life expectancy of less than 40 years.

The trees to be retained and removed are indicated on the enclosed Tree Retention/Removal Plan November 2015.

## 4. **TREE PRUNING**

Many of the trees to be retained contain structural defects/deadwood or may impede vehicle/pedestrian movements within the site. Works to improve tree safety or remove a potential source of nuisance are detailed in the Preliminary Management Recommendations within the Tree Survey.

## 5. **ROOT PROTECTION AREA (RPA) INCURSIONS**

There are some minor incursions into the RPAs of trees T11, G25 and T26 to accommodate the footpath adjacent to the access road. These are relatively minor and certainly less than 20% so could be offset away from the footpath under BS5837:2012 5.3.1a).

The construction of the access road and a retaining wall on the south-east boundary of the proposed development site potentially encroaches within the nominal RPAs of trees T24, T27, T38, T39, T44 and T64. Again, it would be possible to offset these RPAs under BS5837:2012 5.3.1a) but it is proposed that any exposed roots would be pruned in accordance with a site specific Arboricultural Method Statement (AMS).

## **6. PROTECTION OF RETAINED TREES**

All trees to be retained should be protected by fencing in accordance with the detail in BS5837:2012. An initial proposal for the positioning of the tree protection barriers is indicated on the proposed Arboricultural Implications Assessment Plan November 2015.

The implementation of the tree protection on site should be in compliance with the site specific Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

## **7. IMPACT ON LOCAL AMENITY**

The quality of the trees on the proposed development site is generally poor. Most trees are categorised as C or U (there are only 6No. B category trees within or adjacent to the site) and many specimens are likely to continue to decline in health. There are only 2No. B category trees proposed for removal to accommodate the development and therefore the loss of good quality trees as part of the proposal is minimal.

In general, the removal of trees to accommodate the development is limited to internal trees and therefore tree removal does not impact on local amenity. Certainly, the views into the site from Cardiff Bay and the Marina to the north will not be affected in any way as a result of the development. The implementation of the access road off Paget Place will require the removal of some trees but several of these are U category and would have required removal on safety grounds in any case. The access road and reformed car park is proposed for extensive landscaping (see Drawing No CA 2015-101 Landscape Proposals) with numerous good quality semi-mature trees proposed for installation in this area.

Any tree loss in the interior of the site will be mitigated by new tree planting. The long-term landscape amenity of the area will benefit from new planting as this will help to broaden the age class of the current tree population (mainly mature/semi mature at present) and ensure diversity of tree ages to maintain tree cover for the future.

## **8. CONCLUSION**

The proposed development will require some tree removal of mainly C and U category trees (only 2No. B category trees require removal) which will be mitigated by new tree planting. The tree removal will not open up views into the site from the north but a new, quality landscaping scheme will mitigate for tree loss on Paget Place. The development proposal will enable the LPA to condition new tree planting which will diversify the age structure of the tree population within the site and ensure long term sustainability of local landscape amenity.

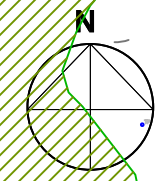


- Root Protection Area
- Existing Retained Trees
- T47 Tree Removals recommended for removal category U
- T47 Tree Removals to facilitate development
- T47 Category B Trees
- T47 Category C Trees
- TPO Tree
- Roots cut back
- Roots not present beyond retaining structure
- Protective Fencing Line

**Tree Retention/Removal**

11/2015

0m 25m







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**Arboricultural Implications Assessment**

11/2015

**Treescene**

