



# **Arboricultural Impact Assessment**

## **Northcliff Lodge Penarth**

*Inspected by:-  
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*18<sup>th</sup> April, 2017*

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**1. BRIEF**

I have been instructed by Sam Courtney of LRM Planning 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, the Treescene Tree Retention/Removal Plan 04/2017, the Treescene Arboricultural Impact Assessment Plan 04/2017 and the Landscape Proposals Plan 2015/101 Rev C.

**3. TREES TO BE REMOVED**

**a) Arboricultural Reasons**

The following trees are recommended for removal in the tree report due to poor quality (U category).

T5	Sycamore	T10	Beech
T12	Sycamore	G14	Ash
T16	Norway Maple	T21	Purple Plum
T30	Ash	T34	Poplar
T52	Magnolia	T55	Ash
T61	Goat Willow	T63	Ash

**b) To Facilitate Development**

The following trees are proposed for removal to facilitate development:

T3	Oak	G9	Yew
T13	Corsican Pine	T15	Ash
T17	Hawthorn	T18	Yew
T19	Sycamore	T20	Lime
T22	Beech	G23	Leyland Cypress
T28	Sycamore	T29	Sycamore
T31	Holm Oak	T32	Monterey Cypress
G33	Leyland Cypress/Holly/ Sweet Bay		
G35	Leyland Cypress/Irish Yew	T40	Sycamore
T41	Sycamore	T48	Sycamore
T50	Yew	T51	Corsican Pine
T53	Magnolia	G54	Cherry
T56	Sycamore		
G58	(part - one Sycamore at western end of group)		
T62	Oak		

These are all C category trees in the tree report except trees T13 Corsican Pine and T40 Sycamore (B category)

The locations of the trees to be retained and removed are indicated on the attached Tree Retention/Removal 04/2017.

#### **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.

All pruning and felling/coppicing works are to be undertaken by suitably qualified and experienced Arboricultural Contractors working to BS3998:2010 Recommendations for Tree Work.

#### **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 (less than 5%) 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 by hand 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 attached Arboricultural Implications Assessment Plan 04/2017.

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 highway safety grounds in any case. The access road and reformed car park is proposed for extensive landscaping (see Drawing No 2015/101 Rev C 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 Local Planning Authority (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.

# Northcliff Lodge, Penarth

## Tree Retention/Removal Plan



10m

**Tree Retention/Removal Plan**

- Root Protection Area
- Tree Category
- Tree Number
- Canopy Spread

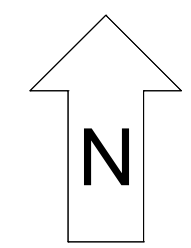
Trees to be Removed for Arboricultural Reasons ●

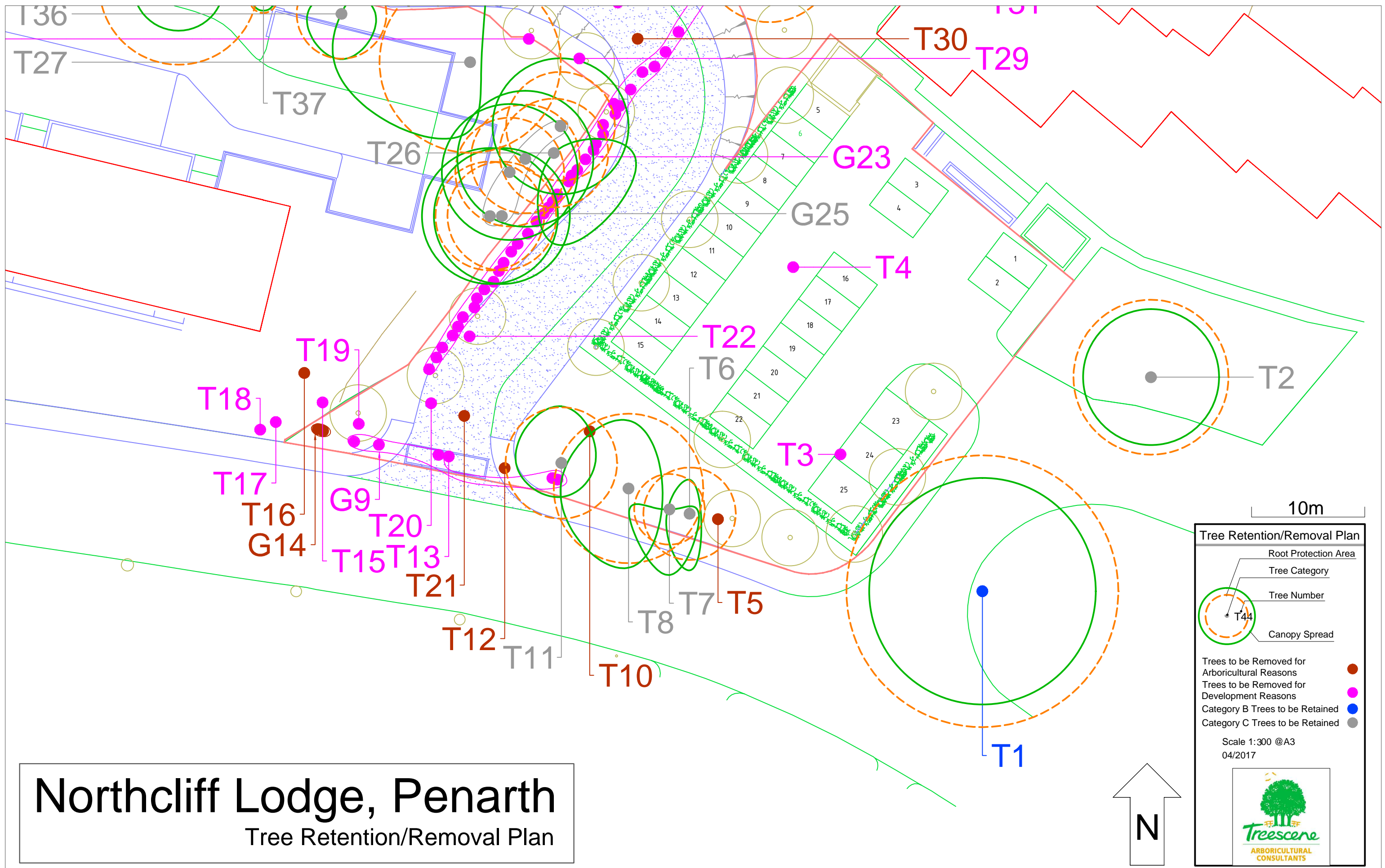
Trees to be Removed for Development Reasons ●

Category B Trees to be Retained ●

Category C Trees to be Retained ●

Scale 1:700 @A3  
04/2017





# Northcliff Lodge, Penarth

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10m

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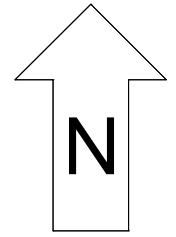
Trees to be Removed for Arboricultural Reasons ●

Trees to be Removed for Development Reasons ●

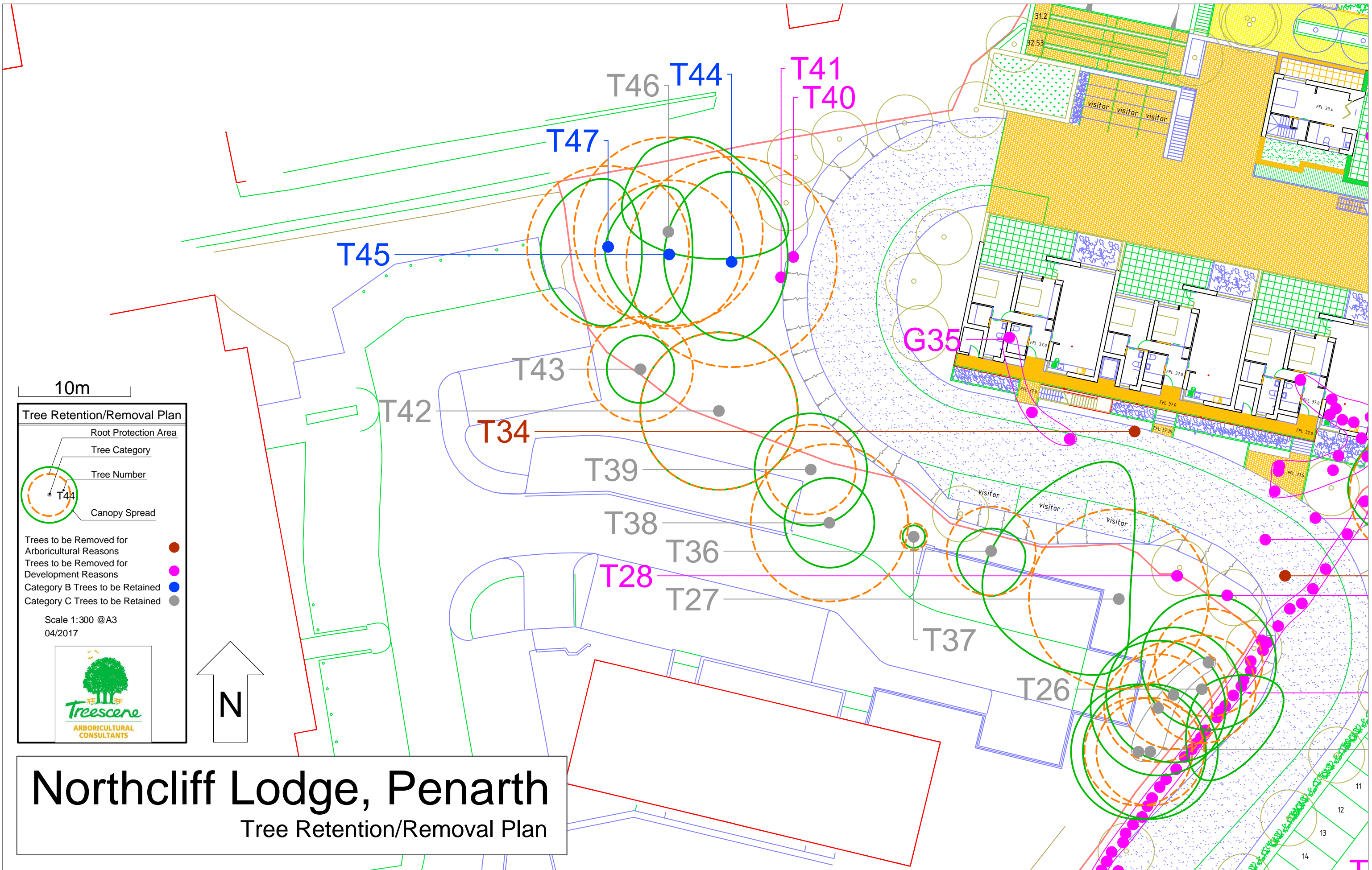
Category B Trees to be Retained ●

Category C Trees to be Retained ●

Scale 1:300 @ A3  
04/2017

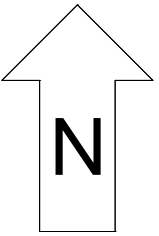






# Northcliff Lodge, Penarth

## Tree Retention/Removal Plan



11  
12  
13  
14







# Northcliff Lodge, Penarth

## Arboricultural Impact Assessment



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Category B Trees to be Retained ●

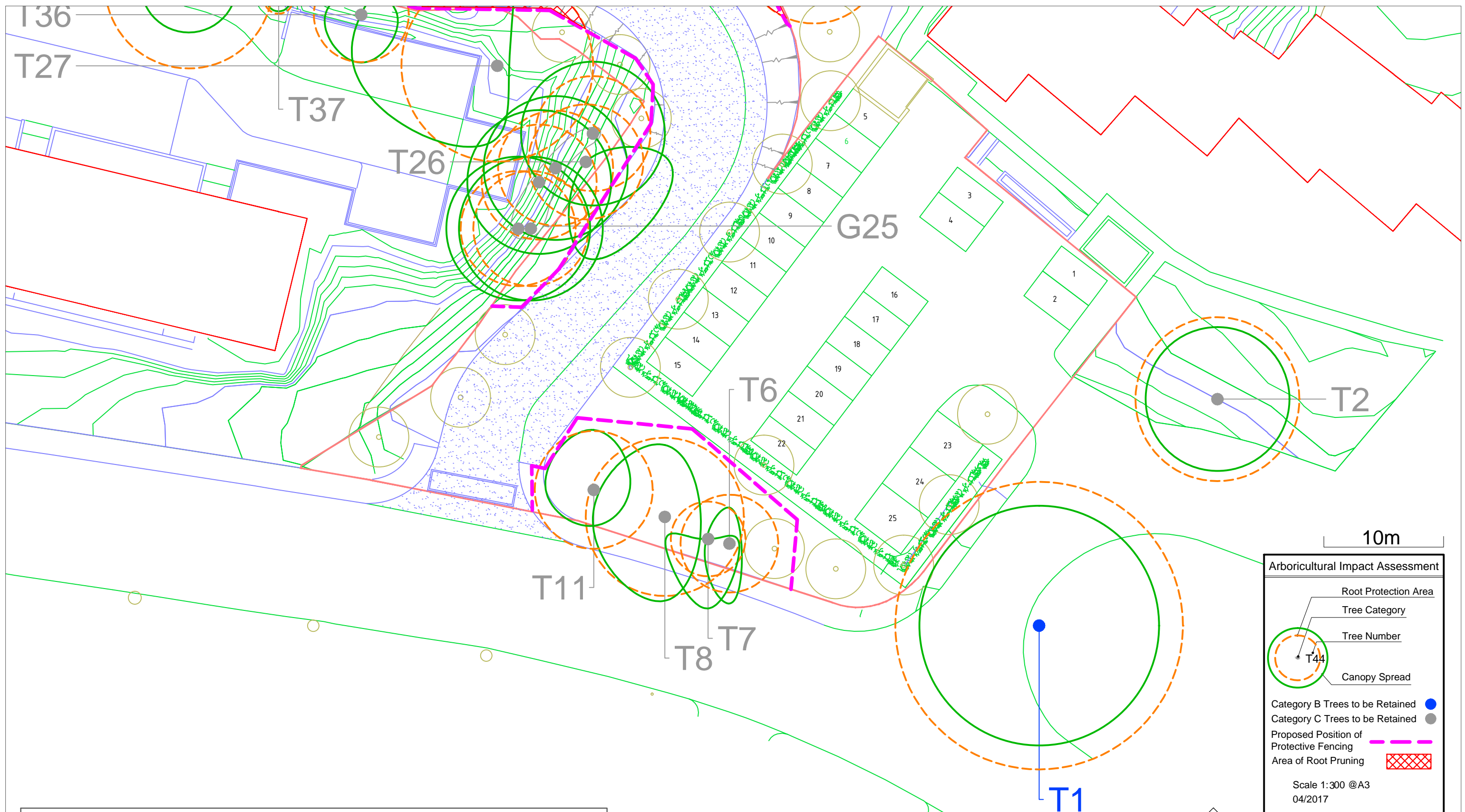
Category C Trees to be Retained ●

Proposed Position of Protective Fencing - - -

Area of Root Pruning [Cross-hatch]

Scale 1:700 @A3  
04/2017

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10m

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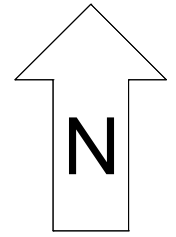
Category B Trees to be Retained ●

Category C Trees to be Retained ●

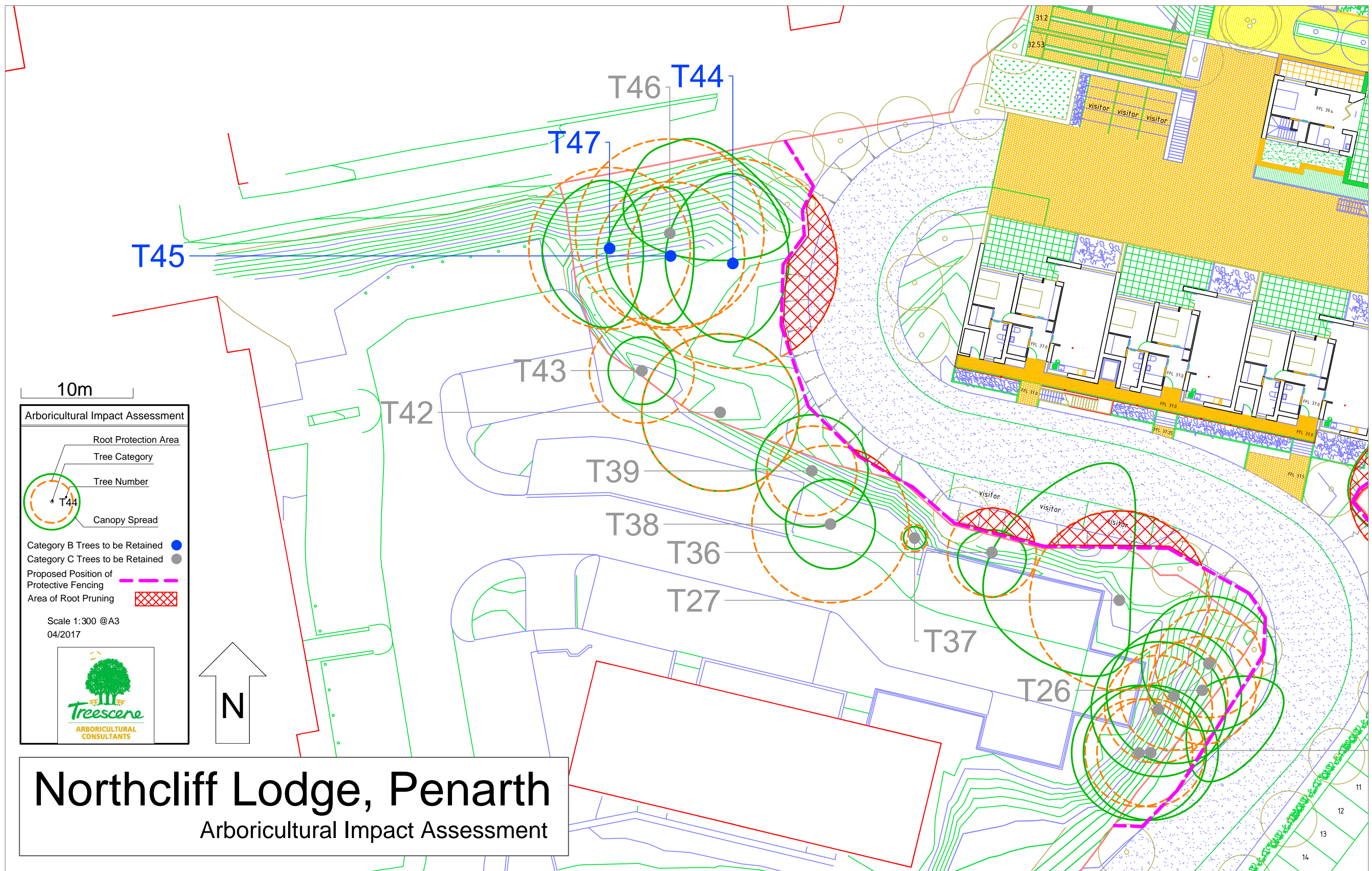
Proposed Position of Protective Fencing - - -

Area of Root Pruning [Cross-hatched]

Scale 1:300 @A3  
04/2017







**Arboricultural Impact Assessment**

- Root Protection Area
- Tree Category
- Tree Number
- Canopy Spread

Category B Trees to be Retained ●  
 Category C Trees to be Retained ●

Proposed Position of Protective Fencing - - -  
 Area of Root Pruning [Red Hatched Box]

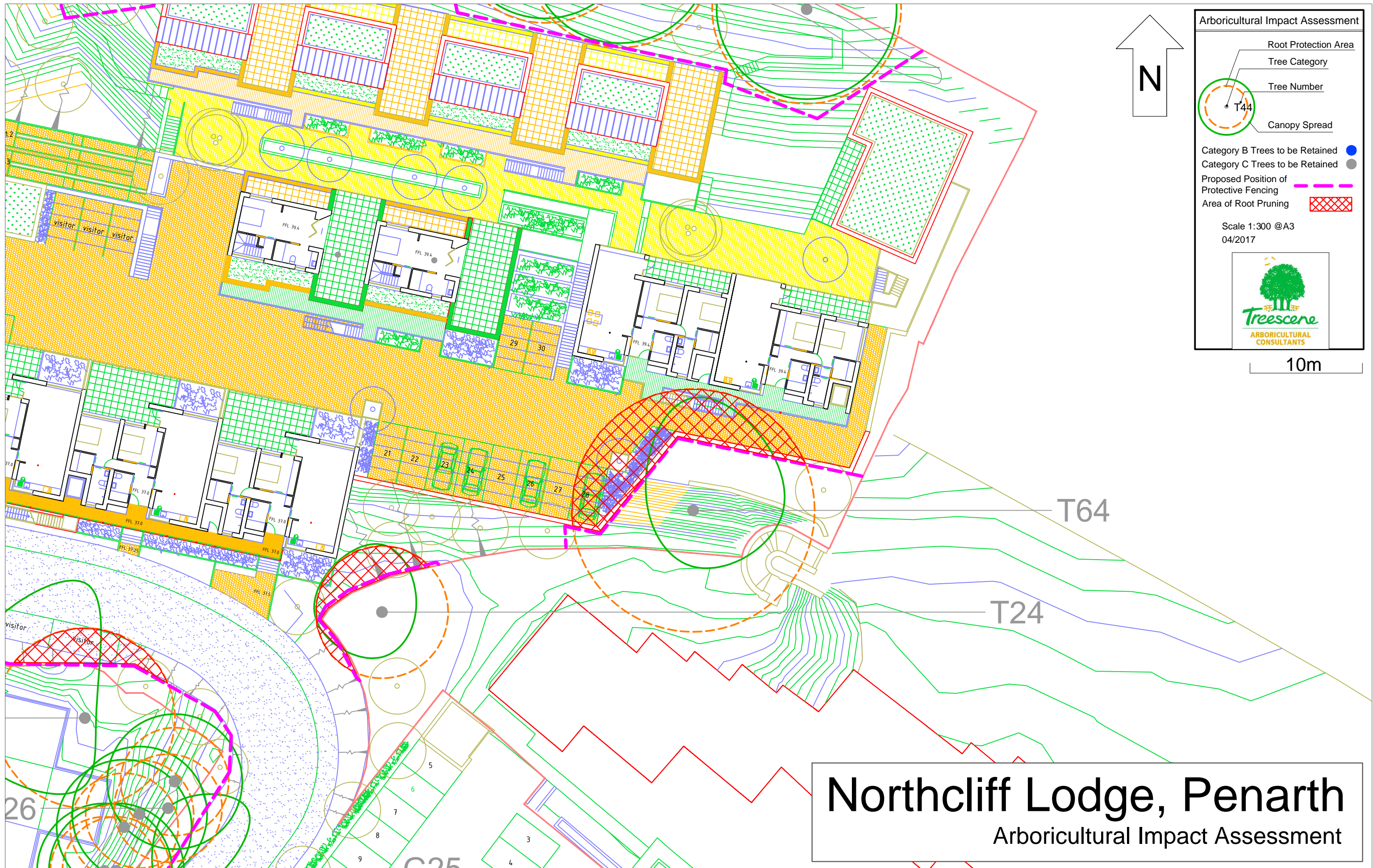
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 04/2017

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## Arboricultural Impact Assessment

11  
12  
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Category B Trees to be Retained ●

Category C Trees to be Retained ●

Proposed Position of Protective Fencing - - -

Area of Root Pruning [Red Cross-hatch]

Scale 1:300 @ A3  
04/2017

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T64

T24

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