

## Arboricultural Impact Assessment

Land at  
Queensway Meadows Industrial Estate  
Meadows Road  
Newport

**Ref:**  
AIA/MRN/01/26

**Date:**  
21<sup>st</sup> January 2026

**Commissioned by:**  
Mr C. Vallely  
on behalf of  
Oak Tyres

**Prepared by**  
S. Shields

## Arboricultural Impact Assessment

Land at  
Queensway Meadows Industrial Estate  
Meadows Road  
Newport

*This Arboricultural Impact Assessment has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.*

Planning permission is being sought to undertake external works to an existing industrial building.

All trees on and immediately adjacent to the development area on the site have been surveyed and assessed in accordance with the recommendations of BS5837: 2012. The survey assessed one individual tree and two groups of trees all C (low value). All other trees on the site are a sufficient distance from the development area and will not be impacted by the work.

The proposed development would require the removal of the trees identified as T1 and in G2 & G3, however these trees currently provide a modest level of internal site amenity but make no meaningful contribution to the wider landscape character or to public amenity and their loss will not have a significantly detrimental impact on the arboricultural resource or amenity of the area and is not contrary to national or local planning policy in respect of trees. It is proposed to off-set the loss of trees through new planting on the site.

*This report, including appendices and attached plans, is the property of Shields Arboricultural Consultancy and is issued for the sole use of the client as identified in section 1.1 on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of Shields Arboricultural Consultancy. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 0100031673.*

| Date                          | Revision |                     |
|-------------------------------|----------|---------------------|
| 21 <sup>st</sup> January 2026 |          | Issued for planning |
|                               |          |                     |
|                               |          |                     |

---

## **Contents**

|             |                                                 |
|-------------|-------------------------------------------------|
| <b>1.0</b>  | <b>Instruction</b>                              |
| <b>2.0</b>  | <b>Scope &amp; Limitations</b>                  |
| <b>3.0</b>  | <b>Statutory Controls &amp; Obligations</b>     |
| <b>4.0</b>  | <b>Site Description</b>                         |
| <b>5.0</b>  | <b>Development Proposal</b>                     |
| <b>6.0</b>  | <b>Tree Assessment &amp; Survey Methodology</b> |
| <b>7.0</b>  | <b>Arboricultural Impact Assessment</b>         |
| <b>8.0</b>  | <b>Arboricultural Operations</b>                |
| <b>9.0</b>  | <b>Arboricultural Method Statement</b>          |
| <b>10.0</b> | <b>Conclusion</b>                               |

---

## **Instruction**

- 1.1 Shields Arboricultural Consultancy received instructions from Mr C. Vallely on behalf of Oak Tyres to prepare a detailed Arboricultural Impact Assessment in respect of the above site. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission discharge of conditions or for or preparing any documents or plans for this or future applications at this site.
- 1.2 Planning permission is being sought to undertake external works to an existing industrial building including the removal of a small number of trees.

## **Scope & Limitations**

- 2.1 The purpose of the report is to assess the environmental and amenity values of all trees on or adjacent to the area affected by the proposed development and is based on a site assessment undertaken 10<sup>th</sup> January 2026 by S. Shields, principal consultant Shields Arboricultural Consultancy. The report will assess the long-term contribution that the trees can make to the area and the arboricultural implications of retaining them and seek to find a satisfactory juxtaposition between the trees and the new development. The report will assess the potential impact that may arise as a result of the proposed construction works and make recommendations for protecting trees, hedges and shrubs where appropriate.
- 2.2 The report is prepared in accordance with the recommendations of the British Standard Document BS 5837: 2012 'Trees in Relation to Construction'.
- 2.3 This report is not an ecological assessment and does not identify habitats or constitute a protected species survey.

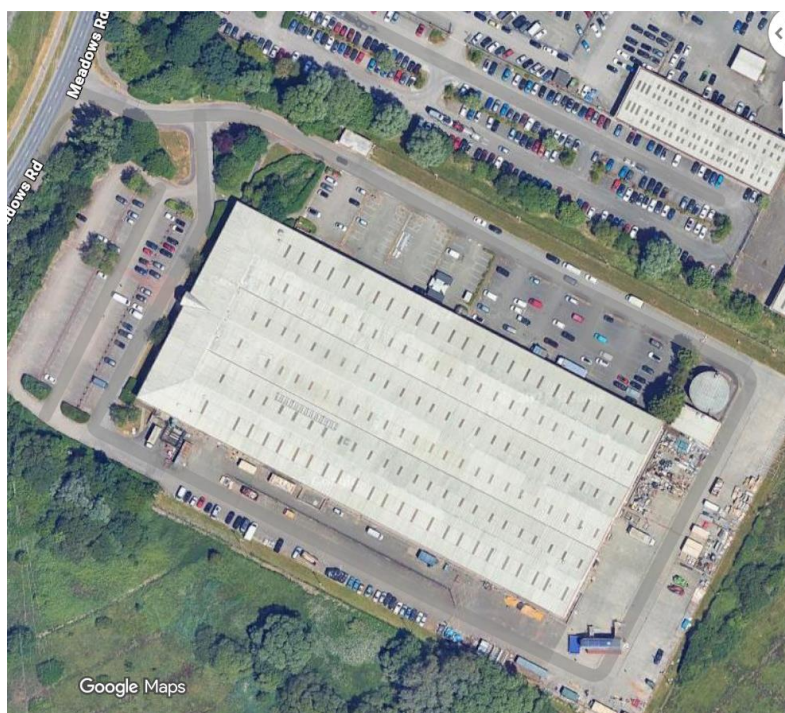
## **Statutory Controls & Obligations**

- 3.1 Forestry Act; the felling of trees is controlled by the Forestry Act, which requires that a felling licence is obtained prior to cutting down any trees. The Forestry Act does not apply to the felling of trees growing within an orchard, private garden, churchyard or public open space. Natural Resources Wales has the responsibility for enforcing the Forestry Act.
- 3.2 Tree Preservation Orders & Conservation Areas; Local Authorities have specific powers under the Town & Country Planning Act 1990 as amended, to protect trees through the use of Tree Preservation Orders. Where trees are protected under such orders it is a criminal offence (subject to any exemptions for which provision may be made by the act or order) to undertake, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. Similar controls apply to all trees growing within a designated Conservation Area.

- 3.3 Bats, wild birds and other protected species; The Wildlife & Countryside Act & the Conservation (Natural Habitats & C.) Regulations make it an offence to disturb or destroy bats and bat roosts and wild birds and their nests. Other species of plant and animal are also protected. These creatures often inhabit trees and sufficient care must be taken to ensure they are not affected during forestry and arboricultural works.

### **Site description**

- 4.1 The site is a large industrial building and car parking area located off Meadows Road in the Queensway Meadows Industrial Estate to the southeast of the town of Newport. Access to the site is via an internal site road from Meadows Road. The site has boundaries with the industrial area to the north and west and with open countryside to the south and east.
- 4.2 The site extends to 3.9 hectares, is predominantly level and at an elevation of 6m AOD. The site is moderately exposed and coastal.



Imagery ©2026 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Maxar Technologies, Map data ©2026 20 m

- 4.3 The site is mainly set to hard standing with small groups of trees within landscape beds in the parking area. There are groups of trees around the boundary including linear groups of mature mixed broadleaves to adjacent to Meadows Road and along the north boundary with the neighbouring site.
- 4.4 The site is set to hard standing with soft landscape beds in the parking area and along the north boundary. The soils appeared to be free draining cultivated brown earth and geological maps indicate tidal flat deposits of course grain clays over a mudstone bedrock. The existing hard standing is a significant impediment to root development.

---

## **Development Proposal**

- 5.1 Planning permission is being sought for external works to the existing building.

## **Tree Survey Methodology**

- 6.1 All trees within and adjacent to the site have been assessed where they are within 15 m of any area that may be disturbed as a result of the proposed development and have a stem diameter over 75mm at 1.5 metres. Measurements have been taken in accordance with the procedures and protocols set out in BS 5837: 2012 and the Forest Mensuration Handbook. Height measurements are approximate unless otherwise stated. Trees have been assessed as individuals, groups or woodlands as appropriate. Where access to trees has been restricted, either as a result of their situation on private land or where vegetation or ground conditions are unfavourable, an estimation of trunk diameter has been made. This entails using a set of callipers to approximate the measurement. Estimates are rounded up to provide a margin. This technique has only been used where there is a sufficient buffer between the RPAs and any area disturbed by development. Where trees are in woodlands or groups only the outside edge trees are assessed unless there are larger trees with RPAs or crowns that would overlap the edge trees.
- 6.2 BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

**Category A:** Trees of high quality with an estimated life expectancy of at least 40 years.

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

**Category B:** Trees of moderate quality with an estimated lifespan of at least 20 years.

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

**Category C:** Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

- 1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- 2 Trees present in groups of woodlands, but without this conferring on them significantly greater collective landscape value; and/or tree offering low or only temporary/transient landscape benefits.
- 3 Trees with no material conservation or other cultural value.

**Category U:** Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.

The most significant or valuable trees are placed in the categories, A & B. Site design should make provision to retain trees in these categories and most Local Planning Authorities will insist upon this (or in exceptional circumstances will require that significant compensation planting is incorporated into the design), whilst trees that should not be a constraint to development are recorded with a C category. Trees categorised as U are in a poor condition and should be removed prior to the commencement of work.

*NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

- 6.3 Where trees are to be retained, it is necessary to ensure that they are suitably protected to avoid damage during the construction phase of the development. It is also important to consider any long term implications, such as issues with shading or leaf litter that may arise as a result of tree retention.
- 6.4 To ensure that trees are not adversely affected by the construction works it is necessary to:
  - a. The avoidance of physical damage to the aerial parts of the trees (i.e. Impact and other damage to trunk and branches)
  - b. The avoidance of damage to retained trees as a result of the severance or other physical damage to their roots
  - c. Preserve of the character of the soil, through the avoidance of any activity that would cause it to become compacted or otherwise disturbed or disrupted, and to avoid contamination by potentially harmful substances
  - d. To ensure free gaseous exchange is permitted between the upper layers of soil and the atmosphere
  - e. To ensure adequate (but not excessive) water supply to the soil and hence to tree roots

This would normally be achieved by establishing an area, known as a construction exclusion zone (CEZ) around each tree. The CEZ is derived from the root protection area (RPA) and the crown spread of

the tree. The RPA represents the area occupied by the tree's root system and is calculated for each tree based on its stem diameter and the ground conditions present taking account of and any impediment to rooting. The RPA should represent the most probable position of the tree's root system.

The CEZ must be considered sacrosanct and be maintained completely undisturbed. No construction should take place within this area and it should not be used for storage of materials or fuels. Access for vehicles machinery or personnel is prohibited and to ensure that it is not damaged by construction activity it must be suitably protected during the construction phase, using robust fencing or alternative ground protection methods, to prevent disturbance and damage occurring.

- 6.5 A rise or reduction in soil level can have major implications on the longevity and health of the trees. Minor changes (up to 100mm) can be tolerated in some cases, but is heavily dependent on tree species, condition and growing environment. Existing ground levels within RPAs should be respected as far as is reasonably practicable. The advice of the project arboriculturalist should be sought if level changes are required.
- 6.6 In addition to the implications that a new development may have for existing trees it is also important to assess any long-term issues or concerns that may arise as a result of retaining trees close to a new dwelling or structure. This can include problems associated with leaf litter and other debris that may fall from trees, the potential that a tree has to cause damage to a structure in the future, any on-going maintenance requirements that may arise and the level of shade that the tree may cast, it is particularly important to consider the effects of shading where trees are to the south of houses and gardens. Trees can also cause feelings of apprehension to the occupiers of nearby buildings and can have an over-bearing impact on a property if adequate space is not provided.
- 6.7 Buffer zones and structural stand-offs are advised for continuous canopy tree groups and woodlands along with trees and woodlands of high value. These zones are influenced by numerous factors beyond the provision of sufficient space for future growth. Depending on the development objectives these can include the provision of a safe falling distance for edge trees, prevention of overshadowing, provision of an ecological buffer zone, prevention of fragmentation of group/woodland compartments, and prevention of direct tree root or habitat damage. The following text is taken from the Standing Advice produced by the Forestry Commission and Natural England as included in the National Planning Policy Guidance:

*'A buffer zone's purpose is to protect ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development'.*

**Ancient woodland buffer**

*'For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic'.*

**Ancient and veteran tree buffer**

*'A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter'.*

- 6.8 The report assesses all trees with regard to their size, position and natural characteristics, and taking into account of their future growth makes provides recommendations as to their long-term suitability for retention.

**Arboricultural Assessment**

- 7.1 Full details of the tree surveyed are provided in appendix A. and their relative positions, crown spreads, root protection areas are indicated on the attached plans.
- 7.2 No checks have been undertaken to establish the status of the trees with regards to Tree Preservation Orders or Conservation Areas, however all the trees may be subject to the Forestry Act (see section 3.1) and some hedges subject to the Hedgerow regulations (see section 3.3). No trees or hedges should be felled, lopped, topped or in otherwise removed or damaged without prior permission from the relevant authority.
- 7.3 The survey recorded one individual tree and two groups of trees, which are categorised as follows:

| Category                                                                                                                                                                                                                                                                                                | Quantity |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Category A:</b> Trees of high quality with an estimated life expectancy of at least 40 years.                                                                                                                                                                                                        | <b>0</b> |
| <b>Category B:</b> Trees of moderate quality with an estimated lifespan of at least 20 years.                                                                                                                                                                                                           | <b>0</b> |
| <b>Category C:</b> Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.                                                                                                                                                                | <b>3</b> |
| <b>Category U:</b> Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons. NB. Category U trees can have an existing or potential conservation value which it might be desirable to preserve. | <b>0</b> |

**Arboricultural merits and the significance of the trees in the landscape**

- 7.4 The arboricultural resource within the site comprises predominantly ornamental tree species arranged in small landscape groups within the

car park and in close proximity to the existing building, consistent with planned landscape planting associated with the original development. These trees provide a localised visual softening of the built form and parking areas; however, their amenity and landscape value is largely confined to the interior of the site and they make a limited contribution to the wider landscape character.

- 7.5 The site as a whole is well contained and effectively screened from external and public viewpoints by more substantial linear groups of trees along the northern and western boundaries, as illustrated on the accompanying aerial photograph. These boundary tree belts form the principal arboricultural and landscape feature of the site, providing visual enclosure and mitigating views of the development within the broader landscape context.
- 7.6 A number of the trees are exhibiting signs of decline, potentially attributable to restricted soil volumes and sub-optimal growing conditions. In addition, several ash trees are present within the groups, which are inherently vulnerable to ash dieback. In this context, it would be prudent to consider the phased removal and replacement of affected and vulnerable specimens as part of a coordinated landscape strategy and the long-term management and sustainability of the site's arboricultural resource.

#### *Veteran Trees, Ancient Woodlands, Protected Trees*

- 7.7 Trees that are particularly notable as high-value trees such as ancient trees/woodland or veteran trees. Such trees may be regarded as the principal arboricultural features of a site and pose a significant constraint to potential development.
- 7.8 A search of the ancient tree inventory <https://ati.woodlandtrust.org.uk/> and the Lle database [Lle - Ancient Woodland Inventory 2021 \(gov.wales\)](https://gov.wales) indicate that there are no veteran trees on the site and no ancient woodland sites within 500 metres of the site.

#### *Pests and Diseases*

- 7.9 Tree pests and diseases are part of a balanced ecosystem and dead, dying and diseased wood is a natural process providing an important contribution to habitat biodiversity. However, in recent years there have been an increasing number of new and serious pests and diseases affecting tree populations across the UK and regular monitoring is essential to check for their presence. Chalara dieback of Ash, Acute/Chronic Oak Decline, Horse Chestnut Bleeding Canker and Phytophthora, are now widely established. These diseases can kill or weaken trees quite rapidly and it will be important to carefully monitor them in order to inform management decisions over the coming years. There are a number of ash trees across the site which are vulnerable to ash dieback.

---

## Policy Considerations

### 7.10 Section 6.4.24 – 6.4.26 of Planning Policy Wales states that:

*‘Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade and shelter, a sustainable energy source and building materials. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.’*

*‘Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard, where appropriate, to local authority tree strategies or SPG. Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.’*

*‘Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection should prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory.’*

*‘The protection and planting of trees and hedgerows should be delivered, where appropriate, through locally specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs). They should also be incorporated into Green Infrastructure Assessments and plans.’*

### 7.11 Newport City Council has adopted a Supplementary Planning Guidance (SPG) “Trees, Woodlands and Hedgerows and Development Sites” [Tree SPG - Post Consultation Adopted Version January 2017](#). This guidance is designed to help create high quality and sustainable urban and rural landscapes where trees, woodlands and hedges are a key element. Trees, woodlands and hedgerows are important features of an overall design of a development site.

**Design Considerations - General**

- 7.12 The site design should, where possible, seek to incorporate all significant trees and features, into the layout and provide space for the planting of new trees where required to mitigate the effects of the development. In this case all existing trees should be retained.
- 7.13 The starting point of Site Layout Design should be to avoid the RPA of retained trees and provide suitable clearance from above ground constraints [tree canopies]. Where possible building lines should be at least 2m outside the RPA to provide working space for construction. However, protection measures can be taken if such clearance is not achievable.
- 7.14 Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures such as foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.
- 7.15 Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems and bridging systems that enable hard surfaces to be built above existing soil levels are acceptable methods subject to site-specific soil conditions.
- 7.16 Service runs should be routed outside RPAs of trees, where this cannot be achieved, a specialist method of installation can be used, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.
- 7.17 Where tree loss is unavoidable, replacement planting can ensure the continuity of tree cover where tree removal is unavoidable or desirable. Off-site provision may be considered in some circumstances, but this will require negotiation with the local planning authority.
- 7.18 In addition to the ensuring that the trees are not damaged by the construction process, consideration should also be given to the future implications associated with the retention of the trees in the terms of their influence on the new site use.

**Arboricultural Impact**

| Impact                               | Category A | Category B | Category C | Category U |
|--------------------------------------|------------|------------|------------|------------|
| <b>Tree Removal</b>                  |            |            | T1, G2, G3 |            |
| <b>Facilitative Pruning Required</b> |            |            |            |            |
| <b>RPA Encroachment</b>              |            |            |            |            |
| <b>Potential Shading</b>             |            |            |            |            |
| <b>Proximity Issues</b>              |            |            |            |            |

- 7.19 The proposed development is confined to a relatively small area of the site, affecting the northern elevation of the existing building at its north-east corner. The only trees within influencing distance of the works are

those within the adjacent landscape group, identified as T1, G2 and G3. These trees are of limited arboricultural quality, are in close proximity to and adversely affecting the existing building, and are approaching the end of their safe useful life expectancy in this location.

- 7.20 It is therefore proposed that these trees be removed, with the resultant loss of localised amenity appropriately offset through replacement planting elsewhere within the site. The trees currently provide a modest level of internal site amenity but make no meaningful contribution to the wider landscape character or to public amenity. All other trees on and adjacent to the site are to be retained and are a sufficient distance from the development area to ensure that they are not impacted.

### *Landscaping*

- 7.21 There is a soft landscape strip along the north boundary of the site. It is proposed to undertake landscape planting on this strip to mitigate the loss of trees. This could include a native species hedgerow and individual amenity trees, preferably with upright, columnar crowns, such as Callery Pear - *Pyrus calleryana* 'Chanticleer' – or similar species, to create an avenue affect. Landscape planting could be secured through an appropriately worded condition should planning permission be granted.

### **Arboricultural Operations**

**Permission to remove any tree must be obtained from the Local Planning Authority and must not be undertaken until a Full Planning Permission has been granted and all pre-commencement conditions have been discharged. In cases where trees are protected by Tree Preservation Orders or Conservation Areas additional consent may be required.**

- 8.1 The proposal require tree work, subject to obtaining any required permissions it is recommended that the work should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000 000. All operators must hold relevant NPTC certificates. A site-specific risk assessment must be prepared and operators must work to a health and safety method statement. The use of Arboricultural Association Approved Contractors [www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons](http://www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons) is recommended.
- 8.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.
- 8.3 The contractor undertaking the work is required to ensure that an emergency spill kit, suitable for use with all fuels, oils and chemicals brought on to site is available during all operations.

### *Tree Removal Specification*

- 8.4 One tree and two groups of trees are to be removed from the site, T1, G2, G3. These are identified in the Tree Constraints Plan. All work must comply with BS 3998:2010 where appropriate.

---

## **Arboricultural Method Statement**

- 9.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.
- 9.2 The nature of the site and the locations of the retained trees is such that a tree protection plan is not required. The following method statement provides general tree protection details.
- 9.3 Copies of the AMS must be available on-site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.
- 9.4 The retained trees are located in landscape beds or off-site that are a significant distance from the work areas. The landscape beds and boundary fencing offer natural protection to the trees and further barriers are not considered necessary.
- 9.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections (see 9.17).
- 9.6 All measurements are given in metric using standard abbreviations.

### *Fencing and Ground Protection*

- 9.7 No protective fencing is required at this site as the trees are already protected by the existing hard standing. However the following specification can be used to provide a work site compound to prevent access to areas of the site where trees are present if desired or requested by the LPA.
- 9.8 Protective fencing will comprise herras fencing or as agreed with the Local Planning Authority.
- 9.9 Ground protection is not required on this site.
- 9.10 If used, any tree protection fencing must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.
- 9.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the PA.

### *General Precautions*

- 9.12 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the trunk of a tree that is to be retained or within any part of the CEZ. Spills kits, suitable for the type fluids, fuels and chemicals stored on site must be available on site and site operatives must have training in their use.
- 9.13 No fires will be lit within 20m of the trunk of any tree that is to be retained.
- 9.14 Storage and mixing areas, contactor parking and all site huts must be outside the PA.

- 9.15 Access to the work area is via the main site entrance and must not traverse the PA.
- 9.16 All service and drainage routes, below or above ground must avoid the PA. All services are to be installed in accordance with NJUG volume 4 Guidelines.
- 9.17 To ensure that all tree protection measures are properly installed and maintained the site shall be monitored by Shields Arboricultural Consultancy to the following schedule. Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit. All tree protection measures must remain in place until development work is completed and only removed after receiving written confirmation from the LPA.

#### *Schedule of Inspection*

1. TBA
- 9.18 Prior to the commencement on site of any work, a competent person is to be appointed to monitor the day-to-day activities on site. In the case of a tree being damaged or where an unexpected event arises it will be for this person to contact Shields Arboricultural Consultancy to seek advice on contingency measures.

#### **Conclusion**

- 10.1 The proposed development has been designed in accordance with the principles set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, ensuring the protection of the site's arboricultural resource. No significant adverse impact on public amenity is anticipated. The development is fully compliant with national and local planning policies concerning the retention and protection of trees.

**S.J.A. Shields**

**Uni Cert For. & F.P. (Bangor)**  
**P. Dip. Arb. (RFS), MSc. Arb. & Urban For. (UCLan)**  
**M.Arbor.A, MICFor.**  
**Chartered Forester**

**21<sup>st</sup> January 2026**

## Arboricultural Assessment

| Ref. No. | Species                                       | Top Height | Stem Dia mm       | N | E | S   | W   | CC | Age | Rem Cont. | Cat. | RPA m <sup>2</sup> | Notes                                                                                                                                                                          | AIA                                                                                                                                                                                                                                                               |
|----------|-----------------------------------------------|------------|-------------------|---|---|-----|-----|----|-----|-----------|------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T1       | X Cupressocyparis leylandii (Leyland Cypress) | 18         | 430<br>310<br>400 | 6 | 5 | 4.4 | 5.4 | 5  | EM  | 20+       | C1   | 200                | <b>Condition:</b> Fair<br><b>Notes:</b> Multi-stem tree growing in landscape area within car park. RPA restricted by ground conditions.                                        | Minor specimen forming part of background landscape within the site without providing any special amenity to the wider area. Proposed for removal to facilitate the proposed development. The loss of amenity will be mitigated through new planting on the site. |
| G2       | X Cupressocyparis leylandii (Leyland Cypress) | 17         | 500               | 6 | 6 | 6   | 6   | 0  | M   | 20+       | C2   | 113                | <b>Condition:</b> Fair<br><b>Notes:</b> Group of two trees growing in landscape area within car park. RPA restricted by ground conditions. Branches encroaching upon building. | Minor specimens forming part of background landscape within the site without providing any special amenity to the wider area. Proposed for removal to facilitate the proposed                                                                                     |

|    |                                                                 |    |     |   |   |   |   |   |   |     |    |    |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                    |
|----|-----------------------------------------------------------------|----|-----|---|---|---|---|---|---|-----|----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                 |    |     |   |   |   |   |   |   |     |    |    |                                                                                                                                                                                 | development.<br>The loss of amenity will be mitigated through new planting on the site.                                                                                                                                                                            |
| G3 | Fraxinus excelsior<br>(Ash)<br>Betula pendula<br>(Silver Birch) | 11 | 260 | 3 | 3 | 3 | 3 | 1 | M | 20+ | C2 | 31 | <b>Condition:</b> Fair<br><br><b>Notes:</b> Mixed group of trees growing in landscape area within car park. RPA restricted by ground conditions. Ash vulnerable to ash dieback. | Minor specimens forming part of background landscape within the site without providing any special amenity to the wider area. Proposed for removal to facilitate the proposed development. The loss of amenity will be mitigated through new planting on the site. |

## Notes

**BS 5837: 2012** provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

**Category A:** Trees of high quality with an estimated life expectancy of at least 40 years.

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

**Category B:** Trees of moderate quality with an estimated lifespan of at least 20 years

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

**Category C:** Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

**Category U:** Trees in such a condition that they cannot realistically be retained as living in the context of the current land use for longer than 10 years. *NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

Bat potential has been assessed in accordance with the guidance provided in BS 8596:2015 and is at the level of a non-specialist scoping survey. This assessment is for preliminary advice and does not negate the requirement for a specialist ecological survey

## Key

|                   |                                                                                                                                                                                                                                                                               |                   |                                        |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------|
| <b>Tag No</b>     | Identification number for tree                                                                                                                                                                                                                                                | <b>Species</b>    | Species of tree                        |
| <b>Top Height</b> | Estimated height of tree                                                                                                                                                                                                                                                      | <b>Stem Dia.</b>  | Diameter of stem at 1.5 metres         |
| <b>Stems</b>      | Number of stems                                                                                                                                                                                                                                                               | <b>N, E, S, W</b> | Crown spread at compass points         |
| <b>CC</b>         | Crown Clearance                                                                                                                                                                                                                                                               | <b>FSB</b>        | Direction of first significant branch  |
| <b>Rem. Cont</b>  | Remaining safe life expectancy in years                                                                                                                                                                                                                                       | <b>RPA</b>        | Root protection area in m <sup>2</sup> |
| <b>Cat.</b>       | BS Category (see above)                                                                                                                                                                                                                                                       | <b>AIA</b>        | Arboricultural Implication Assessment  |
| <b>Age</b>        | <b>Y -</b> Young Trees<br><b>SM</b> Semi Mature<br><b>EM</b> Early Mature<br><b>M</b> Mature<br><b>LM</b> Late Mature exceeds normal life expectancy for species<br><b>VET</b> Veteran Tree                                                                                   |                   |                                        |
| <b>Condition</b>  | <b>Good</b> Relatively free from defects and / or major pests and diseases<br><b>Fair</b> Some defects, which could be addressed through tree surgery or minor pests or early symptoms of diseases<br><b>Poor</b> Substantial defects or terminal decline<br><b>Dead</b> Dead |                   |                                        |

*Dimensions and measurements given in Italics are estimated*

Queensway Meadows Industrial Estate  
Meadows Road  
Newport



## Cat C Tree

RPA Cat C

Drawn By: S. Shields

Date: 20th January 2026

Do not scale from this drawing all dimensions to be checked on site

Drawing is colour coded and a monochrome copy should not be relied upon

© Shields Arboricultural Consultancy  
© Crown copyright and database rights 2026



T1, G2, G3



G2