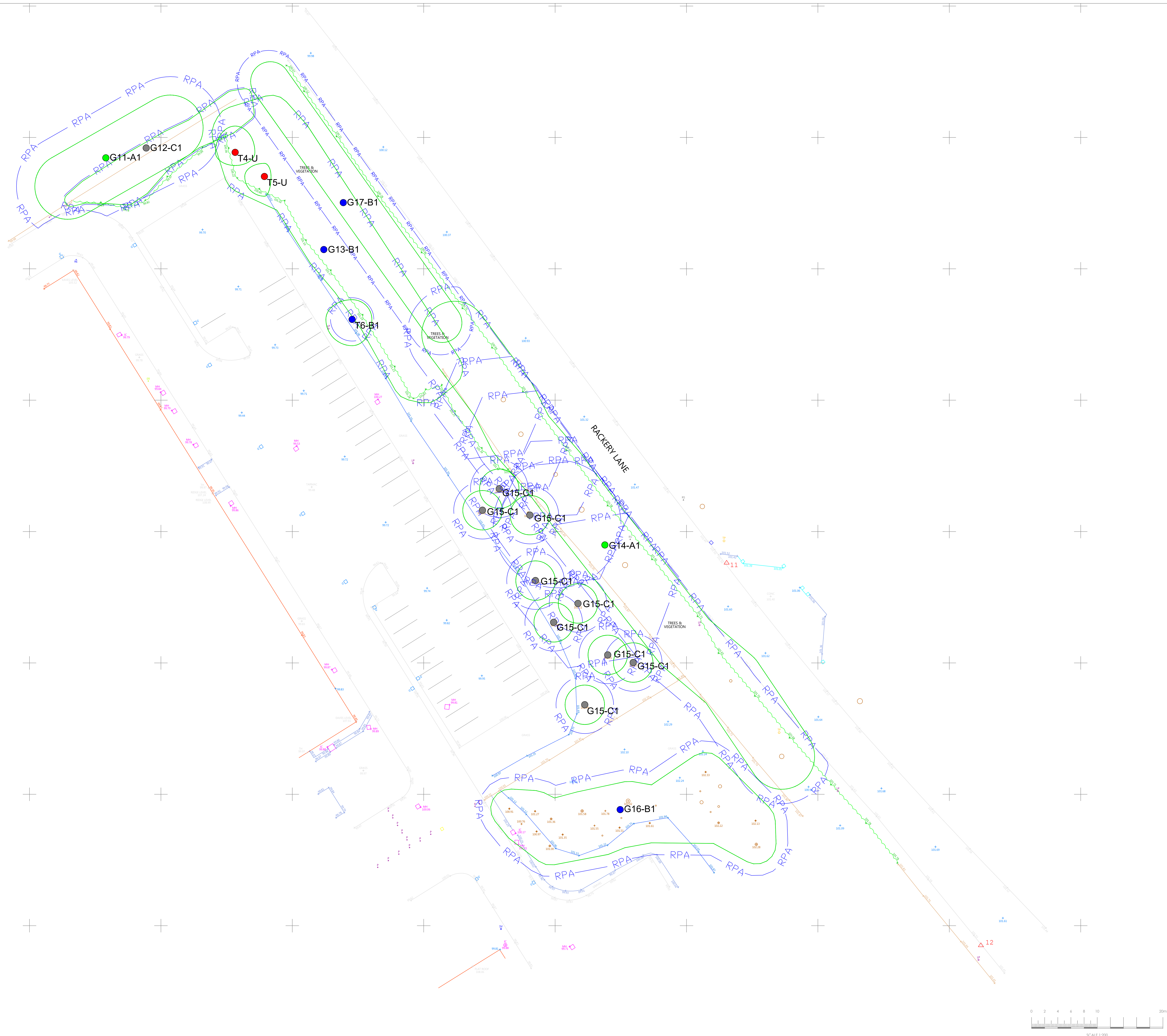


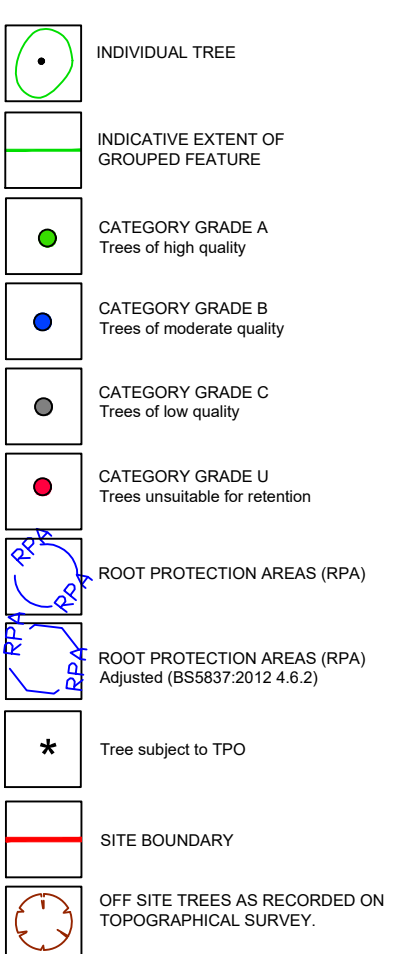


This survey has been produced at the survey scale detailed below with its accuracy commensurate with the indicated scale and should only be used for its original intended purposes. Any scaling should only be undertaken using a stable media print produced using the original data. The plotter scale may differ (for presentation purposes) from the survey scale.

It is for the use *only* of the party in whom it has been addressed and no responsibility is accepted by any third party for the whole or part of its contents. This survey has been prepared on the basis that all information and facts, which may affect the survey, have been disclosed to AGS Consulting by all parties concerned and no liability, nor responsibility can be accepted, unless full disclosure has been made.

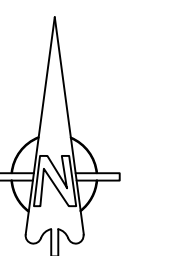
All lease features that were visible at the time of the survey have been located, however there may have been items obscured.

Arboricultural Legend (where applicable)



TREE CANOPIES:
These canopies have been measured

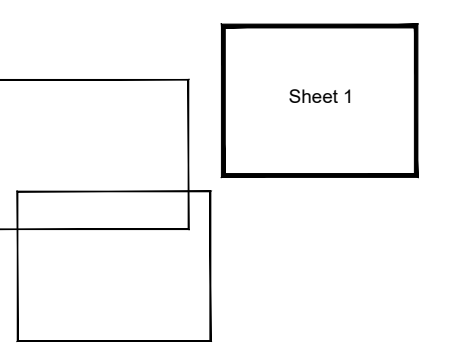
ROOT PROTECTION AREA (RPA)
Root Protection Areas are calculated in accordance with BS5837: 2012. The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where protection of the roots and soil structure is to be treated as a priority. (Refer to main report for further details).



General Notes

- The aboriginal survey is based on the supplied OSMM/topographical survey. This may contain inaccurate information.
- The accuracy of the tree/freeline location cannot be guaranteed.
- All arrows on steps / ramps etc indicate an UP direction unless otherwise stated.
- Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
- Site traffic or obstructions encountered at the time of the survey may have resulted in tree/shrub features being omitted.

Survey Control



Rev	Date	Description	CAD

ACS Consulting Booths Park Chalfont Road Kingsford WA16 8JS 01906 759422 mail@acsconsulting.co.uk	ACS Consulting 272 Bath Street Glasgow G2 4JR 0141 354 1633 glasgow@acsconsulting.co.uk
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Arboricultural Survey

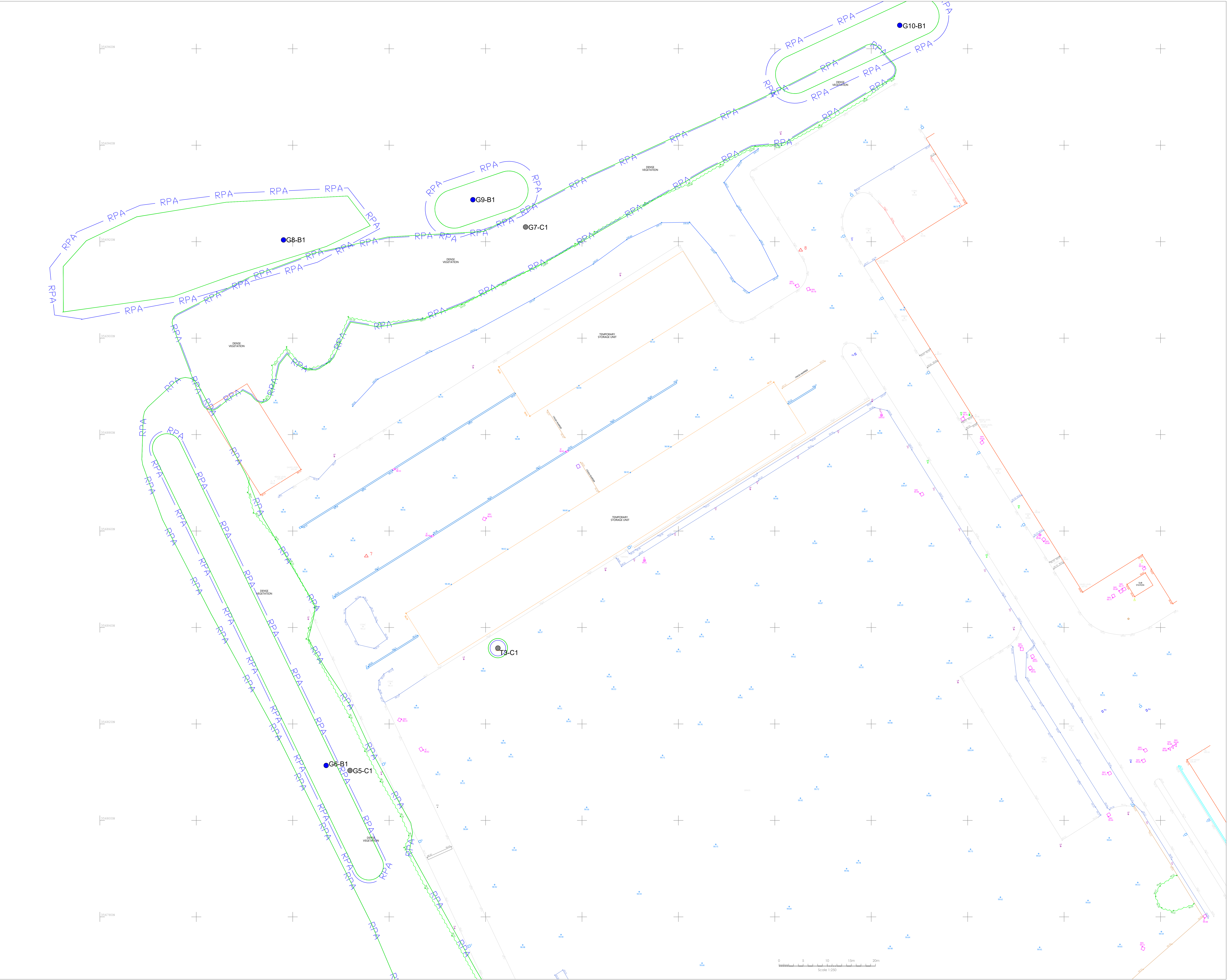
H Pack

Davy Way, Llay

Planning

Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:
Date of Issue:	Aug 2022	ACS Ref No: TCP/4682/Y/100	

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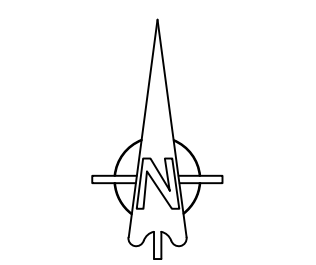


This survey has been produced at the surveyor's discretion and is not intended to be used for any other purpose than the one for which it was produced. The surveyor is not responsible for any errors or omissions in the survey or for any damage or loss resulting from the use of the survey. It is to be used only for the purpose for which it was produced and is not to be used for any other purpose. The surveyor is not responsible for any errors or omissions in the survey or for any damage or loss resulting from the use of the survey. All measurements are to be taken from the datum of the survey and are not to be taken from any other datum. All measurements are to be taken from the datum of the survey and are not to be taken from any other datum. All measurements are to be taken from the datum of the survey and are not to be taken from any other datum.

Arboricultural Legend

- INDIVIDUAL TREE
- INDICATIVE EXTENT OF GROUPED FEATURE
- CATEGORY GRADE A
Trees of high quality
- CATEGORY GRADE B
Trees of moderate quality
- CATEGORY GRADE C
Trees of low quality
- CATEGORY GRADE U
Trees unsuitable for retention
- ROOT PROTECTION AREAS (RPA)
- ROOT PROTECTION AREAS (RPA)
- Tree subject to TPO
- SITE BOUNDARY
- OFF SITE TREES AS RECORDED ON TOPOGRAPHICAL SURVEY

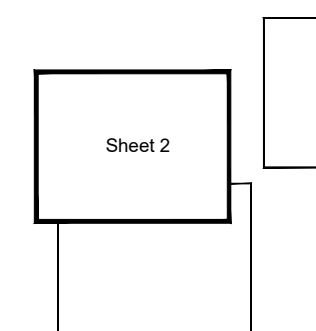
TREE CANOPIES
Tree canopies have been measured and plotted at their cardinal points for clarity and presentation purposes.
ROOT PROTECTION AREAS (RPA)
Root Protection Areas are calculated in accordance with BS5837:2012. The Root Protection Area (RPA) is a circular design tool indicating the minimum area around a tree deemed to contain sufficient roots and canopy volume to maintain the tree's viability and where preservation of the tree will not be considered to be treated as a priority. (Refer to main report for further details)



General Notes

- The arboricultural survey is based on the supplied OSMM/topographical survey. This may contain inaccurate information.
- The accuracy of the tree/feature location cannot be guaranteed.
- All arrows on steps / ramps etc indicate an L/R direction unless otherwise stated.
- Contours are shown on site detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
- Site traffic or obstructions encountered at the time of the survey may have resulted in tree/shrub features being omitted.

Survey Control



Rev	Date	Description	CAD

ACS Consulting Booths Park Chester Road Warrington WA14 6JG 01909 705422 info@acsconsulting.co.uk	ACS Consulting 212 East Street Glasgow G2 4JF 0141 284 1833 glasgow@acsconsulting.co.uk
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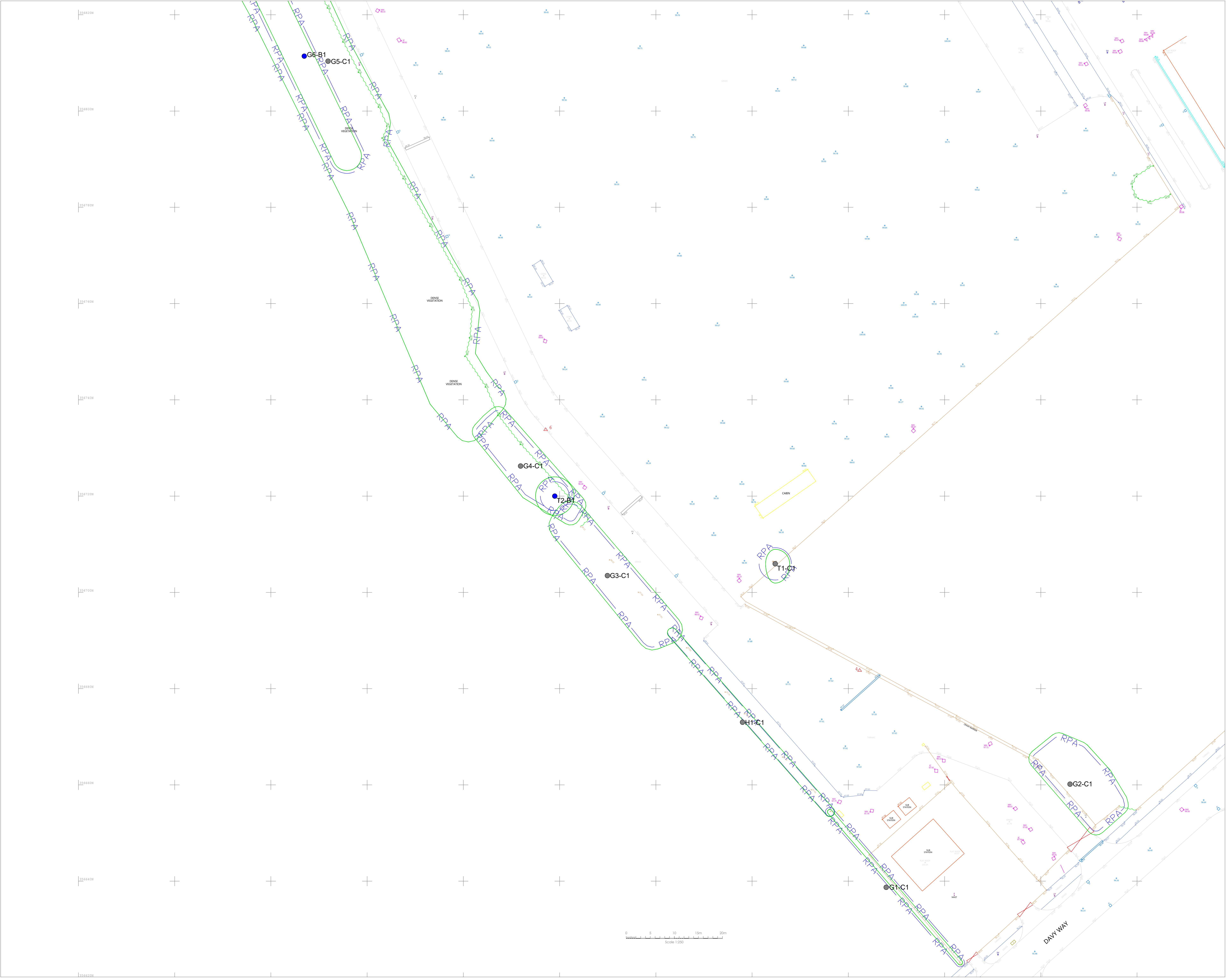
Arboricultural Survey

H Pack

Davy Way, Llay

Planning

Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:
Date of Issue:	Aug 2022	ACS Ref No: TCP/4682/Y/100	



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It is to be used only for the purpose for which it has been prepared and no responsibility is accepted in any other way for the whole or part of its contents. The surveyor does not accept any liability for any errors or omissions in the survey or for any damage or loss arising from the use of the survey. The surveyor is not responsible for any damage or loss arising from the use of the survey.

All measurements are taken at the time of the survey and are not to be used for any other purpose. The surveyor does not accept any liability for any errors or omissions in the survey or for any damage or loss arising from the use of the survey. The surveyor is not responsible for any damage or loss arising from the use of the survey.

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Arboricultural Legend (where applicable)

- INDIVIDUAL TREE
- INDICATIVE EXTENT OF GROUPED FEATURE
- CATEGORY GRADE A
Trees of high quality
- CATEGORY GRADE B
Trees of moderate quality
- CATEGORY GRADE C
Trees of low quality
- CATEGORY GRADE U
Trees unsuitable for retention
- ROOT PROTECTION AREAS (RPA)
- ROOT PROTECTION AREAS (RPA)
Adjusted (BS5837:2012 4.8.2)
- Tree subject to TPO
- SITE BOUNDARY
- OFF SITE TREES AS RECORDED ON TOPOGRAPHICAL SURVEY

TREE CANDIDIES
Tree locations have been measured and plotted at their cardinal points for clarity and presentation purposes.

ROOT PROTECTION AREAS (RPA)
Root Protection Areas are calculated in accordance with BS5837:2012. The Root Protection Area (RPA) is a circular design that indicates the minimum area around a tree deemed to contain sufficient roots and healthy tissue to maintain the tree's stability and where retention of the tree and soil structure is to be treated as a priority. (Refer to main report for further details).

General Notes

- The arboricultural survey is based on the supplied OSMM/topographical survey. This may contain inaccurate information.
- The accuracy of the tree/feature location cannot be guaranteed.
- All arrows on steps / ramps etc indicate an UP direction unless otherwise stated.
- Contours are shown on soil detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
- Site traffic or obstructions encountered at the time of the survey may have resulted in tree/shrub features being omitted.

Survey Control

Rev	Date	Description	CAD

ACS Consulting
Booths Park
Chesham Road
Wotton Bassett
W16 8GS
01609 750422
info@acsconsulting.co.uk

ACS Consulting
272 Bath Street
Glasgow
G2 4LN
0141 324 1833
glasgow@acsconsulting.co.uk

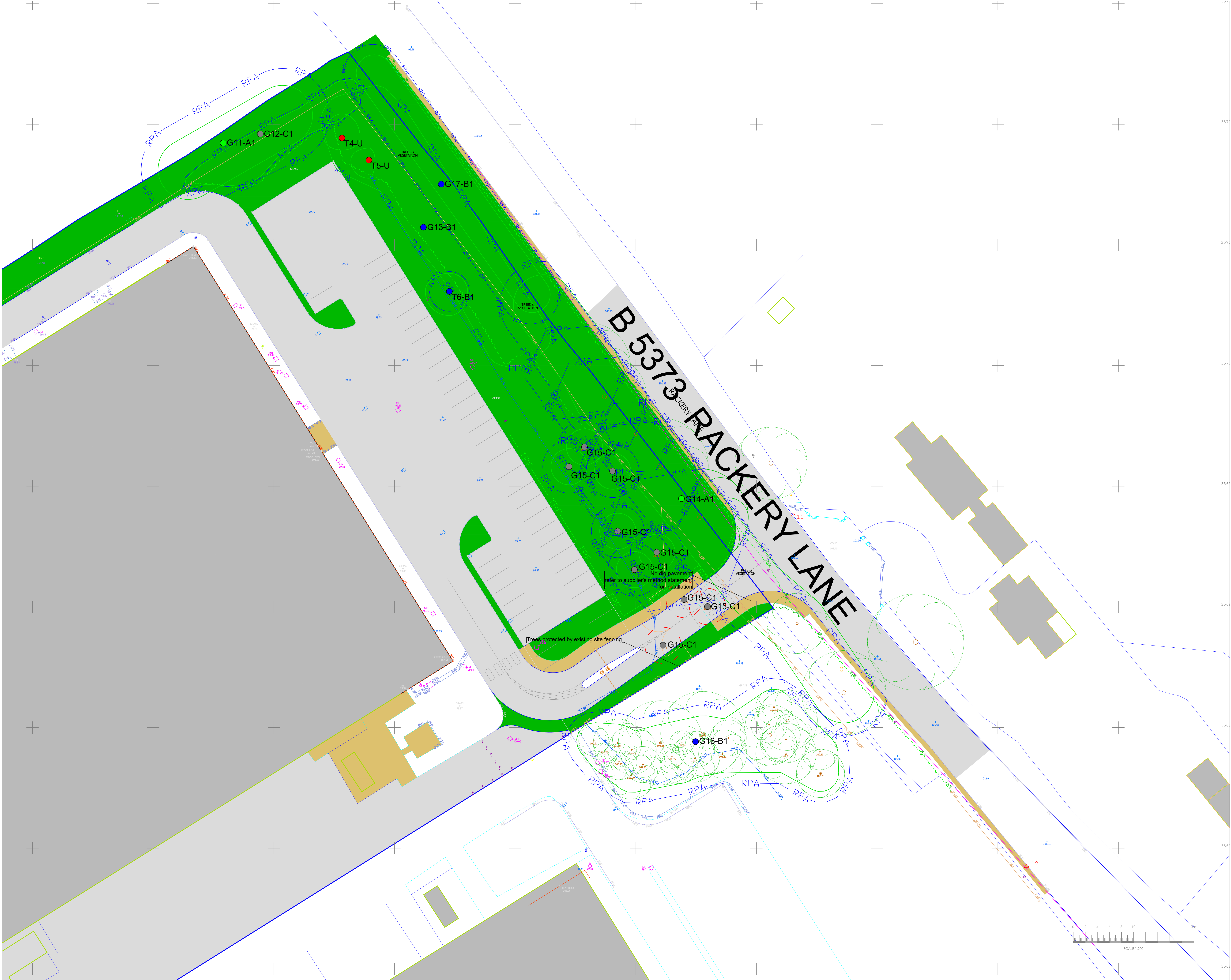
Arboricultural Survey

H Pack

Davy Way, Llay

Planning

Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:
Date of Issue:	Aug 2022	ACS Ref No: TCP/4682/Y/100	



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This survey has been prepared at the survey date indicated on the drawing. It is the responsibility of the client to ensure that the information is used for the intended purpose. Any survey must only be undertaken using a suitable method and must be undertaken using the original data. The client must ensure that the survey is undertaken using a suitable method and must be undertaken using the original data.

It is the responsibility of the client to ensure that the survey is undertaken using a suitable method and must be undertaken using the original data. The client must ensure that the survey is undertaken using a suitable method and must be undertaken using the original data.

All the data in this drawing is the property of ACS Consulting and any other information should be referred to ACS Consulting.

Arboricultural Legend

TREES, GROUPS OR HEDGES TO BE RETAINED

TREES, GROUPS OR HEDGES TO BE REMOVED

ROOT PROTECTION AREAS (RPA)

TREE PROTECTION FENCING (TPF)

TREE PROTECTION FENCING ADJUSTED (TPF)

TIMBER BOX PROTECTION

TEMPORARY GROUND PROTECTION

NOTES

- TREE CANOPIES HAVE BEEN MEASURED AND PLOTTED AT THEIR CARDINAL POINTS FOR CLARITY AND PRESENTATION PURPOSES.
- THE LOCATION AND ATTRIBUTES OF OFF-SITE TREES HAVE BEEN APPROXIMATED UNLESS OTHERWISE STATED.
- THE ROOT PROTECTION AREA (RPA) IS A LAYOUT DESIGN TOOL INDICATING THE MINIMUM AREA AROUND A TREE DEEMED TO CONTAIN SUFFICIENT ROOTS AND ROOTING VOLUME TO MAINTAIN THE TREE'S VIABILITY AND WHERE PROTECTION OF THE ROOTS AND SUBSTRUCTURE IS TO BE TREATED AS A PRIORITY. (REFER TO MAIN REPORT FOR FURTHER DETAILS).
- SITE TRAFFIC OR OBSTRUCTIONS ENCOUNTERED AT THE TIME OF THE SURVEY MAY HAVE RESULTED IN ARBOREAL FEATURES BEING OMITTED OR THEIR ATTRIBUTES BEING APPROXIMATED.
- TREE WORKS ARE TO BE UNDERTAKEN BY QUALIFIED CONTRACTORS TO BS5839:2012.
- TREES ARE TO BE RISK ASSESSED FOR NESTING BIRDS AND BATS.
- THE ARBOREAL SURVEY IS BASED ON THE SUPPLIED TOPOGRAPHICAL SURVEY. THE LOCATION OF FEATURES SHOWN HAS NOT BEEN CHECKED.
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS ARE IN COORDINATES UNLESS OTHERWISE STATED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARBOREAL SURVEY METHOD STATEMENT BY ACS CONSULTING.
- THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.
- TREE PROTECTION FENCING IS TO BE IN ACCORDANCE WITH BS5839:2012.
- TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION, RECOMMENDATIONS AND THE ARBOREAL SURVEY METHOD STATEMENT BY ACS CONSULTING.
- WHERE THE POTENTIAL FOR ENCROACHMENT INTO A TREE'S ROOT PROTECTION AREA (RPA) EXISTS OR IS NECESSARY, WORKS WITHIN THE RPA ARE TO BE UNDERTAKEN MUST BE IN ACCORDANCE WITH THE APPROVED METHOD STATEMENT BY ACS CONSULTING.
- ALL SITE OPERATIVES SHOULD BE MADE AWARE, THROUGH A SITE BRIEFING OR INDUCTION AS TO THE PURPOSES OF THE TREE PROTECTION FENCING, AND OF THE FACT THAT IT IS NOT TO BE DISTURBED OR MOVED.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ACS CONSULTING ARBOREAL SURVEY METHOD STATEMENT

General Notes

- The arboricultural survey is based on the supplied OSMM topographical survey. This may contain inaccurate information.
- The accuracy of the tree feature location cannot be guaranteed.
- All arrows on maps / plans etc indicate an LSP direction unless otherwise stated.
- Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
- Site traffic or obstructions encountered at the time of the survey may have resulted in tree/shrub features being omitted.

Survey Control

Sheet 1

Rev	Date	Description	CAD

ACS Consulting

277 Bath Street

Birmingham

B3 5EJ

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Arboricultural Layout

H Pack

Davy Way, Llay

Planning

Surveyor: IRM

CAD: SPT

Checker: IRM

Rev:

Date of Issue: Sept 2022

ACS Ref No: ARB/4682/Y/200



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It is for the use only of the party to whom it has been submitted and its responsibility is accepted by the party to whom it is submitted. It is not to be used for any other purpose. The surveyor does not accept any liability for any loss or damage arising from the use of the survey for any other purpose.

All the information contained herein is the property of ACS Consulting and any other information should be reported to ACS Consulting.

Arboricultural Legend (where applicable)

TREES, GROUPS OR HEDGES TO BE RETAINED

TREES, GROUPS OR HEDGES TO BE REMOVED

ROOT PROTECTION AREAS (RPA)

TREE PROTECTION FENCING (TPF)

TREE PROTECTION FENCING ADJUSTED (TPF)

TIMBER BOX PROTECTION

TEMPORARY GROUND PROTECTION

NOTES:

1. TREE CANOPIES HAVE BEEN MEASURED AND PLOTTED AT THEIR CARDINAL POINTS FOR CLARITY AND PRESENTATION PURPOSES.

2. THE LOCATION AND ATTRIBUTES OF OFF-SITE TREES HAVE BEEN APPROXIMATED UNLESS OTHERWISE STATED.

3. THE ROOT PROTECTION AREA (RPA) IS A LAYOUT DESIGN TOOL INDICATING THE MINIMUM AREA AROUND A TREE DEEMED TO CONTAIN SUFFICIENT ROOTS AND ROOTING VOLUME TO MAINTAIN THE TREE'S STABILITY AND WHERE PROTECTION OF THE ROOTS AND SOIL STRUCTURE IS TO BE TREATED AS A PRIORITY. (REFER TO MAIN REPORT FOR FURTHER DETAILS).

4. SITE TRAFFIC OR OBSTRUCTIONS ENCOUNTERED AT THE TIME OF THE SURVEY MAY HAVE RESULTED IN ARBORICULTURAL FEATURES BEING OMITTED OR THEIR ATTRIBUTES BEING APPROXIMATED.

5. TREE WORKS ARE TO BE UNDERTAKEN BY QUALIFIED CONTRACTORS TO BS5836:2019.

6. TREES ARE TO BE NOW ASSESSED FOR NESTING BIRDS AND BATS.

7. THE ARBORICULTURAL SURVEY IS BASED ON THE SUPPLIED TOPOGRAPHICAL SURVEY. THE LOCATION OF FEATURES SHOWN HAS NOT BEEN CHECKED.

8. DO NOT SCALE FROM THIS DRAWING.

9. ALL DIMENSIONS ARE IN COORDINATES UNLESS STATED OTHERWISE.

10. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL METHOD STATEMENT BY ACS CONSULTING.

11. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.

12. TREE PROTECTION FENCING TO BE IN ACCORDANCE WITH BS5836:2019. TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION, RECOMMENDATIONS AND THE ARBORICULTURAL METHOD STATEMENT BY ACS CONSULTING.

13. TREE PROTECTION MEASURES TO BE INSTALLED PRIOR TO WORKS COMMENCING.

14. WHERE THE POTENTIAL FOR ENCROACHMENT INTO A TREE'S ROOT PROTECTION AREA (RPA) EXISTS OR IS NECESSARY, WORKS WITHIN THE RPA ARE TO BE UNDERTAKEN. MUST BE IN ACCORDANCE WITH THE APPROVED METHOD STATEMENT BY ACS CONSULTING.

15. ALL SITE OPERATIVES SHOULD BE MADE AWARE, THROUGH A SITE BRIEFING OR INSTRUCTION AS TO THE PURPOSE OF THE TREE PROTECTION FENCING, AND OF THE FACT THAT IT IS NOT TO BE OBTAINED OR MOVED.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ACS CONSULTING ARBORICULTURAL METHOD STATEMENT

General Notes

1. The arboricultural survey is based on the supplied OSMMtopographical survey. This may contain inaccurate information.

2. The accuracy of the tree/feature location cannot be guaranteed.

3. All arrows on steps / ramps etc indicate an UP direction unless otherwise stated.

4. Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.

5. Site traffic or obstructions encountered at the time of the survey may have resulted in tree/sub features being omitted.

Survey Control

Sheet 3

Rev	Date	Description	CAD

ACS Consulting
Buckley Park
Dunstable
MK19 6DS
01909 759422
mail@acsconsulting.co.uk

ACS Consulting
270 Bath Street
Glasgow
G2 4JG
0141 354 1833
glasgow@acsconsulting.co.uk

Arboricultural Layout

H Pack
Davy Way, Llay

Planning

Surveyor: IRM

CAD: SPT

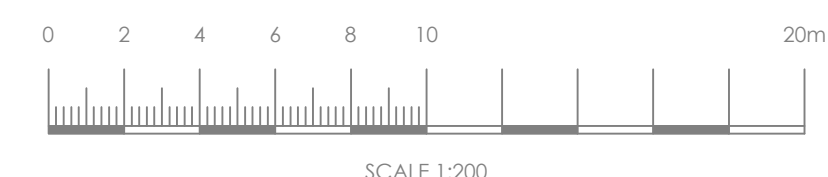
Checker: IRM

Rev:

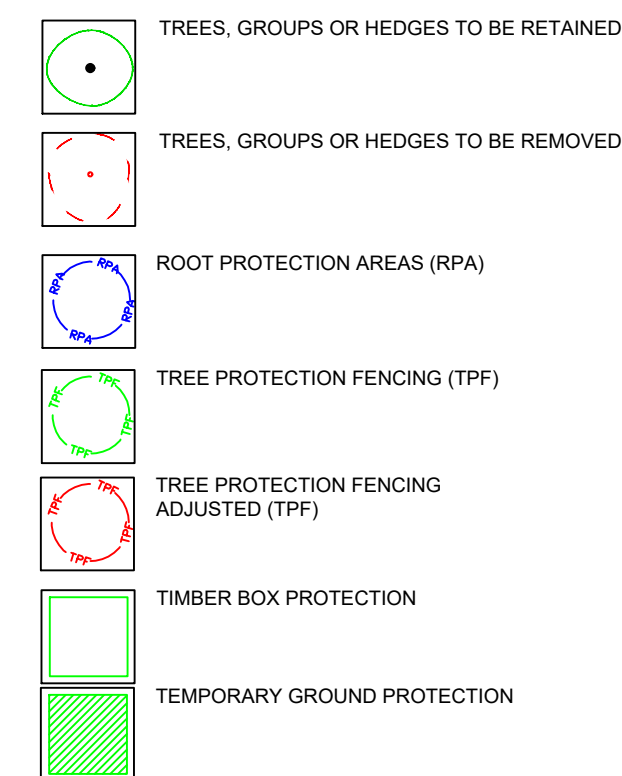
Date of Issue:

Sept 2022

ACS Ref No: ARB/4682/Y200



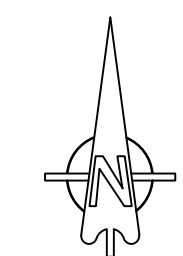
Arboricultural Legend (where applicable)



NOTES:

- [illegible]

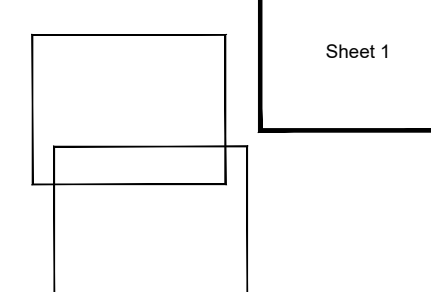
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ACS
CONSULTING ARBORICULTURAL METHOD STATEMENT



General Notes

1. The arboreal/cultural survey is based on the supplied OSMM/topographical survey. This may contain inaccurate information.
2. The accuracy of the tree/freelife location cannot be guaranteed.
3. All arrows on signs / ramps etc indicate an UP direction unless otherwise stated.
4. Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
5. Site traffic or obstructions encountered at the time of the survey may have resulted in tree/shrub features being omitted.

Survey Control



Rev	Date	Description	CA

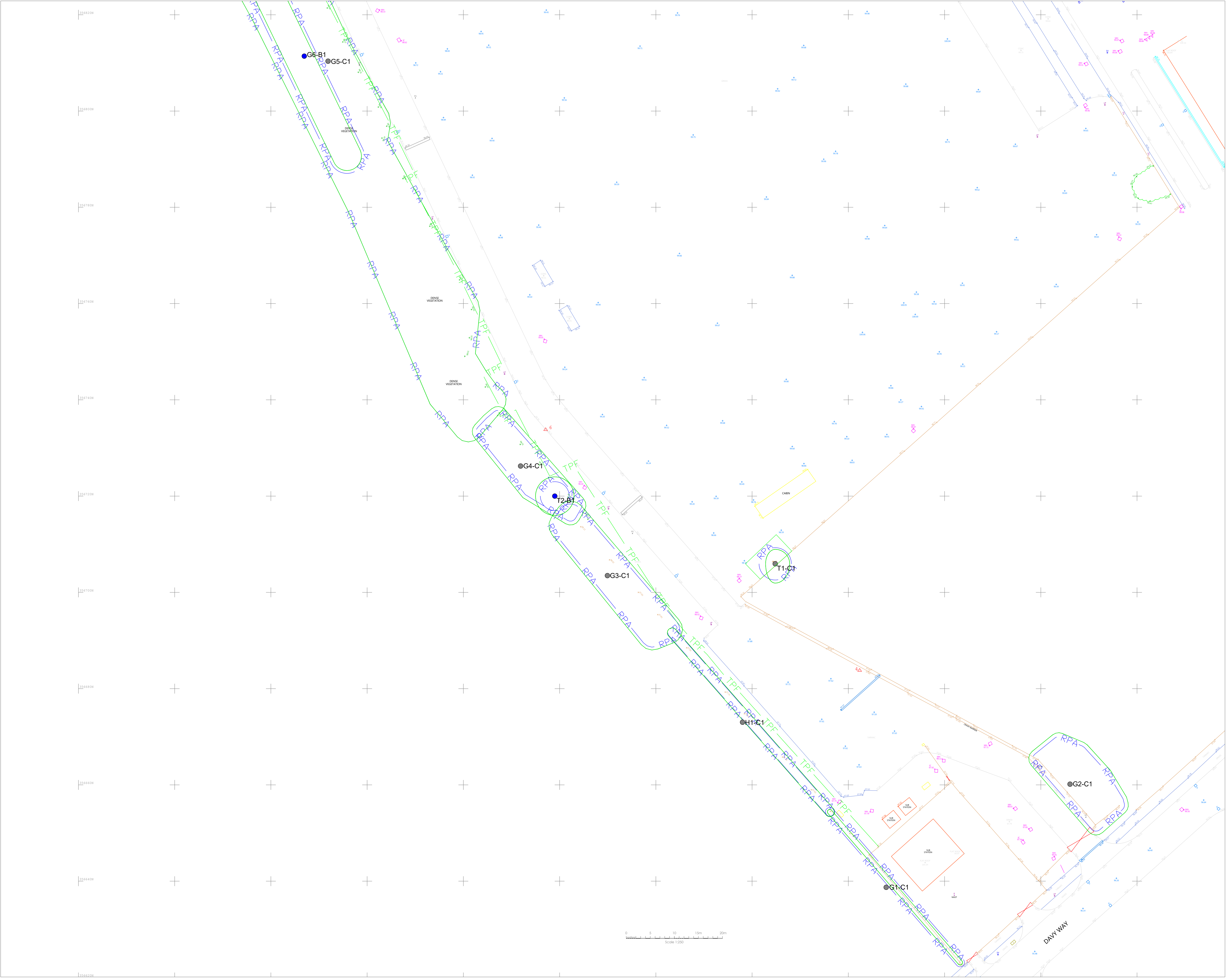
ACS Consulting Booths Park Chelford Road Knutsford WA16 8GS 01595 755422 enq@acsconsulting.co.uk	acsconsulting.co.uk	ACS Consulting 272 Bath Street Glasgow G2 4JR 0141 254 1633 glasgow@acsconsulting.co.uk
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Tree Protection

H Pack
Davy Way, Llay

Planning

Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:
Date of Issue:	Sept 2022	ACS Ref No: TPP/4682/Y/300	



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It is for the use only of the party to whom it has been submitted and its responsibility is accepted by that party for the whole or part of its use. The surveyor does not accept any liability for any loss or damage arising from the use of this survey for any purpose other than that for which it was prepared.

All data shown on this survey is the property of ACS Consulting and any disclosure of this survey or any other information should be reported to ACS Consulting.

Arboricultural Legend (where applicable)

 TREES, GROUPS OR HEDGES TO BE RETAINED

 TREES, GROUPS OR HEDGES TO BE REMOVED

 ROOT PROTECTION AREA (RPA)

 TREE PROTECTION FENCING (TPF)

 TREE PROTECTION FENCING ADJUSTED (TPF)

 TIMBER BOX PROTECTION

 TEMPORARY GROUND PROTECTION

NOTES:

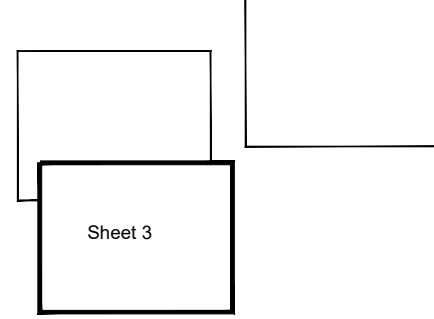
1. TREE CANOPIES HAVE BEEN MEASURED AND PLOTTED AT THEIR CARDINAL POINTS FOR CLARITY AND PRESENTATION PURPOSES.
2. THE LOCATION AND ATTRIBUTES OF OFF-SITE TREES HAVE BEEN APPROXIMATED UNLESS OTHERWISE STATED.
3. THE ROOT PROTECTION AREA (RPA) IS A LAYOUT DESIGN TOOL INDICATING THE MINIMUM AREA AROUND A TREE DEEMED TO CONTAIN SUFFICIENT ROOTS AND ROOTING VOLUME TO MAINTAIN THE TREE'S VIABILITY AND WHERE PROTECTION OF THE ROOTS AND SOIL STRUCTURE IS TO BE TREATED AS A PRIORITY. (REFER TO MAIN REPORT FOR FURTHER DETAILS).
4. SITE TRAFFIC OR OBSTRUCTIONS ENCOUNTERED AT THE TIME OF THE SURVEY MAY HAVE RESULTED IN ARBORICAL FEATURES BEING OMITTED OR THEIR ATTRIBUTES BEING APPROXIMATED.
5. TREE WORKS ARE TO BE UNDERTAKEN BY QUALIFIED CONTRACTORS TO BS3998:2010.
6. TREES ARE TO BE NOW ASSESSED FOR NESTING BIRDS AND BATS.
7. THE ARBORICULTURAL SURVEY IS BASED ON THE SUPPLIED TOPOGRAPHICAL SURVEY. THE LOCATION OF FEATURES SHOWN HAS NOT BEEN CHECKED.
8. DO NOT SCALE FROM THIS DRAWING.
9. ALL DIMENSIONS ARE IN COORDINATES UNLESS STATED OTHERWISE.
10. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL METHOD STATEMENT BY ACS CONSULTING.
11. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.
12. TREE PROTECTION FENCING TO BE IN ACCORDANCE WITH BS5812:2012 TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION, RECOMMENDATIONS AND THE ARBORICULTURAL METHOD STATEMENT BY ACS CONSULTING.
13. TREE PROTECTION MEASURES TO BE INSTALLED PRIOR TO WORKS COMMENCING.
14. WHERE THE POTENTIAL FOR ENCROACHMENT INTO A TREE'S ROOT PROTECTION AREA (RPA) EXISTS OR IS NECESSARY, WORKS WITHIN THE RPA ARE TO BE UNDERTAKEN. MUST BE IN ACCORDANCE WITH THE APPROVED METHOD STATEMENT BY ACS CONSULTING.
15. ALL SITE OPERATIVES SHOULD BE MADE AWARE, THROUGH A SITE BRIEFING OR INSTRUCTION AS TO THE PURPOSE OF THE TREE PROTECTION FENCING, AND OF THE FACT THAT IT IS NOT TO BE DISTURBED OR MOVED.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ACS CONSULTING ARBORICULTURAL METHOD STATEMENT

General Notes

1. The arboricultural survey is based on the supplied OSMMtopographical survey. This may contain inaccurate information.
2. The accuracy of the tree/feature location cannot be guaranteed.
3. All arrows on steps / ramps etc indicate an UP direction unless otherwise stated.
4. Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
5. Site traffic or obstructions encountered at the time of the survey may have resulted in tree/feature features being omitted.

Survey Control



Rev	Date	Description	CAD

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Tree Protection

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Planning

Surveyor: IRM

CAD: SPT

Checker: IRM

Rev:

Date of Issue:

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