



Welsh-Wood

Arboricultural Consultancy

Pre-Development Site Survey

Arboricultural Impact Assessment

BS5837:2012 Trees in Relation to Design,
Demolition and Construction

Regarding: Station Road

Rhostyllen, Wrexham

LL14 4BB

Ref: NEB 19025 AIA Ver 1

Executive Summary

- S1** Welsh-Wood Arboricultural Consultancy have been instructed by Mr. Steve Griffin, Director at S.G. Estates, to undertake a tree survey in relation to construction of a residential dwellings at Station Road, Rhostyllen, Wrexham LL14 4BB. The listed address, currently a vacant plot, contains a number of trees, predominantly around the boundary, with grass and scrub dominating the site interior.
- S2** A site visit was undertaken on 21st November 2019. In total 8 individual trees and 5 tree groups were recorded, predominantly Sycamore, Hazel and Cypress species, including several trees situated off-site in the adjacent public open space. The trees are generally of a good condition, capable of making a lasting contribution to the landscape however, under current design proposals it would be prudent to remove 2 individual trees and 1 tree group to prevent future conflict and nuisance.
- S3** There is a negligible incursion into the root protection areas (RPA) for 3 tree groups and it has been suggested that the tree protection fencing is established at a lesser distance from the trees where such an incursion exists; an additional maximum 1m has been allowed to permit development operations. The RPA percentage incursion following this does not exceed 3%. Recommendations relating to any other works that may be proposed within the RPA at a later date, such as soft landscaping or boundary retaining features, have been made within this report however it must be noted that no further works resulting in significant ground disturbance should be tolerated within the RPA of retained trees.
- S4** The site does not fall within a Conservation Area, however, is subject to an Area Tree Preservation Order No. 131: 2008. This information was provided by Wrexham County Borough Council.
- S5** It must be noted that trees provide essential habitat for birds and bats and as such any proposed works must be carried out in full consideration of the law. Birds, bats and their habitats are afforded protection within the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010 (as amended).

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1.0 Introduction

- 1.0.1 This report details the findings of a tree survey at the listed address (the site) and has been prepared in compliance with BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

1.1 *Brief/Instruction*

- 1.1.1 Welsh-Wood Arboricultural Consultancy has been instructed by Mr. Steve Griffin, Director at S.G. Estates, to undertake a survey of all trees on or within influence of the site in order to facilitate development.
- 1.1.2 The site is currently a vacant residential plot with a few trees established around the boundary. Several of the trees are situated off site to the north on land maintained by Wrexham County Borough Council.
- 1.1.3 The report will be issued in two parts; part 1, the Arboricultural Impact Assessment, will accompany the planning application, and on approval of a design plan and once planning consent has been granted part 2, the Arboricultural Method Statement, will be issued.

1.2 *Qualifications and experience of surveyor*

- 1.2.1 The author holds the Higher National Certificate in Arboriculture, and LANTRA Professional Tree Inspector qualifications, and has worked in the arboricultural industry for 18 years as a Local Authority Tree Officer, Arboricultural Consultant and Lecturer in Arboriculture.

1.3 *Documents Provided in Advance*

- 1.3.1 The following documents were provided prior to the tree survey:
- Topographical survey
 - Proposed design, SK 4

1.4 *Relevant background information & scope of this report*

- 1.4.1 This report has been commissioned to support a planning application for development of a residential dwelling on site with a garage and three parking spaces.

- 1.4.2 The survey is intended to appraise the quality of the tree stock and identify which trees, if any, should be removed and how retained trees should be protected in order to make a positive landscape contribution to the site in future years.
- 1.4.3 The survey was undertaken independently of any specific proposals for development on the site in order to provide an objective assessment of their quality. This report then considers the trees within the context of the proposed development and, following consultation with WCBC, makes recommendations for the successful retention of trees where ever possible in harmony with the new development.

1.5 Caveats and Limitations

- 1.5.1 This report relates specifically to the condition of the trees upon the day that the inspection was carried out.
- 1.5.2 Inspection was carried out from ground level, with use of binoculars where necessary. No climbing inspection was conducted. Where access to parts of the site or trees on adjacent land was not possible, estimates have been made regarding tree dimensions. This will be made clear in the tree and group schedules where relevant.
- 1.5.3 No detailed analysis of soil samples was undertaken. Root areas and possible underground conflict interaction were only investigated insofar as a surface visual inspection.
- 1.5.4 All legal documentation and information given to and used for the purposes of this report by Welsh-Wood Arboricultural Consultancy is presumed accurate.
- 1.5.5 The report is valid only for typical weather conditions. Healthy trees, or parts of healthy trees, may fail in unusually high or unpredictable winds or violent storms and as such the consequences of such weather phenomena are unforeseeable. It follows that Welsh-Wood Arboricultural Consultancy cannot be held liable for any such failures.
- 1.5.6 Where trees fall under the protection of the Local Council, permission may be required before works begin. It should be noted that the Local Council may not share the views presented in this report.
- 1.5.7 All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means; electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without the written permission of Welsh-Wood

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2.0 Data collection

2.0.1 Tree survey data included:

- Tree reference number
- Species listed by common name
- Height in metres to the nearest 0.5m
- Stem diameter in mm, measured in accordance with Annex C of BS5837:2012
- Branch spread in metres at 4 cardinal points
- Height above in metres ground level of:
 - First significant branch and direction of growth
 - Lowest part of the canopy
- Life stage (newly planted / young / semi-mature / mature / over-mature / veteran)
- General observations
- Preliminary management recommendations
- Estimated remaining contribution in years (<10 / 10+ / 20+ / 40+)
- Category grading (U, A, B or C)

2.0.2 The trees were surveyed using current visual tree assessment (VTA) methods and where necessary sounded with a rubber-ended mallet to ascertain the need to investigate further defects or issues regarding structural stability/longevity.

2.0.3 The Visual Tree Assessment methodology (VTA) as devised by Prof. Dr. Claus Mattheck is an internationally recognised industry standard for tree inspection.

2.0.4 These suggestions are the author's professional recommendations and in no way hold any legal or official capacity.

N	A new or recently planted tree established for no more than 5 years in its present location.
Y	A young tree planted/established for no more than 10 years in its present location.
SM	A semi-mature tree which is well established but with some growth to make before reaching its full potential size.
M	A mature tree at or near its potential maximum size which is still growing vigorously.
OM	An over mature tree in decline.
V	A veteran tree; in the advanced stage of its life and displaying numerous characteristics such as unusually large girth, cavities, water pockets, large quantities of dead wood etc.

Table 1. The classification system used to describe each trees age class. The age class legend can be used in conjunction with individual tree data found in the sectional appendix of this paper. Please note this is a general age class classification and users should be aware that this information is species specific.

Station Road, Rhostyllen, Wrexham LL14 4BB

Undertaken by N Brewin Welsh-Wood Arboricultural Consultancy, January 2020

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2.1 Site Visit

- 2.1.1 A site visit was undertaken by the author on 21st November 2019. The weather conditions during the site visit were overcast and dull posing a minor constraint to assessment as the trees appeared somewhat silhouetted however, no repeat assessment for the purpose of completing this report is deemed necessary.
- 2.1.2 Restrictions to assessment also existed in the form of dense ivy growth and epicormic growth. No further action to address this constraint to survey is thought necessary at this time.

2.2 Site description

- 2.2.1 The listed address consists of a vacant residential plot adjacent to a row of existing properties.
- 2.2.2 The site borders a public open space to the north, Station Road to the East, the adjacent residential plot to the south and a driveway servicing the residential properties of Heritage Gardens to the west.
- 2.2.3 The site is accessed via the public highway Station Road although pedestrian access is also currently achievable from Heritage Gardens.
- 2.2.4 The topography of the site is predominantly flat however a slight slope exists from east to west at the western site extents.
- 2.2.5 The site does not appear overly exposed or subject to any prevailing wind.
- 2.2.6 The trees exist as formal tree planting and established self-set specimens, predominantly against the northern site boundary and within the adjacent public open space, although there are a few on site trees. In addition there are two hedges against the southern boundary with the adjacent residential plot. The site interior consists of grass and scrub.
- 2.2.7 BT wires, and an LV pole and stay wire, are located at the south east corner of the site, bordering Station Road.
- 2.2.8 No detailed analysis of soil samples was undertaken however a desktop analysis revealed that the soil type recorded for this location, confirmed using the Cranfield Soil & Agrifood Institute website (CSAI) supported by DEFRA, is *freely draining acid loamy soils*. It is advised that any

proposed development takes into account guidance provided in NHBC 2019 Section 4.2 – Building Near Trees.

2.2.9 The site does not fall within a Conservation Area, however, is subject to an Area Tree Preservation Order No. 131: 2008.

2.2.10 All trees surveyed were classified in accordance with Table 2; the tree classification system set out in BS 5837: 2012 Trees in Relation to Design, Demolition and Construction.

2.2.11 The trees were plotted utilising the topographical survey provided however, some on site trees were not included on the topographical survey and as such have been plotted by hand and using comparison with aerial imagery. This relates solely to the hedges situated at the southern site boundary.

Category & definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention				
Category U Trees in such a condition that they cannot realistically be retained as living trees in the context of current land use for >10 yrs	- 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 - Trees that are dead or showing signs of significant, immediate and irreversible decline - Trees infected with significant pathogens affecting health or safety, or very low quality trees suppressing trees of better quality <i>NOTE: these trees can have existing or potential conservation value making retention desirable</i>			DARK RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values inc conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of >40 yrs	Particularly good examples of their species, esp if rare or unusual. Those that are essential components of groups or formal or semi-formal arboricultural features	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	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of >20 yrs	Trees that might be included in category A but are downgraded because of impaired condition such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit 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. Trees occurring as collectives but situated so as to make little visual contribution to the area.	Trees with material conservation or other cultural value	MID BLUE
Category C Trees of low quality with an estimated remaining life expectancy of >10 years, or young trees with a stem diameter <150mm	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 landscape benefits.	Trees with no material conservation or other cultural value.	GREY

Table 2 - Tree classification, adapted from table 1 of BS 5837:2012

3.0 Arboricultural Impact Assessment

3.1 General Statement

- 3.1.1 In total 8 individual trees and 5 tree groups were surveyed. All trees have been identified on the accompanying Tree Constraints Plan.
- 3.1.2 The individual trees consist of formal planting or established self-set specimens both on and off site. The tree groups consist of screening hedges, two groups of multi stemmed trees and a small growth of stump re-growth.
- 3.1.3 A full schedule for individual trees and tree groups can be found in Appendix 1 however, relevant details and significant factors are discussed below.

3.2 Species and Age Distribution

- 3.2.1 The dominant tree species on site is Sycamore (*Acer pseudoplatanus*) although several Hazel (*Corylus avellana*) were also noted.
- 3.2.2 Lawson cypress (*Chamaecyparis lawsoniana*) and Ash (*Fraxinus excelsior*) are also present on site as hedges and one individual respectively.
- 3.2.3 The majority of trees have been classified as semi mature and as such are capable of making a significant contribution to the landscape for many years to come. It should be noted that an age category relates to a period of years and as such even mature specimens can make a lasting contribution that may span decades, dependant on the individual species.

3.3 Tree Descriptions

- 3.3.1 T1, and T3 – T6 inclusive, are coppice Hazel specimens, predominantly situated in the adjacent public open space. They are also for the most well established and offer amenity and ecological value.
- 3.3.2 T2 is an Ash tree situated towards the western extents of the site.
- 3.3.3 T7 and T8 are two on-site Sycamore trees, thought to be established self-set specimens.

- 3.3.4 G1 and G2 are maintained cypress hedges established against the southern site boundary with the adjacent residential plot.
- 3.3.5 G3 and G4 are two groups of multi stemmed Sycamore situated in the adjacent public open space.
- 3.3.6 G5 falls outside of the remit for inclusion in this type of survey however has been noted for information purposes. It consists of stump re-growth from previously removed Sycamore trees.
- 3.3.7 At the northern site boundary between Groups 3 and 4 and on-site is a large Sycamore stump, approximately 2m in height. It does have a few live epicormic shoots on it however has not been included in the survey data. The stump is hollow and fire damaged and will require removal prior to development. See Appendix 4 Photographs.

3.4 Structural Condition

- 3.4.1 Structural condition relates to the form of the trees, in particular specimens that have developed as multi stemmed from the base or may have developed poor branch structure that renders them susceptible to failure in the future.
- 3.4.2 Many of the individual trees and tree groups have been subject to coppice management (T1, T3 – T6, G3 and G4). Coppicing is the removal of all growth to ground level to stimulate multi stemmed re-growth. The re-growth is then typically removed on a cyclical basis.
- 3.4.3 It must be noted that this management practice must be maintained to prevent re-growth from exceeding its optimum size and as such becoming susceptible to failure although the form of the trees in G3 and G4 promotes their retention as they have for the most wide and open stem unions and limited stem numbers.
- 3.4.4 T2 Ash has an acute branch union at approximately 1.5m however no remedial action is deemed necessary.

3.5 Physiological Condition

- 3.5.1 Physiological condition relates to the health of the trees surveyed.

- 3.5.2 Some fire damage was noted on the western side of individual stems of trees within G4, likely from the fire noted in the adjacent tree stump. Fire damage often develops into dysfunctional tissue and can lead to cavities over time however this will be a symptom monitored during inspections made by Wrexham County Borough Council during their routine surveys as is not deemed significant enough to warrant remedial action at this time.

3.6 Development Proposal Summary

- 3.6.1 The proposal is to develop a residential dwelling, serviced by an access driveway leading to three parking bays, with gardens to the rear.
- 3.6.2 Vehicular access is off Station Road.

3.7 Tree Categorisation & Constraints

- 3.7.1 The tree constraints plan that accompanies this report shows the above ground constraints (branch spread) and the below ground constraints, i.e. the anticipated extent of tree roots based on a calculation using the stem diameter and consideration of any site conditions which may affect root growth.
- 3.7.2 Shading from trees has not been indicated as it is not deemed significant to the site development given the site orientation and location of trees proposed for retention.
- 3.7.3 Root protection areas are usually shown as a circle centred on the base of the stem unless site conditions such as nearby structures indicate that the shape of the rooting area deviates from this format. No root protection areas have been modified for this particular site.
- 3.7.4 The trees surveyed for this report have been categorised as follows:

BS Category	Tree Reference	Number of Features
A (1,2,3)	n/a	0
B (1,2,3)	T2, T7, T8, G1, G2, G3, G4	7
C (1,2,3)	T1, T3, T4, T5, T6	5
U	G5 (off site feature)	1

3.8 Below ground constraints

- 3.8.1 Although every effort has been made to retain onsite trees and avoid conflict with root systems there are some below ground constraints that are discussed here.
- 3.8.2 There is a minor incursion into the RPA's for G2 to the north, and G3 and G4 to the south however, this is deemed negligible and should not prevent the proposed development.
- 3.8.3 In addition to the existing incursion a maximum 1m has been allowed into the RPA for development operations and the total incursion following this is as follows:
- G2 is a 3% incursion
 - G3 & G4 1.5% incursion
- 3.8.4 As such it is proposed that the Tree Protection Fencing is established at a lesser distance where incursions exist to allow development to take place adjacent to the RPA's for retained trees by 1m. The full RPA extent has been quoted in the tree schedules however will be amended within the Arboricultural Method Statement produced on receipt on planning consent.
- 3.8.5 There is also a minor incursion into the RPA for T7 and T8 however, given the species, location, orientation and potential for growth of these two on-site trees their removal has been recommended. This is discussed in more detail in section 3.9.
- 3.8.6 It must be noted that should any other works be proposed within the root protection areas for retained trees at a future date they will need to be approved by the Local Planning Authority and completed under supervision. Any such works must not involve ground disturbance. As such no soil rotovating for the purpose of soft landscaping or trenching to facilitate development of boundary fencing or walls will be possible.

3.9 Above ground constraints

- 3.9.1 T7 and T8, both semi mature Sycamore trees, are situated north west of the proposed development. Given their potential for growth as large, spreading species, and orientation within a west facing garden, it is expected that there would be future

conflicts between the development and trees. It is also anticipated that the trees would constitute a nuisance.

- 3.9.2 As such it is recommended that these trees are removed prior to development, and that their loss is mitigated against with replacement and enhancement planting, reflecting the loss of two established trees.
- 3.9.3 It is suggested that any such agreed mitigation planting is offered to and established on the adjacent council land to; prevent planting trees that would be a future problem for any potential resident, promote their successful retention and development, and aid succession planting.
- 3.9.4 Exact details of necessary mitigation and enhancement planting will be provided in the Arboricultural Method Statement.

3.10 Trees to be retained/ removed

- 3.10.1 Of the 8 individual trees and 5 tree groups surveyed, 2 individual trees and 1 tree group are proposed for removal. T7 and T8, both Sycamore trees, have been recommended for removal given their potential future conflict and likelihood to present a nuisance. G5 has been proposed for removal to address stump re-growth prior to it maturing and becoming problematic and potentially hazardous.
- 3.10.2 All trees to be removed or retained are listed below:

BS Category	Trees to be Removed	Trees to be Retained
A (1,2,3)	n/a	n/a
B (1,2,3)	T7, T8	T2, G1, G2, G3, G4
C (1,2,3)	n/a	T1, T3, T4, T5, T6
U	G5 (off site feature)	G5 (off site feature)

*Stump onsite between G3 and G4 also to be removed.

Appendix 1.1 - Tree Survey Data

Table 1 - Tree Survey Data

Date: 21st November 2019

Site: Station Road, Rhostyllen, Wrexham LL14 4BB

Key For Tree Survey Data

Tree ID	Numerical value assigned to the tree or tree group
Common & Botanical Name	Common and botanical name recorded
Height (m)	Height to the top of the central canopy
Stem Dia. (mm)	Depth of main stem measured at 1.5m
Crown Spread (m)	Measure of the spread of the canopy across the four cardinal compass points
Height & Orientation of First Significant Branch	Height and orientation on the main stem of the first significant branch
Avg. Canopy Height (m)	The average height of the canopy of the tree
Life Stage	Classified as young, semi mature, mature, over mature or veteran (See Table 1 section 2.0.4 for further classification)
General Observations	Significant structural and physiological defects noted
Preliminary Recommendations	Works recommendations to remedy or further investigate significant defects, or to facilitate development or site access.
Estimated Remaining Contribution (Years)	Taken from guidelines provided within BS 5837 (2012) Trees in Relation to Design, Demolition and Construction
BS5837: 2012 Category	Taken from guidelines provided within BS 5837 (2012) Trees in Relation to Design, Demolition and Construction
RPA Radius (m)	Root protection area - radius of RPA
RPA m²	Root protection area

Surveyor: N Brewin

Tree ID	Common Name	Botanical Name	Height (m)	Calc. / Actual Stem Dia. (mm)	Spread (m)				Height (m) & Orientation of First Significant Branch	Avg. Canopy Height (m)	Life Stage	General Observations	Preliminary Recommendations	Estimated Remaining Contribution (Years)	BS5837: 2005 Category	RPA Radius (m)	RPA m²
					N	E	S	W									
1	Hazel	Corylus avellana	3	130	1	1	1	1	0	0	SM	Coppice specimen situated at rear wall of adjacent plot.	No works required.	10+	C1	1.6	8
2	Ash	Fraxinus excelsior	8	250	5	2	2	3	E 1	1	SM	Acute branch union at 1.5m.	No works required.	20+	B1	3.0	28
3	Hazel	Corylus avellana	4	130	1	1	1	1	0	0	SM	Off site coppice specimen.	No works required.	10+	C1	1.6	8
4	Hazel	Corylus avellana	5	320	2	3	2	3	0	0	M	Lapsed coppice specimen with wide base. Significant as wildlife habitat.	No works required.	10+	C2	3.8	46
5	Hazel	Corylus avellana	5	320	2	3	2	3	0	0	M	Lapsed coppice specimen with wide base. Significant as wildlife habitat.	No works required.	10+	C2	3.8	46
6	Hazel	Corylus avellana	5	320	2	3	2	3	0	0	M	Lapsed coppice specimen with wide base. Significant as wildlife habitat.	No works required.	10+	C2	3.8	46
7	Sycamore	Acer pseudoplatanus	8	380	2	2	2	2	N 3	2	SM	Historically twin stemmed at base with one removed. Stem base epicormics. Ivy growth restricting assessment.	Remove stem base epicormics.	20+	B1	4.5	65
8	Sycamore	Acer pseudoplatanus	8	250	1	1	1	1	S 2	2	SM	Ivy growth restricting assessment.	No works required.	20+	B1	3.0	28

Appendix 1.2 - Group Survey Data

Date: 21st November 2019

Site: Station Road, Rhosyllen, Wrexham LL14 4BB

Surveyor: N Brewin

Key For Tree Survey Data

Tree ID	Numerical value assigned to the tree or tree group
Description & Dominant Species	Brief description of the group with dominant species
Height (m)	Average height to the top of the central canopy
Stem Dia. (mm)	Average depth of main stem measured at 1.5m
Crown Spread (m)	Average measure of the spread of the canopy across the four cardinal compass points
Life Stage	Classified as young, semi mature, mature, over mature or veteran (See appendix 1 for further classification)
General Observations	Significant structural and physiological defects noted
Preliminary Recommendations	Works recommendations to remedy or further investigate significant defects, or to facilitate development or site access.
Estimated Remaining Contribution (Years)	Taken from guidelines provided within BS 5837 (2012) Trees in Relation to Design, Demolition and Construction
BS5837: 2012 Category	Taken from guidelines provided within BS 5837 (2012) Trees in Relation to Design, Demolition and Construction
RPA Radius (m)	Root protection area - radius of RPA
RPA m ²	Root protection area

Group ID	Description	Dominant Species	Height (m)	Calc. / Actual Stem Dia. (mm)	Spread (m)				Life Stage	General Observations	Preliminary Recommendations	Estimated Remaining Contribution (Years)	BS5837: 2005 Category	RPA Radius (m)	RPA m ²
					N	E	S	W							
1	Maintained cypress hedge at site boundary.	Lawson Cypress, <i>Chamaecyparis lawsoniana</i>	2	60	1	1	1	1	SM	Maintained boundary hedge.	No works required.	20+	B2	0.8	2
2	Maintained cypress hedge at site boundary.	Lawson Cypress, <i>Chamaecyparis lawsoniana</i>	2	150	1	1	1	1	SM	Maintained boundary hedge.	No works required.	20+	B2	1.8	10
3	Small group of multi stemmed Sycamore, appears to be 4 separate trees.	Sycamore, <i>Acer pseudoplatanus</i>	8	430	3	3	2	3	SM	Small group of multi stemmed sycamore, few tight unions however not excessive. Ivy growth restricting assessment of some. Individual thorn and hazel within group. Linear feature in adjacent open space forming corridor to adjacent woodland.	No works required.	20+	B2	5.2	84
4	Small group of multi stemmed Sycamore, appears to be 5 separate trees.	Sycamore, <i>Acer pseudoplatanus</i>	8	430	3	3	3	3	SM	Small group of multi stemmed sycamore, few tight unions however not excessive. Ivy growth restricting assessment of some. Some historic fire damage to south from fire within remnant large sycamore stump. Individual thorn and hazel within group. Linear feature in adjacent open space forming corridor to adjacent woodland.	No works required.	20+	B2	5.2	84
5	Stump re-growth in the form of maturing epicormic shoots.	Sycamore, <i>Acer pseudoplatanus</i>	2	10	1	1	1	1	SM	Stump re-growth from previously removed sycamore trees.	Remove to ground level and treat stumps.	<10	U	0.0	0



Appendix 3

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Appendix 4 - Photographs



P1 – Site Interior



P2 – Northern Boundary from Public Open Space (T2-T8 & G3-G5)



P3 – Stump Between G3 & G4



P4 – T2 and Northern Boundary Interior



P5 – T7 & T8 Sycamore



P6 – G1 and G2



P7 – G5 Stump Re-growth