

Arboricultural Impact Assessment Tree Protection Plan & Arboricultural Method Statement

Land at
Ferndale Garden Centre
Berse Road
Wrexham

Ref:
AIA/FGW/06/17

Date:
14th June 2017

Commissioned by:
Miss L. Parry
on behalf of
Blueprint Architectural LTD

Prepared by
S. Shields

Arboricultural Impact Assessment

Land at
Ferndale Garden Centre
Berse Road
Wrexham

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'.

Summary

Planning permission is being sought to develop the site to provide up to eight residential dwellings, a new access road and associated infrastructure.

There are a number of trees and shrubs on the site and an arboricultural assessment has been undertaken in accordance with the procedures and protocols set out in BS 5837: 2012. This assessment has identified and recorded five individual trees, and five groups of trees, which are categorised as 5 category B (moderate value) and 5 category C (low value).

The site proposed site layout would require the removal of 1 category C tree, and 3 category C groups of trees. It is considered that, because of the presence of other trees and the function in the landscape and character of the area and the relatively low contribution to public amenity of those specimens removed, the loss of trees would not have a significant impact on the overall amenity of the area and could be mitigated through new landscape planting.

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Contents

1.0	Instruction
2.0	Scope & Limitations
3.0	Statutory Controls & Obligations
4.0	Site Description
5.0	Development Proposal
6.0	Tree Assessment & Survey Methodology
7.0	Arboricultural Impact Assessment
8.0	Arboricultural Operations
9.0	Arboricultural Method Statement

Instruction

- 1.1 Shields Arboricultural Consultancy received instructions from Miss L. Parry on behalf of Blueprint Architectural LTD. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission for or preparing any documents or plans for this or future applications at this site.
- 1.2 Planning permission is being sought to develop site to provide a residential dwelling along with associated infrastructure.

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 on 25th May 2017 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. The Forestry Commission 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 currently serves as a garden centre situated on near to the village of Caego on the outskirts of Wrexham. The area to be developed is used as a car park for the garden centre and also supports a residential bungalow adjacent to the east boundary. The site is semi-rural in character with agricultural pasture land to the east and south and on the opposite side of the highway to the north. A service road runs alongside the west boundary and adjacent to this is the access drive to the neighbouring vicarage runs alongside which has been planted with trees to create a formal avenue.
- 4.2 There are a number of significant trees on the site, most notably is the line of ash, sycamore and hawthorn that have grown from an old hedgerow along the east boundary of the site. There are also a large number of Leyland cypress along the west boundary. These were originally planted as a screen but have now become large and tend to dominate this part of the site, obscuring the more attractive avenue trees beyond. Other trees include minor ornamental specimens along the road frontage.



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Soils

- 4.3 The site is a brown field site with much of it covered with hardstanding. Where soft ground was present there was no indication of waterlogging. Geological maps indicate glaciofluvial deposits of sand and gravel over coal measures.
- 4.4 The presence of the hard standing and the existing bungalow would create a significant barrier to root development.

*NB. This soil assessment is undertaken in situ using visual and manual techniques and is **only** for the purpose of establishing the influence of site soils on tree growth. The assessment **must not** be relied upon to inform any engineering decisions.*

Development Proposal

- 5.1 It is proposed to develop the site to provide up to eight residential dwellings along with a new access road and associated infrastructure. A site layout has been provided ref: FO29/003 and this provide the basis for the Arboricultural Impact Assessment.



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 and value in such a condition as to be able to make a substantial contribution (a minimum of 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 and value in such a condition to make a significant contribution (a minimum of 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 and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.

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.

- 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:
- The avoidance of physical damage to the aerial parts of the trees (i.e. Impact and other damage to trunk and branches)
 - The avoidance of damage to retained trees as a result of the severance or other physical damage to their roots
 - 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
 - To ensure free gaseous exchange is permitted between the upper layers of soil and the atmosphere
 - 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 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.

- 6.6 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 will be subject to the Forestry Act (see section 3.1) and all 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 five individual trees and five groups of trees which are categorised as follows:

Category	Quantity
Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)	0
Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)	5
Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.	5
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.	0

Arboricultural merits and the significance of the trees in the landscape

- 7.4 The most significant trees on the site are the trees and groups of trees along the east boundary. These have developed from an old hedgerow and are now form a linear group in the landscape. As individuals, the trees have been down-graded to category B as they mainly arise from old hedgerow coppice stools and may have or develop some structural weaknesses that limits their ultimate life expectancy. That said, collectively the trees are a prominent and attractive feature and could reasonable be classed as category A, if taken as a whole. Other trees on the site include those planted to the

front, generally minor ornamental specimens and one larger cherry with poor form and structural defects, along with the row of Leyland cypress on the west boundary. The trees to the front of the site are not significant in the street scene. landscape or character of the area and those on the west look out of context in their surroundings and obscure an attractive avenue of trees situated to the west. There are no veteran trees or areas of ancient woodland on or adjacent to this site.

Arboricultural Impact of the Development

- 7.5 The proposed site layout locate the dwellings to the front of the site, with the remainder being retained for commercial use. The design will retain the trees on the east boundary, but requires the removal of the group G8 and individual tree T7 along the front (north) of the site. These trees are not significant and their removal will not be detrimental to public amenity. It is also recommended that the trees to the west of the site are removed to improve sunlight and daylight to the proposed dwellings and reduce other impacts to future residential amenity associated with these large trees. As noted, these trees have a negative impact on the landscape and their removal will improve the character and benefit public amenity of the area.

Landscaping of the Development

- 7.6 To mitigate any impact to canopy cover levels and to the wider amenity from tree loss associated with this development it would be possible to undertake tree planting at strategic locations in the site and a landscaping scheme could be made a condition of any grant of planning permission.

Arboricultural Operations

Permission to remove any tree must be obtained from the Local Planning Authority and must not be undertaken until all pre-commencement conditions have been discharged.

- 8.1 Tree removal and pruning will be required, subject to a grant of planning permission, to implement this development. 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 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 All tree protection measure specified in the following section and shown on the accompanying TPP are to be fully installed prior to the commencement of the arboricultural works. Where access is required

to the trees, then suitable ground protection must be used in lieu of the tree protection fences.

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 This document should be read in conjunction with the Tree Protection Plan (TPP) ref: FGW/TPP/06/17. The TPP indicates the construction exclusion zone (CEZ) that must be maintained around each retained tree. These areas must remain undisturbed during the construction process and must be protected using suitable fencing as specified.
- 9.3 Copies of the TPP & 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 All tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The LPA must be informed in writing once the tree protection measures are installed.
- 9.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections.
- 9.6 All measurements are given in metric using standard abbreviations.

Fencing and Ground Protection

- 9.7 The TPP indicates the position all protective fences.
- 9.8 Protective fencing will comprise 'herres' fencing panels which are to be fixed and braced securely or as agreed with the Local Planning Authority.
- 9.9 No ground protection is specified for this site.
- 9.10 The protective fencing and ground protection 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 exclusion zones defined by the protective fencing.

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. An emergency spill kit of appropriate capacity and suitable for use with all fuels, oils and chemicals brought on to site must be available at all times.

-
- 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 must be outside the CEZ and must be identified prior to the commencement of the construction work. Contractor parking should be in areas indicated on the TPP.
- 9.15 Access to the work area is via the main site entrance and must not traverse the CEZ.
- 9.16 All service and drainage routes, below or above ground must avoid the CEZ. 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 it is recommended that the site 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.

Schedule of Inspection

1. On completion of erection of fencing and installation of ground protection prior to commencement of development works
 2. Monthly throughout the project
- 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.

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

14th June 2017

Photo 1



View across site from north west showing minor trees T7, G8 and part of G9. Appropriate tree planting on the area of land currently occupied by G9 could provide significant benefits to the landscape and street scene in the longer term.

Photo 2



View showing G9 and part of G10 along with beginning of avenue of trees on adjacent land

Photo 3



Approach to the site along Berse Road from the east, showing significance of T1 and G2 in landscape and street scene.

Arboricultural Assessment

Ref. No.	Species	Top Height	Stem Dia mm	N	E	S	W	CC (FSB)	Age	Rem Cont.	Cat.	RPA m ²	Notes	AIA
T1	Corylus avellana (Hazel)	7	100	10	5.4	5	4	CC	M	20+	B2	45	Condition: Good Notes: Forms part of an overgrown hedgerow on the east boundary of the site. All trees in this hedgerow have been categorised as B because of their individual condition, however the feature as a whole could be considered cat. A	Has significance in terms of landscape value as part of the wider hedgerow feature. All trees in this hedgerow have been categorised as B because of their individual condition, however the feature as a whole could be considered cat. A. Will be retained as part of the development and can be protected to the required standard.
G2	Acer pseudoplatanus (Sycamore)	14	420	1	7	6	7	1	M	20+	B2	80	Condition: Good Notes: Group of trees / stems growing from old hedgerow coppice stools with a stem	As T1.

													diameter range from 420 – 120.	
T3	Crataegus monogyna (Hawthorn)	9	250	1	1.7	2	2.9	1.8	M	10+	C2	28	Condition: Fair Notes: Part of hedgerow, slightly suppressed by adjacent trees.	As T1
T4	Fraxinus excelsior (Ash)	17	270, 230, 240	3	7.4	6	6.6	1 (E)	M	20+	B2	83	Condition: Good Notes: Mature hedgerow tree.	As T1
T5	Acer pseudoplatanus (Sycamore)	18	500, 470, 420, 370	4	9	9	8.3	2	M	20+	B2	355	Condition: Good Notes: : Mature hedgerow tree.	As T1
G6	Acer pseudoplatanus (Sycamore)	18	550	1	9	9	8.3	3	M	20+	B2	137	Condition: Fair Notes: Group of trees, mainly off- site, growing from old hedgerow coppice stools with a stem diameter range from 550 – 120.	As T1
T7	Prunus avium (Wild Cherry)	15	1020	1	7	7.6	7.5	3	M	10+	C1	471	Condition: Fair Notes: Below average form with structurally weak branch attachments. Large stem	Although visible from the road, this tree is not significant in the landscape or amenity of the site. Will require

													diameter resulting from swelling at bifurcation point on stem.	removal to facilitate development. Any loss of amenity will be replaced through new tree planting as part of the development.
G8	Mixed	3	100	1	3	3	3	1	M	10+	C1	5	Condition: Poor Notes: Group of small ornamental trees and shrubs planted along fence line.	As T7
G9	X Cupressocyparis leylandii (Leyland Cypress), Populus nigra 'Italica' (Lombardy Poplar), Betula pendula (Silver Birch)	18	420-250	1	3	5.6	3	1	M	20+	C2	80	Condition: Good Notes: Group of large trees growing on western boundary of the site. The existing car park forms an effective barrier to root development	Originally planted as a screen for the site, this group has become overgrown and now forms a dense cluster of trees that are out of context with the surrounding landscape. Will require removal to facilitate development. Any loss of amenity will be replaced through new tree planting as part of the development.

G10	X Cupressocyparis leylandii (Leyland Cypress), Populus nigra 'Italica' (Lombardy Poplar)	18	400 -200	1	4	4.5	4	1	M	20+	C2	72	Condition: Good Notes: Group of large trees growing along western boundary.	As G9
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Ash 18

Ultimate Heights of Main Species

Leyland Cypress 22

Sycamore 18

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.

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- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)

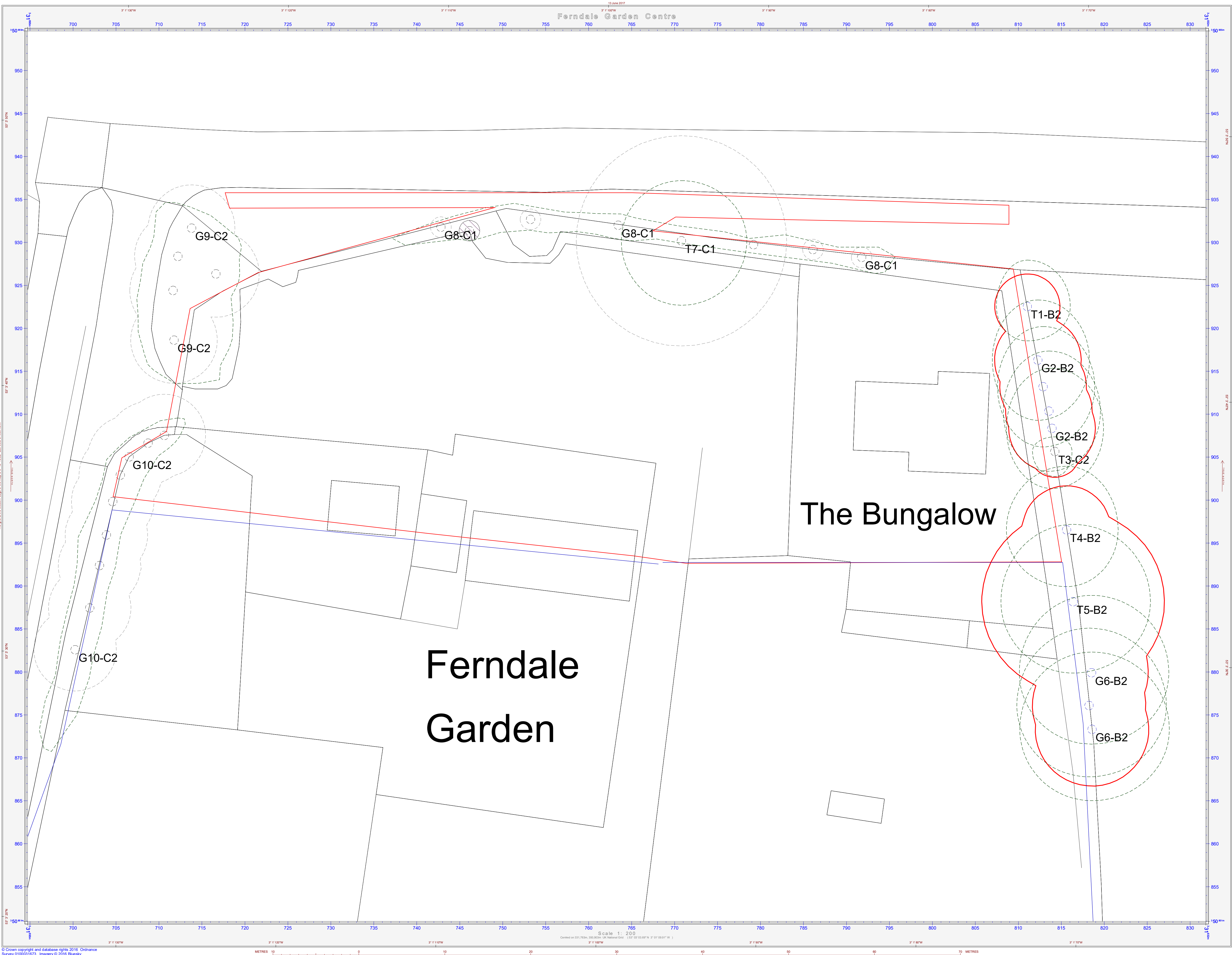
- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
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Key

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



Tree Constraints Plan
Ferndale Garden Centre
Berse Road
Wrexham

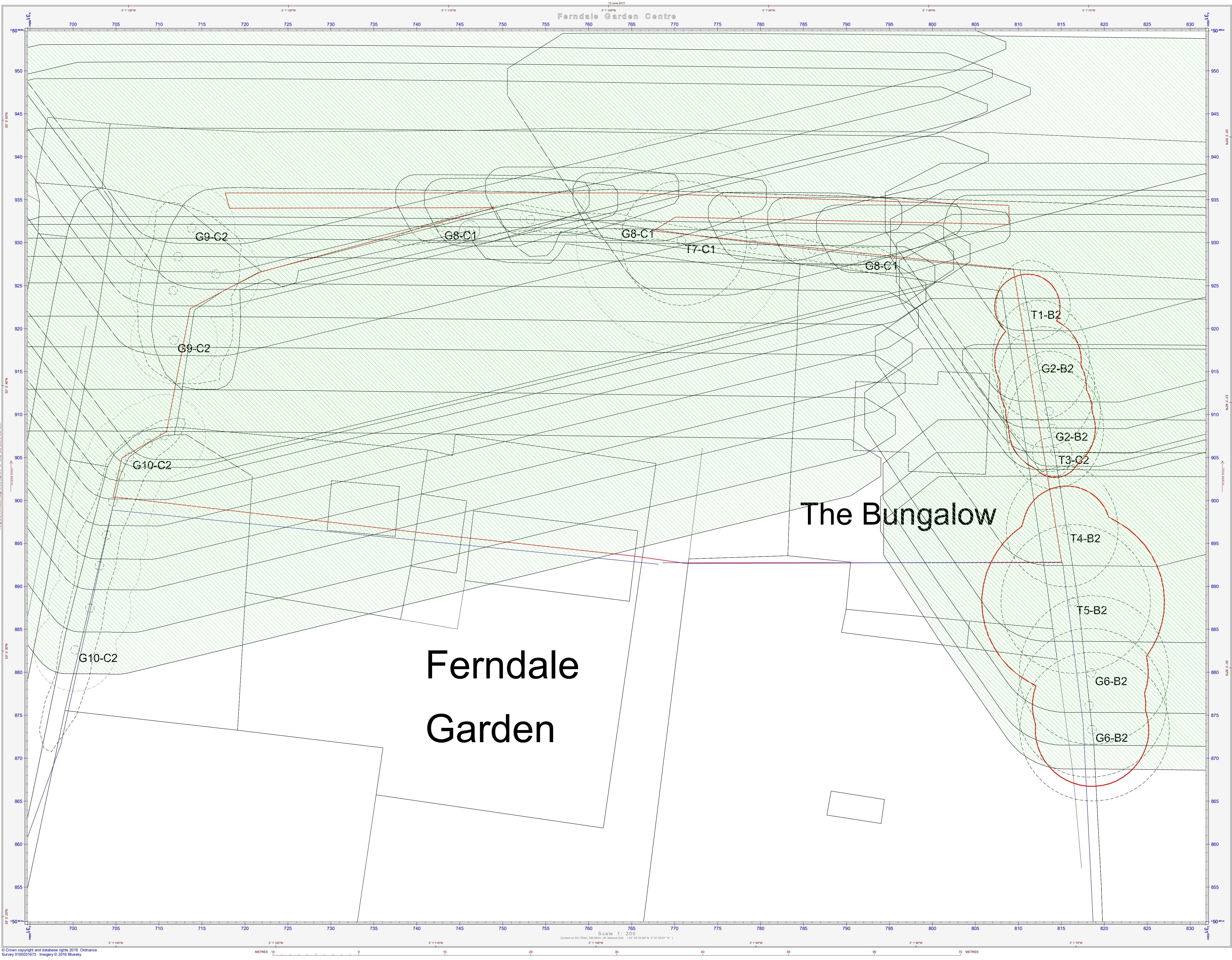
- Tree Cat B
- Tree Cat C
- Canopy Spread
- RPA Cat C
- Boundary
- Boundary2

Drawing No: FGW/TCP/06/17/01
Drawn By: S. Shields
Scale: 1:200 @ A1
Date: 13th June 2017
Revision:

Do not scale from this drawing all dimensions to
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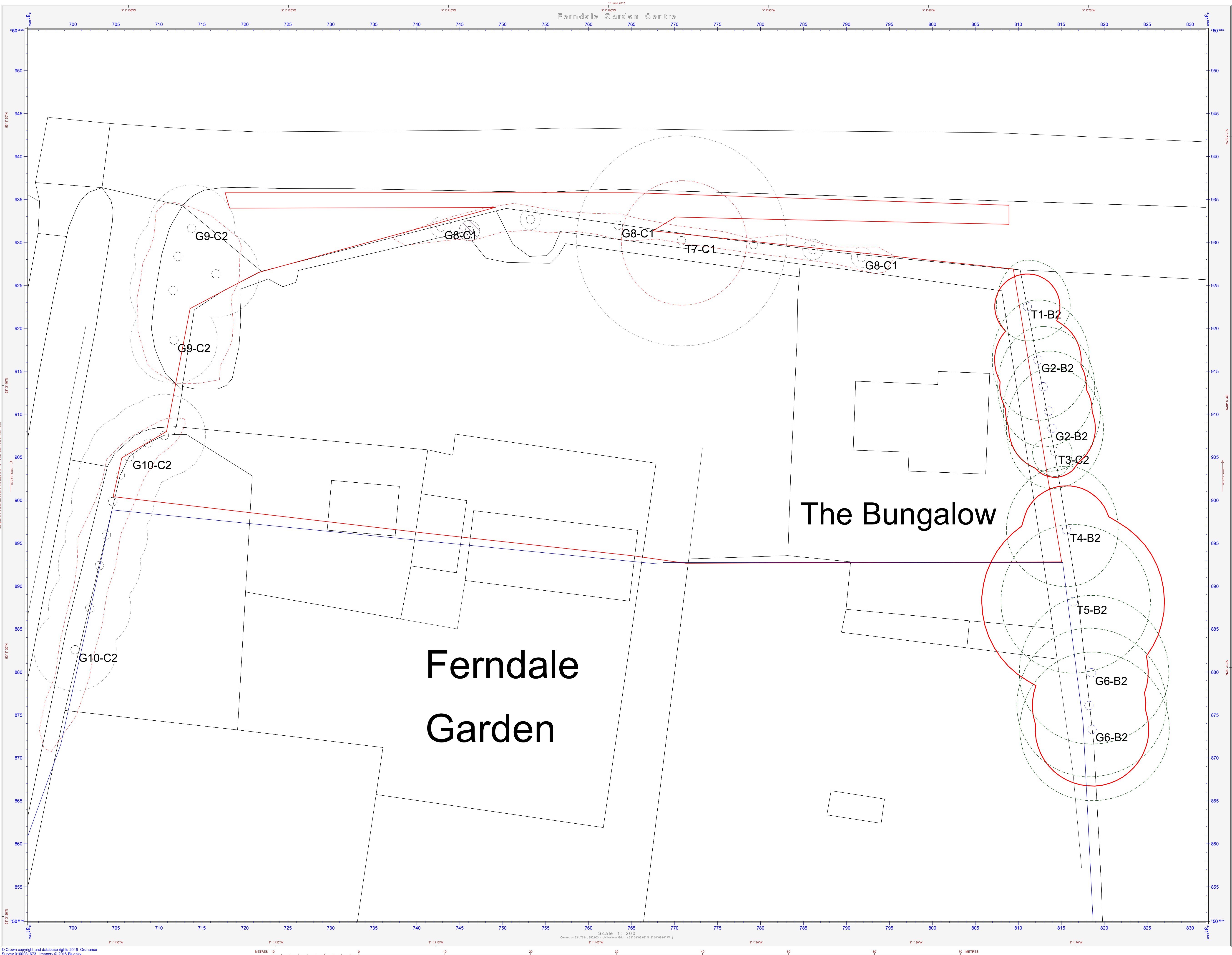


- Tree Cat B
- Tree Cat C
- Canopy Spread
- RPA
- RPA Cat C
- Shadow Trace 21st March
- Boundary
- Boundary2

Drawing No: FGW/TCP/SD/06/17/01
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Tree Removal Plan

Ferndale Garden Centre
Berse Road
Wrexham

- Tree Cat B
- Tree Cat C
- Canopy Spread
- Trees for Removal
- RPA
- RPA Cat C
- Boundary
- Boundary2

Drawing No: FGW/TRP/06/17/01

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Scale: 1:200 @ A1

Date: 13th June 2017

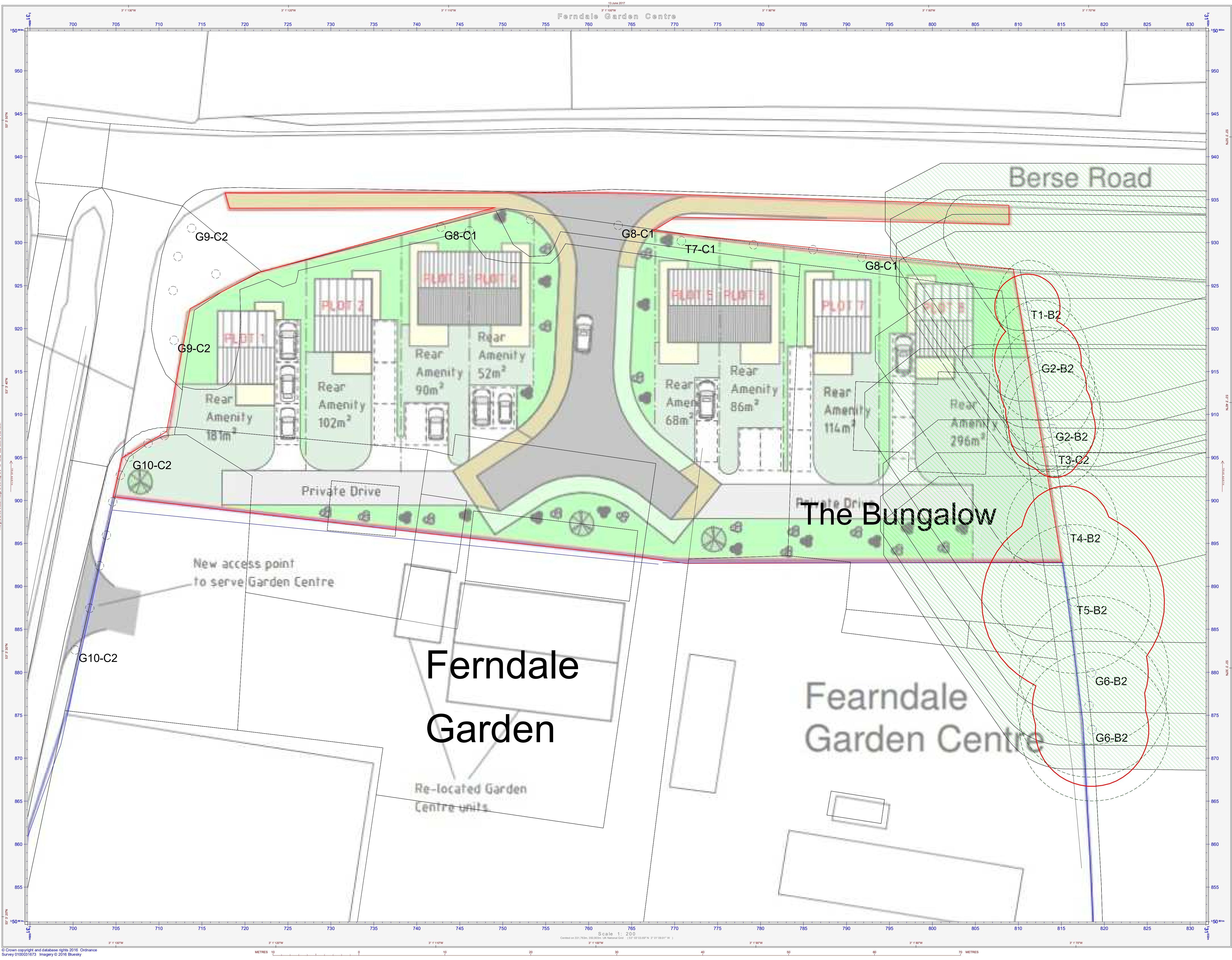
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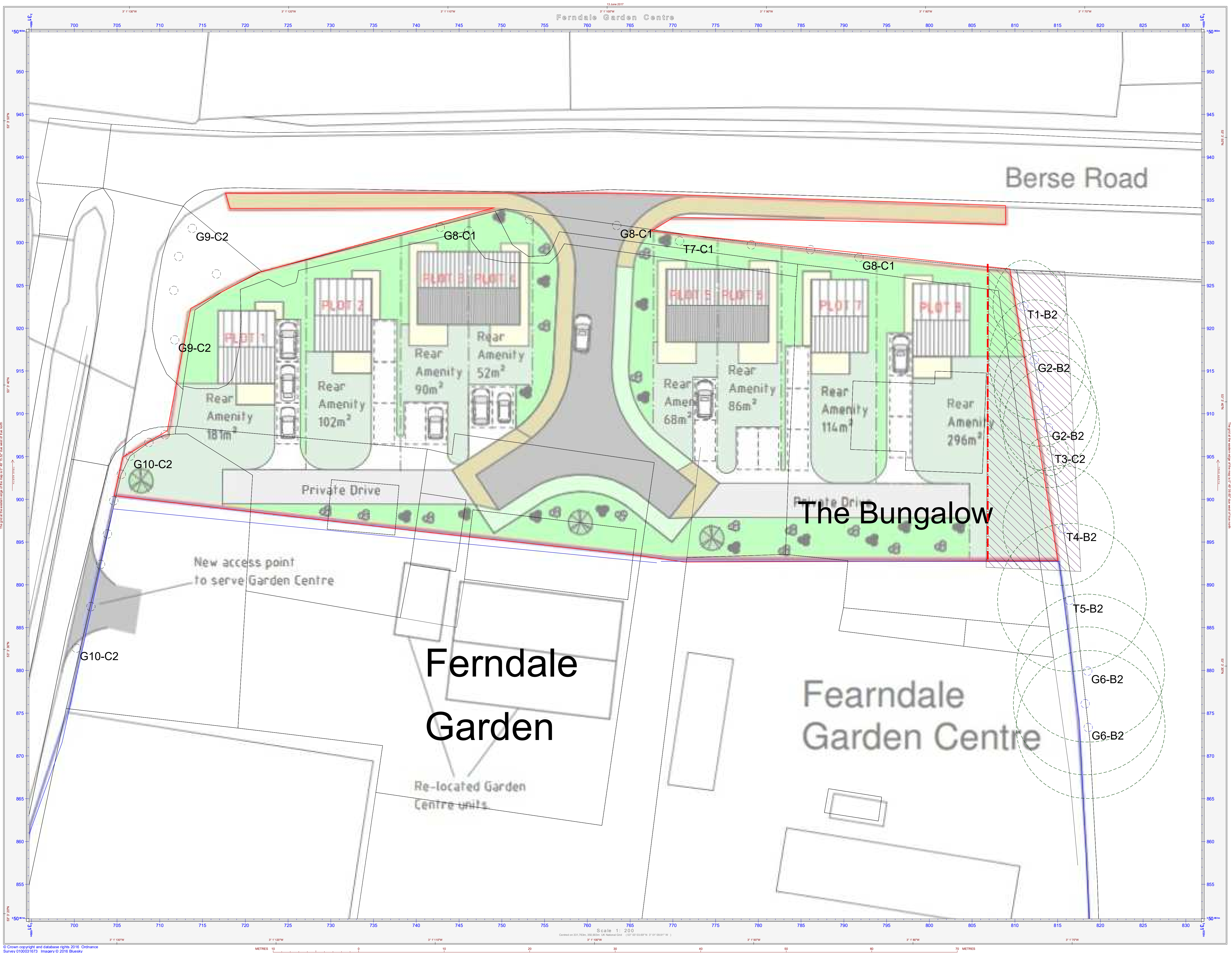
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- Tree Cat B
- Tree Cat C
- Canopy Spread
- Shadow Trace 21st March
- RPA
- RPA Cat C
- Boundary
- Boundary2

Drawing No: FGW/TCP/OL/06/17/01
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- Tree Cat B
- Tree Cat C
- Canopy Spread
- CEZ
- Tree Protection Fencing
- Boundary
- Boundary2

Drawing No: FGW/TPP/OL/06/17/01
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