

Arboricultural Impact Assessment



InBev Perfect Draught Building, Magor, Monmouthshire

10th September 2021



**Tyler
Grange**

TG Report: 1586_R31_LS_CW

Report No:	Date	Revision	Author	Checked
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Summary

- S.1. This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Limited (TG) on behalf of InBev UK to accompany a full planning application for the redevelopment of the site at InBev, Magor, Monmouthshire. Proposed development will include new Perfect Draught buildings with associated storage buildings and hardstanding. This report assesses the impact of the proposals on the existing surveyed tree stock and is informed by a baseline BS5837:2012 Tree Quality Survey of the site.
- S.2. The tree survey identified one tree and five groups of trees which are of moderate value (Category B) and one group of trees which are of low value (Category C).
- S.3. Tree Preservation Orders (TPO) are not present on the site and surveyed trees do not fall within a Conservation Area or Ancient Woodland designation. No ancient or veteran trees were identified during the survey.
- S.4. The site predominantly comprises hardstanding that is currently used for car parking and lorry storage. A woodland belt borders the site to the east (G2), with a small area extending into the site boundary. Small groups of amenity planting are also established within the site adjacent to car parking areas and roads (G4, G5, G6). These comprise a mixture of larger trees (oak, tulip tree, and birch) that are managed and in good condition, as well as ornamental shrubs and understorey planting. These groups are typically cohesive blocks of tree planting that are moderate value as a collective feature with individuals of lesser value.
- S.5. The proposed work will result in the loss of the entirety of G3 and G4, as well as a small area of G2 and G5 to facilitate development. Measures to protect retained trees within large buffers during construction are proposed alongside opportunities to enhance development with additional tree cover as part of a site-wide Green Infrastructure Strategy. The proposals are therefore considered to accord with local and national planning policy as it relates to trees.



Section 1: Introduction

Purpose

- 1.1. This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Limited (TG) on behalf of InBev UK to accompany a full planning application for the redevelopment of the site at InBev, Magor, Monmouthshire. Proposed development will include new Perfect Draught buildings with associated storage buildings and hardstanding.
- 1.2. The application is to be submitted to Monmouthshire County Council. Their local planning policy pertinent to trees and new development is set out at **Appendix 2** alongside the relevant national planning policy.
- 1.3. This report:
 - Provides the findings of a tree survey and the associated tree constraints towards the proposed development; and
 - Evaluates the effects of the proposed development on existing trees.
- 1.4. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (BS5837) to accord with industry best practice.

Site Description

- 1.5. The site is located within the InBev complex at Magor, Monmouthshire, and is centred on National Grid Reference ST 41734 87614. The site boundary is demarcated by the red line as shown on the **Figure 1** below.
- 1.6. The site is on the eastern side of the complex and predominantly comprises hardstanding that is used for car parking and lorry storage.
- 1.7. Existing tree cover is limited to blocks of tree planting at the edge of road infrastructure and car parking which provide amenity value to the site. The woodland belt that runs along the eastern boundary of the complex (G2) extends into the site slightly.



Figure 1: Site Location (Google Earth 2021)

Section 2: Baseline Information

- 2.1 The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange firstly on 25th August 2021. The survey was completed in accordance with BS5837, and the methodology as detailed at **Appendix 3**. A measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context.
- 2.2 The distribution of the trees surveyed is illustrated on the TCP together with details of their constraints to new development in accordance with BS5837, including:
- Tree Quality Gradings¹;
 - Root Protection Areas² (RPAs);
 - Tree Canopy Spreads³; and
 - Tree Shading⁴.
- 2.3 Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (see **Appendix 5**). This provides a tabulated record of the trees surveyed, including; reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.

Tree Survey Summary

- 2.4 A total of one individual tree (T1) and six groups of trees (G1-G6) were identified during the BS5837 Tree Quality Survey.
- 2.5 A diverse selection of native and non-native trees were surveyed ranging from young to mature age class, all of fair to good quality and condition with the exception of a few dead or dying elder trees within G2 and G3.
- 2.6 All trees within the surveyed groups collectively formed a cohesive canopy that comprised a moderate value amenity feature with individuals of lesser value, except for G3 which was considered a low value feature due to lack of management.

Tree Grading Summary

- 2.7 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (**see Appendix 4**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.

¹ The value of arboricultural features surveyed in accordance with the methodology set-out in Appendix 3.

² 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 the protection of the roots and soil structure is treated as a priority. See further explanation at Appendix 3.

³ Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

⁴ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.



Tree-related Designations

2.8 Following a background check of available online mapping in August 2021, the presence or absence of tree-related designations is detailed in the table below:

Table 2: Tree-related designations / tree reference numbers

Designation Type	TG Tree Reference Number (s)
Tree Preservation Order ¹	None
Conservation Area ²	None
Ancient Woodland ³	None
Woodland Habitat ⁴	None

¹ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>

² Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>

³ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website

<https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁴ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.

Section 3: Arboricultural Impact Assessment

- 3.1. This Arboricultural Impact Assessment has been undertaken to address the development proposals in relation to existing trees. The assessment is informed by a composite overlay of the tree survey information and proposed site plan which is shown on the **Tree Retention and Removal Plan** (Ref: 1586/P92) located to the rear of this report.

Tree Retention and Opportunities for New Tree Planting

- 3.2. The removal of the entirety of G3 and G4 is required to facilitate development, as well as a small area of G2 and G5. All other trees are retained within suitable buffers to development
- 3.3. Due to the limited space within the site boundary, compensatory planting has been recommended elsewhere within a site-wide Green Infrastructure Strategy to offset tree loss and provide ecological mitigation. There is already a diverse range of tree planting within the scheme of mixed age classes, providing biosecurity and biodiversity in the long term; however, new tree planting of a diverse native mix will seek to provide a net-gain in canopy coverage.

Future Pressure

- 3.4. The social proximity associated with retained trees has been recognised in relation to the potential impacts of shading, canopy growth and seasonal nuisance towards newly occupied buildings.
- 3.5. The **TRRP** demonstrates that the proposed buildings and amenity spaces will not be affected by overbearing levels of shading from retained trees. The proposed layout also provides sufficient off-sets from the boundary tree cover to avoid future pressures for tree pruning work as a result of tree canopy encroachment.

Construction Mitigation

- 3.6. It will be necessary to demonstrate how the above and below ground structures of retained tree cover will be protected during the site preparation and construction phases of the development in accordance with BS5837. For this reason, an Arboricultural Method Statement (AMS) has been included on the Tree Protection Plan at **Plan 3**.
- 3.7. The AMS sets out the practical and robust strategy for the protection of retained trees for the site preparation and construction of the proposed development in accordance with an approved Construction Management Plan. This includes:
- specifications for tree protection barriers and ground protection (if required);
 - procedures for works within the RPA of the holly tree within G12;
 - procedures for underground works to facilitate the laying of services in RPAs;
 - a detailed Tree Protection Plan.



Conclusion

- 3.8. The removal of the entirety of G3 and G4 is required to facilitate development, as well as a small area of G2 and G5. All other trees are retained within suitable buffers to development.
- 3.9. There is an opportunity to implement new tree planting throughout the complex as part of the site-wide Green Infrastructure Strategy. This will seek to provide a net gain in canopy coverage of a mixed species and age diversity. This will primarily native species and will offer habitat and biodiversity benefits that will compensate for the loss of trees on-site.
- 3.10. The proposals are therefore considered to accord with local and national planning policy as it relates to trees.

Appendix 1: Proposed Site Plan



MAGOR EPCM

Ab InBev
 The Brewery, Magor,
 Monmouthshire NP26 3RA, UK
 Coordinate: x - Section x - Parcelle x

CLIENT	PROJECT AUTHOR	ARCHITECTURE	SIGNATURE
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AUTHOR	CONTROL	VALIDATION	APPROVED
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ARCHITECT
 BEGOÑA SOTO TRUJILLO

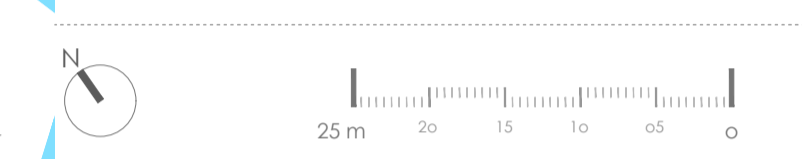
STATUS
 FOR APPROVAL

PD PLANNING APPLICATION
 PLAN Nº

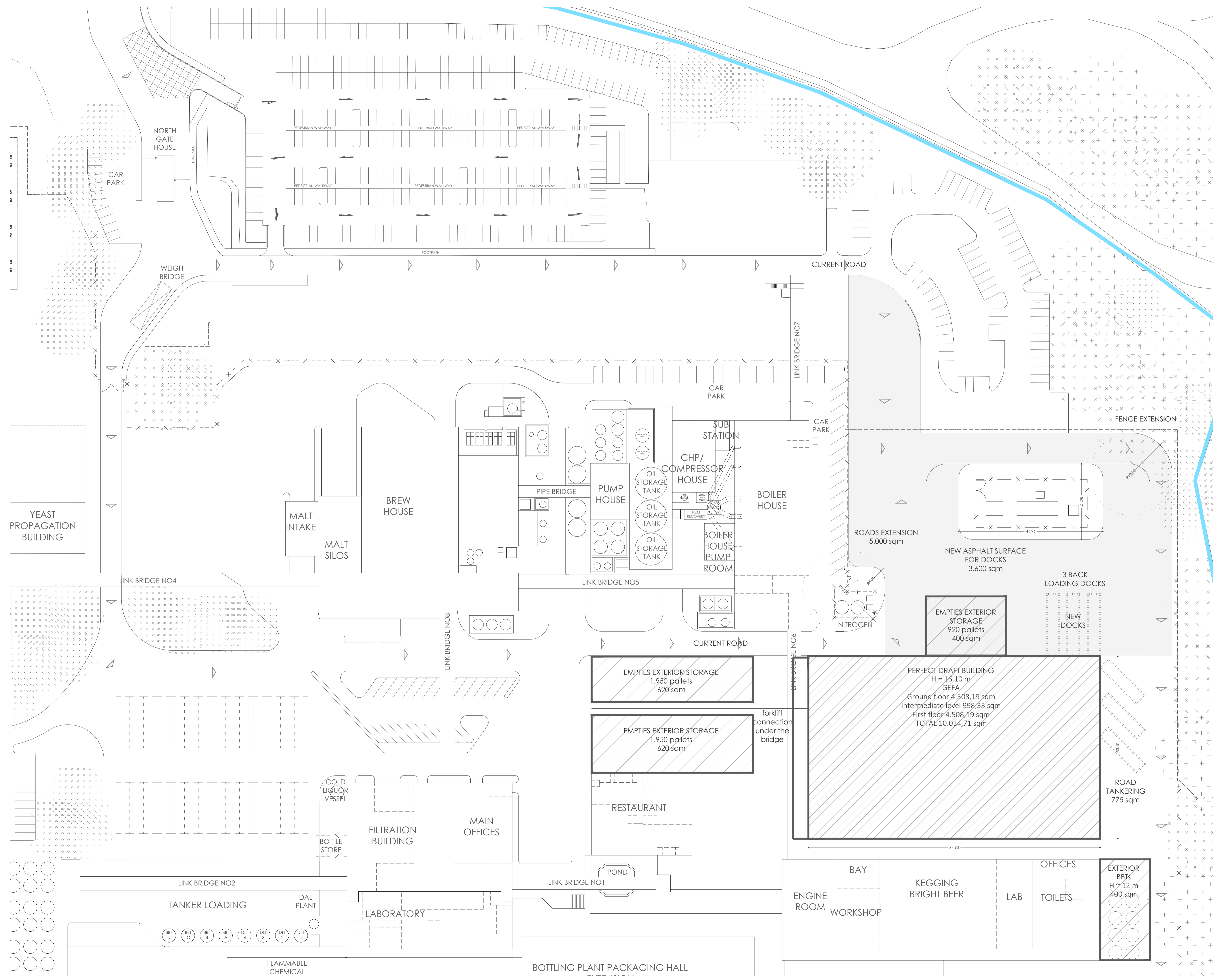
01.06 REV 0

DISCIPLINE
 ARCHITECTURE
 DESCRIPTION
 PROPOSED SITE PLAN
 CLIENT REFERENCE
 XXXXX

PROJECT CODE	SCALE	PAPER	SCALE	PAPER
O2082	1:500	A1	1:1000	A3



REVISION	CHANGES	DATE
REV 0	APPLICATION	20/08/2021
REV 1		
REV 2		
REV 3		
REV 4		
REV 5		



Appendix 2: Planning Policy Context

A2.1. Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications. Applicable arboricultural planning policy that relates to the site is set out below at a National and Local level.

National Planning Policy

Planning Policy Wales (PPW) Edition 11

A2.2. Chapter 6 of the PPW (Distinctive and Natural Places) includes the following commitments and what they relate to where they are applicable to this site:

- 6.2: Green Infrastructure – The planning system should protect and enhance green infrastructure assets and networks because of [their] multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision...The quality of the built environment should be enhanced by integrating green infrastructure into development.
- 6.4: Biodiversity and Ecological Networks – Promoting biodiversity by enhanced biodiversity and resilience of ecosystems duty (as set out in The Environment (Wales) Act 2016. The Nature Recovery Action Plan supports this legislative requirement to reverse the decline in biodiversity, address the underlying causes of biodiversity loss and increase the resilience of ecosystems.

A2.3. Development plan strategies, policies and development proposals must consider the need to:

- Trees, woodlands and hedgerows - Planning authorities should protect trees, hedgerows, groups of trees/...woodland where they have ecological value, contribute to the character or amenity...or perform a beneficial...green infrastructure function.

Local Planning Policy

A2.4. The site lies within the administrative remit of Monmouthshire County Council. The Monmouthshire Local Development Plan was adopted in 2014 A summary of local planning policy relating to arboriculture is provided below.

Policy S13: Landscape, Green Infrastructure and the Natural Environment

A2.5. The policy assists in protecting, enhancing and managing Monmouthshire's natural heritage, including designated landscape areas as well as non-designated sites and the connectivity between them, for their own sake and to maximise benefits for the economy, tourism and social well-being. It also aims to:

"Seek to integrate landscape elements, green infrastructure, biodiversity features and ecological connectivity features, to create multifunctional, interconnected spaces that offer opportunities for recreation and healthy activities such as walking and cycling."



Policy GI1: Green Infrastructure

- A2.6. To comply with this policy “Development proposals will be expected to maintain, protect and enhance Monmouthshire’s diverse green infrastructure network”. The policy wording states that this can be achieved by: “Ensuring that individual green assets are retained wherever possible and integrated into new development” and “Incorporating new and / or enhanced green infrastructure of an appropriate type, standard and size”.

Policy NE1: Nature Conservation and Development

- A2.7. This policy is focused on aspects of nature conservation and wildlife provision; however, it does state that development proposals will be expected to “Incorporate appropriate native vegetation in any landscaping or planting scheme, except where special requirements in terms of purpose or location may dictate otherwise”.

Policy DES1: General Design Considerations

- A2.8. This policy sets out the Council’s approach to good design, stating that “All development should be of a high-quality sustainable design and respect the local character and distinctiveness of Monmouthshire’s built, historic and natural environment”. In order to comply with this policy proposed development will need to “incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate” and to “take into account, and where appropriate retain, existing trees and hedgerows”.

Supplementary Planning Guidance (SPG)

Green Infrastructure SPG (adopted April 2015)

- A2.9. This SPG supports the green infrastructure policies outlined in the adopted Local Development Plan (2014) and is a material consideration in relation to planning applications. It highlights “the Council’s expectations for how on and off-site green infrastructure should be considered and embedded within development proposals”. The guidance outlines a 3-step process for embedding GI into development, which involves:
- *Identifying and mapping the GI assets in and around the site;•Considering how the development can contribute to GI needs and opportunities; and*
 - *Incorporating proposals into development design that maintain, protect and enhance GI, ensuring connectivity with the surrounding GI network.*
- A2.10. The last point includes for “Retaining and integrating existing GI assets into development”; “Providing mitigation and compensatory measures where harm to/loss of existing GI assets is unavoidable”; and, “Incorporating new and enhanced GI provision of an appropriate type, standard and size”.



Appendix 3: Methodology, Constraints, Mapping and Limitations

Field Work

- A3.1 In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m). Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.2 The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

- 'T' prefixes have been used to identify individual trees and commence with 'T1'.
- 'G' prefixes have been used to identify groups of trees.
- 'H' prefixes have been used to identify hedgerows.
- 'W' prefixes have been used to identify woodlands.

Species

- A3.3 Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.4 The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land topography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.5 Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A3.6 The measured canopy shapes have been plotted on the **Tree Constraints Plan** at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.



A3.7 The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

A3.8 The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

A3.9 The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

A3.10 An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

A3.11 An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices.

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings

A3.12 The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See **Appendix 4**). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.



Root Protection Areas

- A3.13 The **Tree Constraints Plan** shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.
- A3.14 Plotted RPAs serve as 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 the protection of the roots and soil structure is treated as a priority.
- A3.15 Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:
- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
 - b) topography and drainage;
 - c) the soil type and structure; and
 - d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- A3.16 The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

- A3.17 The distribution of tree canopy cover on and within influence of the site is illustrated on the **TCP**. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at **Appendix 5** to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- A3.18 The principal tree shadow constraints are shown on the **TCP** and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.
- A3.19 Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".



Limitations

- A3.20 The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A3.21 No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A3.22 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A3.23 The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A3.24 A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 4: BS5837 Cascade Chart for Tree Quality Assessment



Appendix 4: BS5837 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	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 (e.g. veteran trees or wood-pasture)	LIGHT GREEN



TREES TO BE CONSIDERED FOR RETENTION

<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</p>	<p>Trees with material conservation or other cultural benefits.</p>	<p>MID BLUE</p>
<p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.</p>	<p>Trees with no material conservation or other cultural value.</p>	<p>GREY</p>



Appendix 5: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Horse Chestnut	9m	510	5.00	5.00	5.00	5.00	2.00	Mature	Fair	Good	B.2	Established in grass verge by car park, structure typical for species, no significant defects noted.	6.1	118
G1	Crack Willow, Goat Willow, Dogwood, Hazel, Alder, Hawthorn	12.0	300 av.	5.00	5.00	5.00	5.00	2.00	Young to Mature	Fair	Fair	B.2	Wooded group established at edge of car park, moderate value as collective feature with individuals of lesser value, predominantly willow spp. unmanaged, ivy and bramble cladding around understorey	3.6	N/A
G2*	Crack Willow, Goat Willow, Dogwood, Hazel, Alder, Hawthorn, Ash, Elder, Scots Pine,	12.0	200 av.	4.00	4.00	4.00	4.00	2.00	Young to Mature	Fair to Poor	Fair to Poor	B.2	Woodland belt established along eastern boundary, moderate value as collective feature with individuals of lesser value, predominantly willow spp. unmanaged, ivy and bramble cladding around understorey	2.4	N/A
G3	Goat Willow, Field Maple, Hawthorn, Elder, Dogwood.	8.0	200 av.	4.00	4.00	4.00	4.00	1.00	Young to Mature	Fair to Good	Fair to Good	C.1.2	Wooded group established at edge of car park, moderate value as collective feature with individuals of lesser value. unmanaged, ivy and bramble cladding around understorey	2.4	N/A
G4	English Oak, Tulip Poplar, Goat Willow, Ornamental shrubs.	13.0	400 av.	8.00	8.00	8.00	8.00	4.00	Semi-Mature to Mature	Fair to Good	Fair to Good	B.1.2	Amenity planting established within grass verge at centre of site, actively managed with crown lifting over footpaths and adjacent facilities, cohesive canopy cover to form strong ornamental feature, minor age related deadwood visible.	4.8	N/A
G5	Silver Birch, Hornbeam, Ornamental shrubs.	12.0 max 5.0 av.	200 av.	3.00	3.00	3.00	3.00	0.00	Young to Mature	Fair to Good	Fair to Good	B.2	Amenity planting established within grass verge at centre of site, actively managed with crown lifting over footpaths and adjacent facilities.	2.4	N/A
G6	English Oak	10.0	300 av.	6.50	6.50	6.50	6.50	4.00	Mature	Fair to Good	Fair to Good	B.1.2	Amenity planting established within grass verge at centre of site, actively managed with crown lifting over footpaths and adjacent facilities, cohesive canopy cover to form strong ornamental feature, minor age related deadwood visible.	3.6	N/A

Plans:

Plan 1: Tree Constraints Plan (Ref: 1586/P91)

Plan 2: Tree Retention Plan (Ref: 1586/P92)





- Category B - Trees of Moderate Quality and Value
- Category U - Trees Recommended for Removal
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

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Rev	Description	Date
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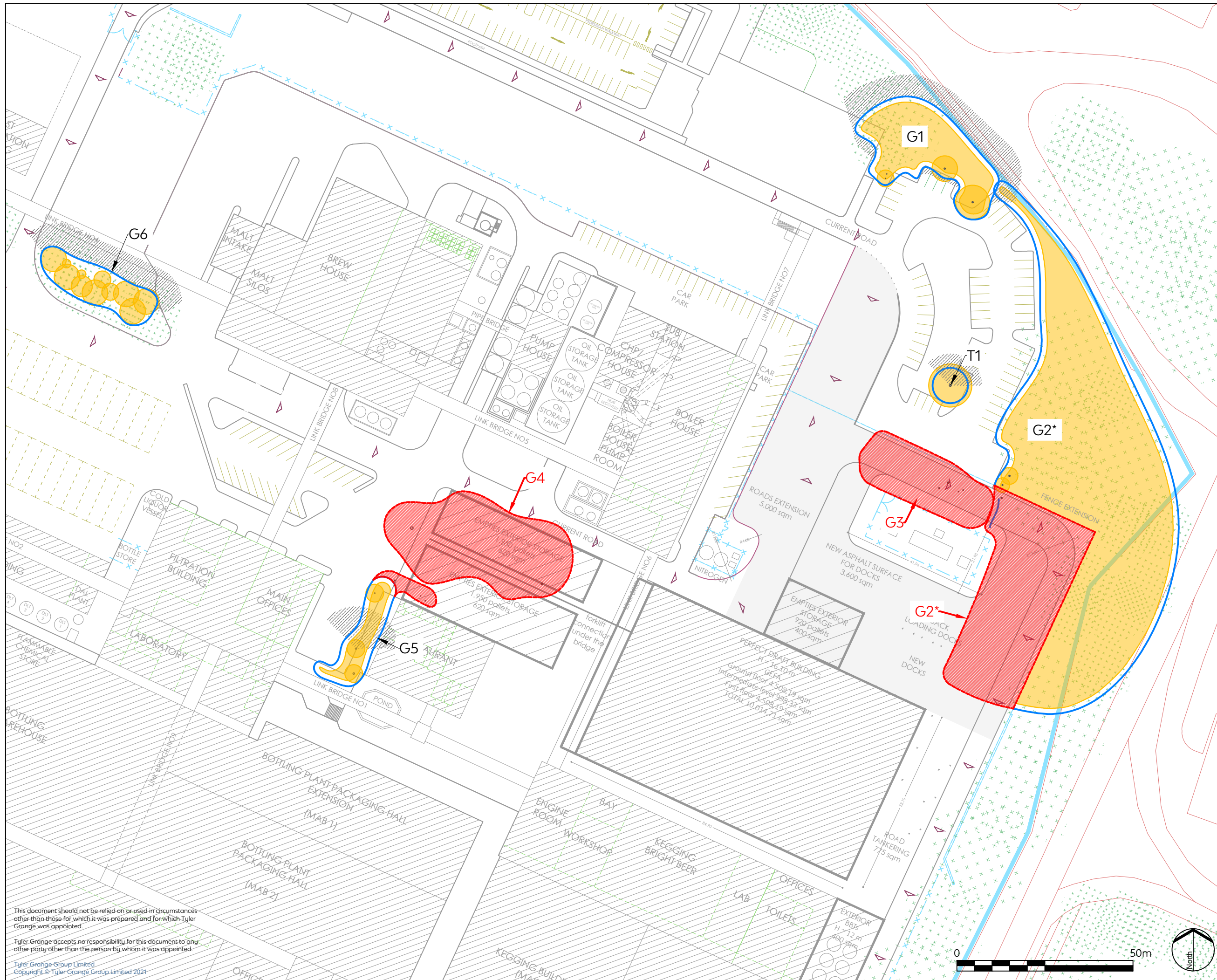
Project title
**InBev, Magor (Perfect Draught Building),
 Monmouthshire**

Drawing title
Tree Constraints Plan

Scale	1:1000 @ A3	Drawn	LS
Date	07.09.2021	Checked	JJ
		CDM Review	JJ

Drawing number	Revision
1586_P91	-





- Proposed Tree Removals
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints

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Project title
InBev, Magor (Perfect Draught Building), Monmouthshire

Drawing title
Tree Retention and Removal Plan

Scale Date	1:1000 @ A3 10.09.2021	Drawn Checked CDM Review	LS JJ JJ
Drawing number 1586_P92		Revision -	





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