

# Trees and Construction

## BS5837 Tree Survey Assessment

**Site:** Ty Nant, Prestatyn, LL19 9LG

**Ref:** 14465/A1

**Client:** Enfys Ecology



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- October 2014 -

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Revision	Description	Date
/	/	/

## 1. INTRODUCTION

- 1.1 **Instruction:** This advice has been prepared for Enfys Ecology (hereafter; client) and is in respect of the tree related considerations at the Ty Nant, Prestatyn, LL19 9LG(hereafter; site).

As the proposal relates to development works at site, the advice herein is produced in accordance with the British Standard 5837 : 2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*' (hereafter; BS5837).

- 1.2 **BS5837:** The scope of BS5837 is to provide guidance on how trees and other vegetation can be integrated into construction and development design schemes. The overall aim is to ensure the protection of amenity by trees which are appropriate for retention.

- 1.3 **Scope of this advice:** This advice has been produced in accordance with BS5837 and is intended to demonstrate the site's realistic arboricultural constraints and assist with the design process. The objective is to systematically assess and provide suitable recommendations regarding the proposal's potential impact on trees and vice versa.

- 1.4 Following instruction the consultant surveyed the site on the 15th October 2014 where a site walkover and BS5837 tree survey were carried out; all trees on site and around the application boundary were surveyed from ground level and plotted as either an individual or a tree group.

- 1.5 This advice is subject to caveat at Appendix I, outlines relevant terms and definitions at Appendix II and constitutes the findings of the preliminary site assessment and associated arboricultural recommendations.

- 1.6 The survey data and site observations use the supplied topographical survey to illustrate the surveyed trees in plan format as a 'Tree Constraints Plan' (hereafter; TCP); the TCP and the tree survey data table are at Appendix III.

## 2. SITE INFORMATION & TREE ASSESSMENT

- 2.1 The site currently comprises Prestatyn Town Council offices and library with associated walkways and parking, as such the site is predominantly hard surfaced. The site is accessible of High Street and Nant Hall Road.
- 2.2 **Proposal:** No detailed scheme has been provided at this stage for comment. As such, the considerations herein surround the principal of development in respect of trees and tree retention / protection recommendations.
- 2.3 The site requires consideration from an arboricultural perspective due to the presence of trees on and around the site; these trees are deemed to be within impacting distance of the existing property and potential construction area.
- 2.4 The trees -
- 2.4.1 The tree survey and assessment resulted in the BS5837 quality/retention categories of 'B - moderate' and 'C - low' being attributed to trees/tree groups as well as those categorised as 'U' for either small scale trees or those dead, dying or dangerous trees needing to be removed.
- 2.4.2 For the most part, the trees are planted around the site boundaries with the majority of trees surrounding the library building and tree growth in soft borders lining the site access road and car park planters.
- 2.4.3 There are established features on site in the form of the mature Willow tree (T13) and semi-mature Buckeye both located in the north site section.
- 2.4.3 There are identified defects to the surveyed trees, this has resulted in the recommendation for tree removal, i.e. the category 'U' trees. Also, the defects to some other trees may warrant their removal in the context of the development, i.e. T15.
- 2.4.4 It is likely that the trees at site are protected as the site is understood to be Local Authority owned. Although, no council search/contact has been requested and hence confirmation as to whether the trees are protected by Tree Preservation Order was unavailable at the time of writing this advice - please advise if this detail is available and/or confirm whether a conservation area and TPO check is to be made on your behalf.

### 3. FINDINGS & RECOMMENDATIONS

3.1 The following information, as with the prior contents of this report, should be read with the appended tree data table and tree constraints plan (14465/TCP/01).

#### 3.2 General Considerations for Tree Retention / Removal

3.2.1 Based on the boundary line location / neighbour's site location of T18 and G2, their retention and protection is to be assumed as part of the scheme.

3.2.2 Due to the poor condition and defects noted to the trees categorised as 'U' and in the context of a residential development with regular future site use it is recommended that T12 and T14 be removed.

3.2.3 Following the removal of the above trees, based on the anticipated decline of T15 it may be likely that this tree will also need to be removed. The tree is from grafted stock and has decay present on both the stem and branches. The reduction in amenity of an already limited quality tree is not considered suitable for retention on this basis, hence it is recommended that T15 be removed.

3.2.4 There are a number of 'low' quality 'C' category trees which serve a current purpose and contribution to the site's amenity. Although the trees are of limited amenity contribution and have limited viewpoints to onsite positions, where possible it is recommended that they are integrated into the design to add maturity to the landscaping. This includes G1 and G2, T1 - T3, T5, T6, T8, T9, T15, T16 and T18 - T21, however, these trees should not significantly constrain nor guide the scheme.

3.2.5 Based on the individual prominence and /or lack of significant defects of T4, T7, T10, T11 T13 and T17, it is recommended that these trees be retained, protected and be clear of the proposal.

3.2.6 The removal of the above trees or vegetation may have an impact on the green cover in the first instance, however, the site presents an enhancement opportunity. Said removals would have no impact on the long term amenity of the site and will allow for the selection of native species to enhance amenity and biodiversity.

#### 3.3 Tree Protection

3.3.1 The design and layout of the site is to incorporate the essential components of retained trees (crown and rooting area) and provide a suitable level of clearance to allow for their long term safe retention, i.e. RPA protection and crown clearance as well as for any new tree(s) being planted.

- 3.3.2 Depending on the level of tree retention/removal, the protection methods for the retained trees is likely to vary. However, it is likely that a combination of construction restrictions be used with protective barrier fencing (to protect RPAs).

The process of site operations will be an important aspect to confirm by way of a construction layout plan, i.e. showing storage areas, parking, delivery area, access routes etc., all outside of RPAs or with a provision for ground protection. As a basis for tree protection the following points will need to be considered:

- Removal of all agreed trees and any agreed pruning works prior to works commencing by a suitably qualified arboricultural contractor;
- Induction of construction personnel regarding the exclusion of works (including access and storage) from the retained trees' RPAs;
- Secure temporary barrier fencing around the site to exclude the retained tree's crowns and RPAs from the working site;
- The storage of materials clear of all retained trees and conditions to ensure no contamination/run-off into soils in proximity to trees or on higher ground;
- For the removal of existing structures and/or hard surfaces from RPAs the works to be undertaken separate to construction, manually and sensitively.

### 3.4 General Overview

- 3.4.1 The considerations for trees which are to be retained as part of the proposal need to be addressed in order to ensure their protection. This is to account for the potential impact on retained trees and their growing environment from the proposed development and vice versa (these follow).

#### Tree Works

The tree removals to facilitate the scheme are to be justifiable in the context of the site layout and are to be mitigated by way of a landscape scheme; new tree planting will be required to replace and enhance the site's canopy cover with a general scheme of landscaping in acknowledgement for the removal of poor quality trees.

Any trees which are to be removed should be well indicated to ensure that the retained trees are suitably protected. Hence, all trees which are to be removed are to be marked by a suitably qualified person [spraying the stems with a cross] prior to tree works.

#### Tree Crowns

Consideration is required for both existing and newly planted trees whereby the proposed construction should take account of trees reaching their full growth potential. It is always prudent to provide adequate clearance from a tree's current crown for future growth, i.e. to allow a tree adequate space to reach maturity without conflicts with new structures.

### Root Protection Areas (RPA)

As a minimum it would be suitable to consider the outer extents of retained trees' RPAs as construction exclusion zones and be protected.

As above, it is *sometimes* possible to undertake construction activities within the rooting areas of retained trees which requires greater attention to tree protection, foundation designs, phasing of works etc. If it is proposed to undertake works within these areas, more specific advice should be sought from a qualified arboriculturalist with a view to assessing the feasibility of said proposal and forming a suitable method statement.

### Demolition/Excavation Works

Any removal of existing built structures (including stairways, small outbuildings, retaining walls etc.) or hard surfacing will need to be undertaken with great care where this occurs within or near to the anticipated rooting areas of retained trees.

Said works should adhere to the RPA restrictions, be undertaken manually with hand held non mechanical tools and ensure that existing ground levels are retained.

### Hard Landscape Works

As with previously mentioned arboricultural restrictions to demolition/construction, the proposed works should avoid retained trees' RPAs. However, where ground works are proposed within RPAs, construction methods [for hard surfacing, walls etc.] should retain the existing ground levels, be undertaken sensitively and using a no dig design.

The surrounds of the site are predominantly hard surfaced. These can be suitably considered for replacement surfacing on a like for like basis or of a preferential surface treatment.

Elsewhere, conversion of soft surfaced areas within RPAs to hard surfaced walkways, parking areas etc., will need to utilise a no-dig product to ensure no negative impact on the tree roots and/or growing conditions.

- 3.4.2 For any proportion of tree removal, new tree planting is to be integrated into a landscape scheme. The new trees should be of a suitable volume, species, scale, in suitably prepared planting locations with adequate space for future growth and development and enhance the site's long term amenity contribution.

### Planting Species and Volume

New tree planting should incorporate a range of species, select mixed characteristics and take account of the availability of space, i.e. concentrate on selecting suitable scale species based on the ultimate growth extents.

### Planting Specification

A detailed specification should be included within a landscape scheme (could form part of planning conditions). This should outline the proposed tree species, stock selection, location, planting process and ongoing maintenance (watering, mulch and pruning).

### Planting Location

The new planting sites should take account of the future growth potential of the chosen species and should allow for the amenity space to be utilised, minimise the potential conflict with structures and facilitate the contribution to amenity from the site.

## 3.5 Additional Details

- 3.5.1 The surveyed trees have been subject to a detailed inspection and the arboricultural considerations detailed within this advice. The advice herein is intended to guide a suitable design in consideration for the site's valuable amenity assets.

Where retained trees are avoided and removed trees are mitigated, typically, the considerations herein can form part of tree related planning conditions. These are then detailed within a method statement based on the approved scheme; proposed construction near trees may require detailed method statements to support the planning application and should be requested where present within the design.

- 3.5.2 Where the aspect of tree removal is supported by the council, the removals mentioned herein will leave arboricultural constraints which can be managed effectively, i.e. by the use of the barrier fencing etc. The use of planning conditions for detailed protection methods and new tree planting proposals are therefore considered suitable.

- 3.5.3 The finer details of the tree planting proposals are to be illustrated on a tree planting landscape plan. This is to include the exact proposals for hard and soft landscaping together with the details for tree planting locations, species and stock selection, installation and maintenance; this is to be undertaken by the appointed landscape architect who will have the full support of the arboricultural consultant where required.

**This concludes our advice.**

## **Caveat**

Any and all information supplied to Indigo Surveys Ltd by/on behalf of the client is assumed to be accurate unless otherwise informed. | This advice is limited to the observations made on the date of



inspection as detailed herein and any deletion, editing or alteration will result in the advice being null and void in its entirety. | This advice in its entirety may be deemed null and void if remedial works are undertaken on any area of the site, on or after the date of the survey. | No liability is assumed by the author or by Indigo Surveys Ltd for any misuse, misinterpretation or misrepresentation of this advice. | This advice is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. | No responsibility is assumed either by the author of this advice or by Indigo Surveys Ltd for any legal matters that may arise as a consequence. | Neither the author nor Indigo Surveys Ltd will be required to attend court or give testimony as part of this agreement. | The responsibility for any works undertaken on the basis of the recommendations of this advice does not form part of this agreement.

## Appendix II

### Terms and Definitions

*“Arboriculturist”* - person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

*“Competent Person”* - person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

*“Topographical survey”* - an accurately measured land survey undertaken to show all relevant existing site features. *A method of carrying out topographical surveys is given in RICS specification Surveys of land buildings and utility services at scales of 1:500 and larger.*

*“BS5837 Tree survey”* - should be undertaken by an arboriculturist to record information about the trees on or adjacent to a site. The results of the tree survey, including material constraints arising from existing trees that merit retention, should be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for development.

*“Tree categorisation method”* - trees should be categorised in accordance with the BS5837 cascade chart by an arboriculturist. This is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

*“Root protection area (RPA)”* - 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, shown as an arboricultural constraint in m<sup>2</sup>. The radius is calculated using the BS5837 calculation method. An arboriculturist may change the shape of an RPA but not reduce its area.

*“Arboricultural implications assessment”* - a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

*“Arboricultural method statement”* - methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.

*“Tree protection plan”* - a scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.

## Appendix III

**Data Table:** As appended (BS5837 Tree Survey Key & Table)

**Tree Constraints Plan:** As appended (14465/TCP/01)

**TREE SURVEY 'KEY' - BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'**

**FIELD KEY:**

<b>TPO/CA</b>	-	On client request: presence of Tree Preservation Orders (TPO) / site location within a Conservation Area (CA) & date checked;
<b>TREE REF. #</b>	-	Tree reference number: tag or plan number (T - individual tree, G - group of trees/shrubs, H - hedge);
<b>SPECIES</b>	-	Genus, species and/or common name;
<b>AGE</b>	-	Age classification (NP - new planting, Y - young, SM - semi mature, M - mature, LM - late mature, OM - over mature);
<b>HEIGHT (in m)</b>	-	Approximate height of tree in metres;
<b>CANOPY (in m) N - S - E - W</b>	-	Approximate branch spread in metres of the four principal compass points;
<b>STEM (in mm)</b>	-	Stem diameter in millimetres: measured in accordance with s.4.6 of BS5837;
<b>RPA (in m)</b>	-	Circle radius of the Root Protection Area: calculated using the stem diameter (single/multiple stem variant, as outlined within BS5837);
<b>CLEARANCE (in m)</b>	-	Crown clearance in metres above the adjacent ground level;
<b>IST BRANCH (in m)</b>	-	Clearance in metres to first significant branch and direction of growth (where relevant);
<b>VITALITY</b>	-	Physiological condition typically gauged from canopy cover and annual extension growth (good, fair, poor, dead);
<b>ESTIMATED REMAINING CONTRIBUTION</b>	-	Approximate number of years the tree will continue to make a contribution without the need for oppressive arboricultural intervention, categorised in years as <10, 10-20, 20-40 and >40;
<b>NOTES</b>	-	Structural and physiological condition observations;
<b>BS CAT.</b>	-	BS5837 tree quality assessment category: resulting from structural/physiological condition and remaining contribution (approximate Standard retention category <b>U</b> : in such a condition that any existing value would be lost within 10 years; Standard retention category <b>A</b> : high quality and value, in such a condition as to be able to make substantial contribution of 40+ years; Standard retention category <b>B</b> : moderate quality and value, in such a condition as to make a significant contribution of 20+ years; Standard retention category <b>C</b> : low quality and value, currently in adequate condition to remain until new planting could be established Standard retention sub-category, mainly due to: <b>1</b> - Arboricultural values, <b>2</b> - Landscape values, <b>3</b> - Cultural values, including conservation;
<b>MANAGEMENT</b>	-	Preliminary management recommendations (as appropriate);
<b>' * '</b>	-	Within the survey schedule denotes an estimate

**TREE SURVEY IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'**

**CLIENT:** Enfys Ecology

**PROJECT REF:** 14465

**SITE:** Ty Nant, Prestatyn

**CONTACT:** Tim Yardley

**SURVEY DATE:** 15 October 2014

**ARB CONSULTANT:** Tony Banner *TechCert (ArborA) TechArborA* & Andy Turnbull *FDSc MArborA*

TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N - S - E - W				STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.	MANAGEMENT
T1	Hawthorn; Crataegus, Rosaceae	M	4.5	1	2	1.5	1.5	190	2.3	2	2	Fair	10 - 20	Multi stems at 2m, fair canopy cover.	C 3	
T2	Purple Norway Maple; Acer, Aceraceae	SM	3	3	2.5	2	2.5	230	2.8	2	2.5	Fair	20 - 40	Multi stemmed crown, deviated ladders.	C 3	
T3	Cherry; Prunus, Rosaceae	M / LM	9	4	4.5	4	4	450	5.4	2	2.5	Normal	20 - 40	Multi stems at 2.5m, large union inclusion and stem crease.	C 3	
G1	Cotoneaster Stems x 3	M	4 - 7	\	\	\	\	< 160	1.9	1.5	1 - 2	Fair	10 - 20	Collective stem planting fair canopy cover, low quality and poor individual form.	C 3	
T4	Norway Maple; Acer, Aceraceae	SM / M	8.5	4.5	4.5	4	5	300	3.6	2	2	Normal	20 - 40	In compacted parking border, and multi stems at 2.5m and raised surface roots.	B 3	
T5	Blue Cypress; Cupressus, Cupressaceae	SM / M	3.5	1	1	1	1	190	2.3	0.5	1	Normal	10 - 20	In compacted parking border, compact ornamental.	C 3	
T6	Norway Maple; Acer, Aceraceae	SM	8	2	2.5	1	1.5	180	2.2	2	2.5	Fair	10 - 20	In compacted border, sparse and low extended growth, crown asymmetry.	C 3	Monitor tree's condition.
T7	Sorbus, Rosaceae	SM	8	2.5	2.5	2.5	2.5	200	2.4	2	2	Normal	20 - 40	Multi stemmed crown, good form and canopy cover.	B 3	
T8	Sycamore; Acer, Aceraceae	Y	5	1.5	1.5	1.5	1.5	150	1.8	2	1.5 - 2	Fair	10 - 20	In shrub border, multi stems at 1.5 - 2m, fair form, slightly sparse canopy.	C 3	Monitor tree's condition.
T9	Horse Chestnut; Aesculus, Aesculaceae	SM / M	10	5	6	7	6	537	6.4	1.5	4	Fair	10 - 20	Co-dominant at 0.5 - 1m, conflicting main stems at 1 - 1.5m, bark cracking, decayed old wounds and low vigour, (multi stems measured at 380mm, 380mm).	C 3	Monitor tree's condition.
T10	Lime; Tilia, Tiliaceae	SM / M	12	7.5	7.5	8.5	8	560	6.7	1.5	3	Normal	40 +	Multi stems at 2 - 3m, low canopy over road, wide lateral spread, dense, minor deadwood.	B 3	Crown lift over road and reduce largest long laterals by 10-20%.
T11	Buckeye; A.glabra, Aesculus	SM	9	4	4	3	4	390	4.7	1.5	3.5	Normal	20 - 40	Co-dominant at 3m with protruding branch bark ridge, fair form.	B 3	
T12	Maple; Acer, Aceraceae	Y / SM	7.5	3	3	3	2	230	2.8	2.5	2	Poor	< 10	Girdled base from planted guard, no leaf cover.	U	Remove and replace
T13	Weeping Willow; Salix, Salicaceae	M	12	5	8.5	7	8	680	8.2	1.5	3.5	Normal	20 - 40	Raised walled planter, slight wall displacement, multi stemmed crown, stem decay at 5/6m, long lateral extension and significant new growth.	B 3	Clean and reduce crown to balance by 20%.
T14	Purple Plum; Prunus, Rosaceae	SM / M	6	1	3	3.5	1.5	240	2.9	2	1.5 - 2	Fair/Poor	< 10	Multi stems at 1.5 - 2m, ganoderma on stem, dense and congested canopy.	U	Remove and replace
T15	Cherry; Prunus, Rosaceae	M	6.5	2.5	2	4.5	2	250	3.0	2	1.5	Fair/Poor	10 - 20	From graft, multi stems at 1.5 - 2m, sparse crown, stem and branch decay (from old pruning).	C 3	Consider removing.
T16	Birch; Betula, Betulaceae	M	14	4.5	4.5	4.5	4.5	380	4.6	0	2	Normal	10 - 20	In car park border, confined by retaining wall, multi stemmed crown, over parking, stem decay at 1m.	C 3	Limited future.
T17	Sycamore; Acer, Aceraceae	M	18	6.5	7.5	7	6.5	790	9.5	3	3.5	Fair	20 - 40	Slightly sparse in parts, co-dominant at 3- 4, decay on low bows over parking, stem decay at 1m.	B 3	Monitor and consider selective reduction.
T18	Lime; Tilia, Tiliaceae	M	17	4	6	5	6	700*	8.4	3	4.5	Fair	20 - 40	Offsite, close to wall, stem decay and deadwood noted.	C 3	Monitor - owner to manage.
T19	Sycamore; Acer, Aceraceae	M	10	4	0.5	2	0.5	430	5.2	3	3.5	Poor	< 10	Growth lean, dead lender and dieback.	C 3	Remove and replace (small new tree).
T20	Sycamore; Acer, Aceraceae	M	15	2	6	6	5.5	490	5.9	4	5	Fair	20 - 40	In small walled border, co-dominant at 5-6m, large decay wounds at previously 6m, pollard part, multi stemmed crown, some dieback.	C 3	Reduce by 20% and monitor.

**TREE SURVEY IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'**

**CLIENT:** Enfys Ecology

**PROJECT REF:** 14465

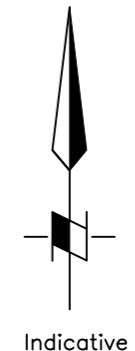
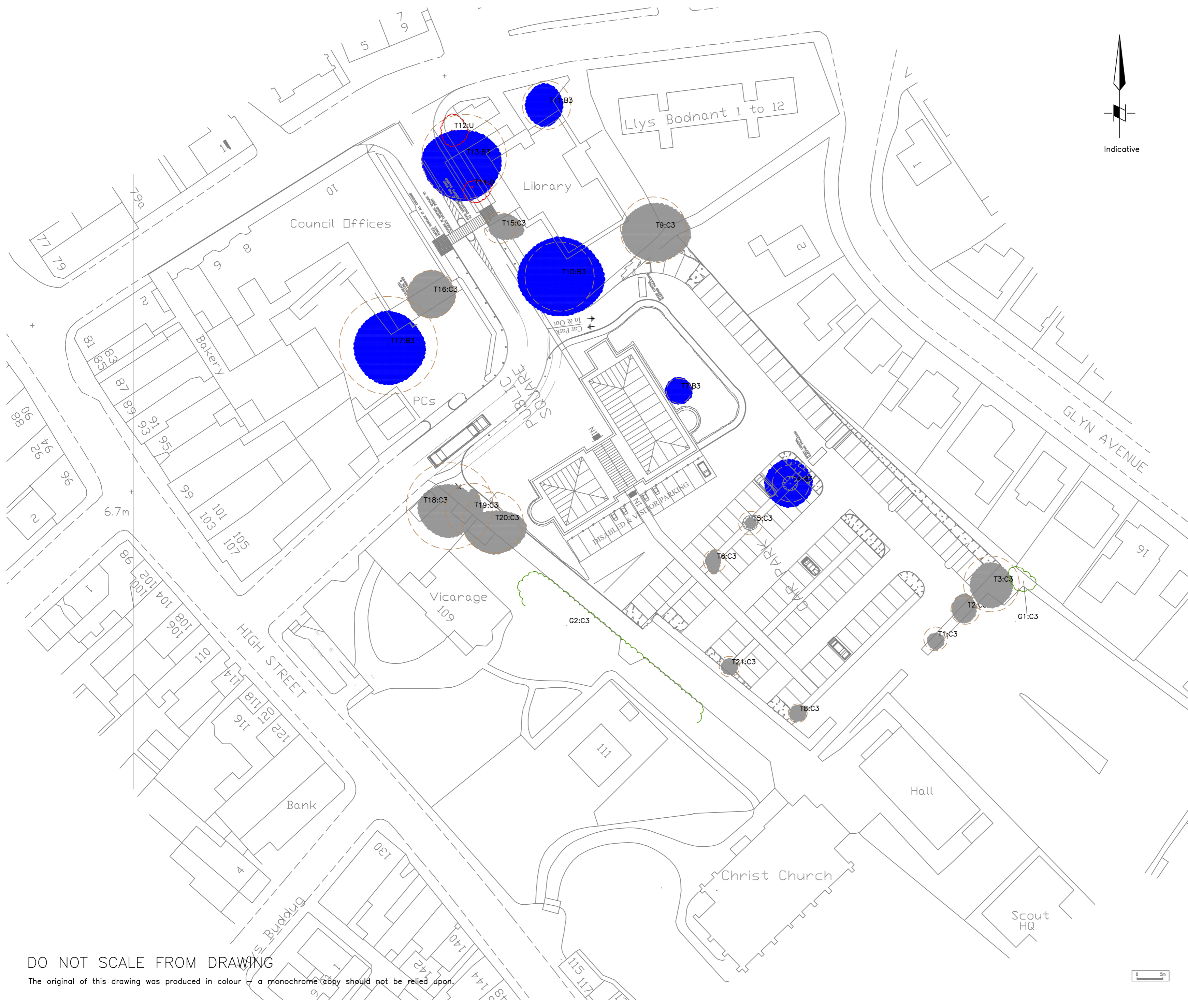
**SITE:** Ty Nant, Prestatyn

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**SURVEY DATE:** 15 October 2014

**ARB CONSULTANT:** Tony Banner *TechCert (ArborA) TechArborA* & Andy Turnbull *FDS Sc MA ArborA*

TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N - S - E - W				STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.	MANAGEMENT
G2	Sycamore x 6 London Plane x 1	SM / M	12 - 15	\	\	\	\	420*	5.0	2 - 5	/	Fair	20 - 40	Offsite, next to wall, over road, deadwood and some epicormic encroachment or road, managed previously by pollarding.	C 3	Raise to clear laterals back to wall up to 5m.
T21	Red Oak; Quercus, Fagaceae	Y / SM	5.5	1.5	1.5	1.5	1.5	170	2.0	0.5	2	Fair	10 - 20	Multi stems at 2 - 2.5m, no leader, long lateral over parking, asymmetric, poor form.	C 3	Reduce long laterals over parking by 2m.



**KEY**

- Tree Crown Spread
- Root Protection Area (RPA)
- Tree Stem
- T1 Tree No.

**Tree Condition Category**

- A
- B
- C
- U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'

DO NOT SCALE FROM DRAWING  
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REV.	DESCRIPTION	DWN	CHK'D	DATE
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CLIENT  
 Enfys Ecology

PROJECT  
 14465  
 Ty Nant,  
 Prestatyn

TITLE  
 Tree Constraints Plan

DWN	DATE	CHK'D	DATE	APP'D	DATE	SCALE
RCK	15/10/2014	TB	27/10/2014			1:500



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