

TREE SOLUTIONS



Arboricultural Impact Assessment

Maes Emlyn, Rhyl

Prepared for:

WALES & WEST HOUSING

Our Ref: 25/AIA/DEN/78 (Rev B)

January 2026

T 07766 774508 • **E** info@tree-solutions.co.uk

Tree Solutions Ltd • Registration in England & Wales • Company No. 04548951

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1.0 INSTRUCTION

- 1.1 We have been instructed by Wales & West Housing (the applicant) to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*'.
- 1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed development at Maes Emlyn, Rhyl. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.
- 1.3 A Stage 1 tree survey was carried out in November 2025 by Alistair Henderson, Principal Consultant at Tree Solutions Ltd. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.

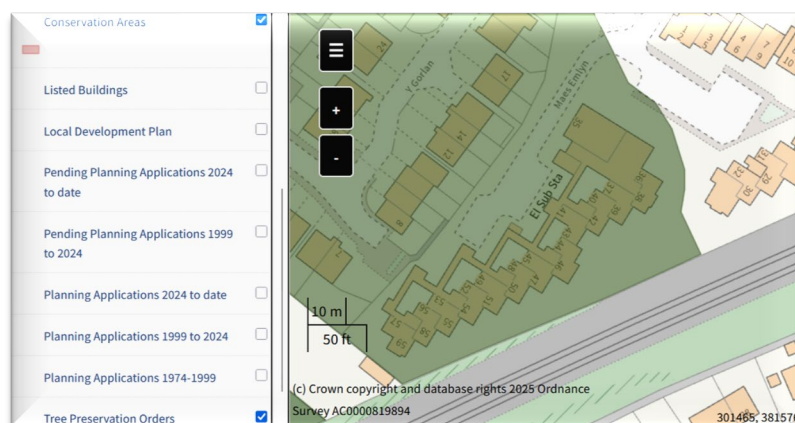
The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.

It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.

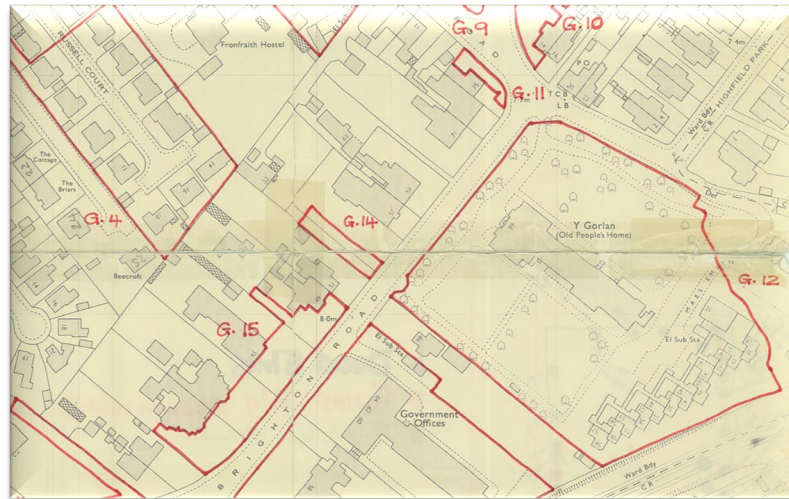
- 1.4 Thirty-nine individual trees (T1-T39) and four groups (G1-G4) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 25/AIA/DEN/78, Drawing No. 1 & 2 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the latest proposed layout plan, Ref: R622 - 104C provided by RLH Architecture.

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 A review of Denbighshire County Council's online interactive mapping indicates that a Tree Preservation Order covers the site (Ref: Rhyl Urban District Council TPO, 1951). The Order is recorded as a Group Order; however, the available documentation does not clearly specify the species, number or precise location of the trees intended to be protected. As a result, there is some uncertainty as to which individual trees are subject to statutory protection.
 - 2.1.1 The Order dates from the early 1950s, and it is likely that the tree cover within the designated area has changed over time. Consequently, clarification will be required to confirm which existing trees are currently protected by the Order. The site does not fall within a designated Conservation Area.
 - 2.1.2 Considering the above, the applicant is advised to seek written clarification from Denbighshire County Council in respect of the extent and applicability of the Tree Preservation Order prior to undertaking any works to trees that are not expressly authorised through this planning application.



P1 – Extract from DCC Interactive maps showing TPO in green



P2 – Extract from TPO 1951 showing location of group 12

G.10	Mixed Hardwoods	"Abingdon", Churton Road, Rhyl.
G.11	Mixed Hardwoods	"Maybree", Brighton Road, Rhyl.
G.12	Mixed Hardwoods	The William and John Jones' Convalescent Home, Brighton Road, Rhyl.
G.13	Mixed Hardwoods	"Henthville", "Chaddarsley", and

2.2 Planning Policy

- 2.2.1 The planning application will be assessed against the relevant tree, woodland, landscape and biodiversity policies of the adopted Denbighshire Local Development Plan (LDP 2006–2021), including Policy RD1: Sustainable Development and Good Standard Design and Policy VOE5: Conservation of Natural Resources. Consideration will also be given to the requirements of the Council's Supplementary Planning Guidance: Trees & Landscaping, as well as national planning policy and guidance, including Planning Policy Wales (Edition 12 – February 2024), Future Wales: The National Plan 2040, and the relevant Technical Advice Notes (TANs).

2.3 Protected Species

- 2.3.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

2.4 Wildlife Habitats

- 2.4.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

3.0 THE SITE

- 3.1 The application site comprises a former sheltered housing development set within established communal landscaped grounds. A railway line runs beyond the southern boundary of the site, with residential dwellings located to the north, east and west. Trees are distributed throughout the areas of open space, with the most notable specimens located within the northern corner of the site adjacent to the entrance.

4.0 DEVELOPMENT PROPOSAL

- 4.1 The proposal comprises the demolition of the existing buildings and their replacement with new mixed residential dwellings, together with associated vehicular access and parking provision.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

- 5.1.1 *During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:*

1. **Construction Exclusion Zones (CEZ):** Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.
2. **Crown Protection Areas (or CEZ 2):** Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.
3. **Root Protection Areas (RPA):** Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.
4. **Working Space Buffers (if applicable):** Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.

5.2 ROOT PROTECTION AREA (RPA)

- 5.2.1 The RPA expressed in square metres (m²), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.

The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter²) × number of stems.

- 5.2.2 During the Arboricultural Impact Assessment (AIA) process, this radial distance is converted by the Arboriculturalist into an actual area to be protected, considering the specific site conditions and any environmental or developmental influences that may have impacted the tree's rooting pattern.

Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions suggest asymmetric rooting—due to factors such as physical obstructions, topography, or historic ground disturbance—a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be underpinned by a robust arboricultural assessment, accurately reflecting the likely distribution of roots.

- 5.2.3 The RPA must be safeguarded through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction activities on site. This fencing should remain in place and be respected for the duration of the works.

A strict prohibition on potentially harmful activities within the RPA must be observed. These include, but are not limited to:

- Mechanical excavation
- Soil stripping
- Fire lighting
- Storage of materials, equipment, or waste
- Ground level reduction
- The installation of impermeable or excessively sealed surfaces

Where construction activity is proposed in close proximity to retained trees or within the RPA, additional protective measures may be required. These may include the use of temporary ground protection to prevent soil compaction, or the implementation of special engineering solutions such as elevated surfaces or low-impact foundations designed to minimise disturbance to the rooting environment.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

- 5.3.1 This is the area above ground occupied by the crown (branches) of the tree, along with allowances for working space (safe working area) and if appropriate, for future growth. The extent of CEZ 2 is determined by considering the existing and future crown spread of the tree(s), bearing in mind the possibility of this being modified by an acceptable quantum of pruning.
- 5.3.2 All retained tree canopies are set back from any construction and site operational works and as such access facilitation pruning is not required.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 Trees are located to the south of a number of the proposed dwellings, where they provide an important visual buffer and screening function in relation to the adjacent railway line. It is acknowledged that these trees will cast some shade over rear garden areas at certain times of day; however, the spacing between tree groups allows for the penetration of direct sunlight, and the dwellings along the southern boundary retain an open aspect to both the east and west, ensuring access to morning and evening sunlight. On this basis, the retained trees are not considered to result in undue overdominance or unacceptable loss of amenity and are unlikely to give rise to future pressure for pruning or removal on amenity grounds.

5.5 CEZ 4: NEW PLANTING

- 5.5.1 The proposed planting will contribute to an enhanced long-term tree canopy cover within the local landscape, supporting wider green infrastructure objectives. It will provide appropriate mitigation for tree loss and deliver future benefits in terms of visual amenity, ecological connectivity and landscape character. Details of planting locations, species selection, establishment and ongoing maintenance are set out within the submitted landscape proposals.

6.0 SURVEY METHODOLOGY

- 6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.
1. Tree heights were surveyed to the nearest 1m
 2. Trunk diameters were measured by use of forestry girth tape
 3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
 4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

- 6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:
- the root protection area (RPA)
 - tree protection
 - new planting design; and
 - foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

- 7.1.1 Below ground constraints are primarily defined by the RPA. The form and extent of the RPA may vary depending on arboricultural factors including species tolerance to root disturbance, likely root morphology influenced by past or existing site conditions, soil type and structure, and local topography and drainage.
- 7.1.2 The RPA is intended to safeguard the rooting environment by preventing direct root damage and protecting soil structure from compaction, changes in soil levels or contamination, all of which can adversely affect tree health and stability.
- 7.1.3 In accordance with BS5837:2012, RPAs have been calculated from stem diameter measurements and reviewed in the context of site-specific conditions that may influence root development, such as proximity to existing hard surfaces or below-ground obstructions which can restrict lateral root spread.
- 7.1.4 In this instance, the RPAs of trees adjacent to buildings have been modified to reflect site-specific constraints and are shown extending around the building footprints, with compensatory extension in the opposite direction where a more favourable rooting environment exists. All other RPAs have been plotted unmodified, as no observable or documented below-ground constraints (including structures, services or impermeable surfaces) were identified that would justify alteration of the standard RPA shape.

7.2 Underground Services

- 7.2.1 The potential implications of installing or upgrading underground services within the site have been considered at this stage. However, detailed information on the exact alignment of existing and proposed service routes was not available within the plans provided for this assessment. As such, the guidance below is general in nature and should be revisited once detailed service layouts are confirmed.
- 7.2.2 Where new drainage or utility service runs are required in proximity to retained trees, it will be essential to minimise disturbance within RPAs. In accordance with best practice, service routes should be designed to avoid RPAs wherever possible. Where encroachment cannot be avoided, appropriate low-impact excavation techniques such as hand digging under arboricultural supervision, air spading, or thrust boring should be employed to retain significant roots and avoid irreversible damage to the root system and soil structure.
- 7.2.3 Established methods for the sensitive installation of underground services near trees are well documented and should be incorporated into the final Construction Method Statement and Arboricultural Method Statement. Reference should be made to the National Joint Utilities Group (NJUG) *Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees* (Volume 4, Issue 2, 2007), which sets out appropriate procedures to safeguard tree roots and associated soil conditions during utility works. All works affecting RPAs should be carried out under the supervision of the appointed project arboriculturist, in accordance with BS 5837:2012 recommendations and local planning policy requirements.

8.0 DEVELOPMENT IMPACT TO TREES

- 8.1.1 Tree Solutions Ltd undertook a Stage One Preliminary Tree Survey in accordance with BS5837:2012. All trees with the potential to be affected by the proposed development were surveyed and their RPAs calculated. This information informed the preparation of a Tree Constraints and Impact Assessment Plan, which has guided the evolution of the revised site layout from an early stage.

- 8.1.2 To facilitate the proposed development, it will be necessary to remove Trees T1 and T27–T34. The majority of these trees are of low to moderate quality and have been subject to historic, unsympathetic crown reduction, resulting in compromised structural form and limited long-term potential. They are located internally within the site, predominantly to the south of the existing buildings and to the west of retained mature tree cover within the public open space to the north-east, where they are heavily screened and make a limited contribution to wider landscape or public amenity. Their removal will therefore have minimal visual impact beyond the site boundaries, particularly as all boundary trees are retained. The removal of these trees enables a more cohesive site layout than earlier iterations, reducing the overall extent of tree loss and allowing for the creation of meaningful areas of shared open space. This, in turn, provides opportunities for new, well-sited tree planting that is better suited to the site constraints and capable of delivering sustainable long-term tree cover. From an arboricultural perspective, the replacement of heavily managed trees with appropriately selected new planting represents a more sustainable approach, reducing future maintenance pressures and the need for unnecessary pruning.
- 8.1.3 The highest quality and most visually significant trees are retained within areas of public open space at the site entrance, along the northern boundary where they provide screening to adjacent residential properties, and along the southern boundary where they form a mature visual and acoustic buffer to the railway line beyond. Subject to the implementation of appropriate tree protection measures, these trees can be successfully integrated into the proposed development, with construction undertaken without adverse impact on their current or future health, stability or longevity.
- 8.1.4 The proposal is consistent with Planning Policy Wales (Edition 12, 2024), Future Wales: The National Plan 2040, and relevant Technical Advice Notes. It also accords with Denbighshire Local Development Plan Policies VOE5 and RD1 and the Council's Supplementary Planning Guidance on Trees and Landscaping. Arboricultural constraints have been appropriately identified and addressed, and no substantive arboricultural grounds for refusal have been identified.

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 It is strongly recommended that any proposed revisions to the development layout or construction methodology that may have implications for retained trees, or their RPAs be referred to the project arboriculturist for review. This will ensure continued compliance with *BS 5837:2012* and facilitate the early identification and mitigation of any potential arboricultural impacts arising from design or implementation changes.

10.0 CONCLUSIONS

- 10.1 This Arboricultural Impact Assessment has been undertaken in accordance with *BS 5837:2012*. The proposed development has appropriately incorporated arboricultural considerations through the following measures:
- Arboricultural advice was sought at the outset, with a *BS5837*-compliant Preliminary Tree Survey informing the development layout and design strategy.
 - The scheme respects the spatial constraints associated with high and moderate quality boundary trees, ensuring their successful long-term retention and integration within the proposed development.
 - All construction activities and new hard surfaces are located outside the RPA of retained trees, thereby preventing both direct and indirect impacts on tree health or stability.
 - Tree removals are confined to low-moderate quality specimens with limited landscape value and poor long-term sustainability; these losses will be fully mitigated through new planting as part of the landscape scheme.
 - Tree protection requirements during construction will be clearly documented within the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) dealt with at discharge of condition stage.
- 10.2 On the basis of the above, the development is considered arboriculturally acceptable, and there are no defensible tree-related grounds on which planning permission should reasonably be refused.

11.0 LIMITING CONDITIONS

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations such as dissection, excavation, probing, or coring were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
- This report may not be reproduced, in whole or in part, without the prior written consent of Tree Solutions Ltd.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

SITE:	MAES EMLYN, RHYL
CLIENT:	WALES & WEST HOUSING
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A HENDERSON
ASSESSMENT DATE:	18/11/2025
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	25/AIA/DEN/78 (REV A)

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TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T1	Whitebeam	SM	4	1	0.5	1.5	1.5	130	M/P	- Small insignificant tree - E.R.C. 0	Remove for development	C1	1.5 8m²
T2	Crab Apple	EM	5	2	3	4	1.5	280	G	- Leans 20° east of vertical - Dead limb to east - E.R.C. 10	No works	C2	3.5 35m²
T3	Whitebeam	SM	2.5	2	1.5	2	1	130	M	As T1	No works	C1	1.5 8m²
T4	Whitebeam	SM	3.5	1.5	2	1.5	1.5	180	G	- No obvious defects - E.R.C. 10	No works	C3	2 15m²
T5	Alder	EM	10	3	1	0.5	5	250	G	- Asymmetric crown form - Group value only - E.R.C. 20	No works	B2	3 28m²
T6	Alder	EM	11	3	3	1.5	3.5	320	G	As T5	No works	B2	4 45m²
T7	Alder	EM	13	1	4	3	5	480	G	As T5	No works	B2	6 105m²

HEADINGS & ABBREVIATIONS

TREE NO. SPECIES: AGE RANGE/LIFE STAGE: HEIGHT: CROWN SPREAD: CROWN CLEARANCE & DIRECTION OF GROWTH: STEM DIA/MULTI-STEM DIA: VITALITY: E.R.C. = ESTIMATED REMAINING CONTRIBUTION: BS 5837 CATEGORY & SUB-CATEGORY GRADING: BS 5837 RADIUS & BS 5837 RPA:	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE) COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST) Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP) HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING) STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD RELATIVE USEFUL LIFE EXPECTANCY (YEARS) A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES) PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL
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				N	S	E	W						
T8	Sycamore	EM	14	5	3.5	2	2	≤500	M	- Multi-stem from past coppice - Topped & dead wood throughout crown - E.R.C. 10	• Crown clean	C2	6 115m²
T9	Sycamore	EM	13	4.5	3	3	2.5	≤460	G	- Off-site tree with no access to survey - On railway siding - E.R.C. 20	• 3 rd party tree – no works	B2	5.5 95m²
T10	Sycamore	EM	13	3	4	3	4	≤360	G	• As T9	• As T9	B2	4.5 60m²
T11	Maple	SM	13	4	0	1	1.5	180	P	- All crown bias north due to proximity to T12 - Low grade tree - E.R.C. 10	• No works	C2	2 15m²
T12	Dead Elm									REMOVED			
T13	Maple	EM	12	1	1	2	3	260	G	- Drawn crown form due to suppression - E.R.C. 10	• No works	C2	3 30m²
T14	Sycamore	M	15	5	3	5	5.5	650	G	- Poor crown form due to poor past management - Offers screen to railway - E.R.C. 20	• No works	B2	8 190m²
T15	Sycamore	EM	13	1.5	4.5	4	3	400	G	- Crown lifted, multiple pruning wounds and asymmetric form - E.R.C. 10	• No works	C2	5 70m²
T16	Maple	Y	9	0.5	1	1	1	100	G	- Small insignificant tree - E.R.C. 10	• No works	C3	1 5m²

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				N	S	E	W						
T17	Sycamore	M	14	5.5	3	4	4.5	550	G	- No obvious defects - Part of linear group that provides screen to railway line - E.R.C. 20	No works	B2	6.5 140m²
T18	Sycamore	M	14	4	2.5	3	4	650	M	- Cavities on stem from past limb removals - E.R.C. 20	No works	B2	8 190m²
T19	Dead Elm									REMOVED			
T20	Dead Elm									REMOVED			
T21	Maple	Y	5	1	1	1	3	100	M	- Small insignificant tree - E.R.C. 10	No works	C2	1 5m²
T22	Sycamore	M	15	4.5	2	3	4.5	580	G	- Cavities on stem from past limb removals - Topped in past - E.R.C. 10	No works	C2	7 150m²
T23	Sycamore	M	12	1	4	4.5	4.5	520	G	- Forms closed canopy with T22 - Crown reduced in past - E.R.C. 20	No works	B2	6 120m²
T24	Dead Elm									REMOVED			
T25	Sycamore	SM	14	2.5	2.5	2	2	270	G	- Small self-set tree located off-site - E.R.C. 0	3rd party tree	C1	3 35m²
T26	Horse Chestnut	M	16	7	5	7	3	600	G	- Located off site with no access to survey - E.R.C. 20	3rd party tree – no works	B2	7 160m²

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				N	S	E	W						
T27	Horse Chestnut	M	12	5.5	4	4	4	770	M	- Low canopy tree located too close to existing buildings - Reduced vigour and appears stressed & in decline - Not visually prominent outside site boundary - No long-term viability - E.R.C. 20	Remove for development	B2	9 270m²
T28	Rowan	SM	5	4	1.5	1.5	3.5	160	G	- Small insignificant tree - E.R.C. 10	Remove for development	C2	10m²
T29	Cherry	EM	5	3	1.5	3	3	310	G	As T28	Remove for development	C2	4 45m²
T30	Cherry	SM	4	2.5	4	1.5	2.5	100	P	- Low grade tree of no existing or future value/viability - Easily replaced with better quality specimen tree/s - E.R.C. 0	Remove for development	C1	1 5m²
T31	Malus	EM	3.5	3	3	3	3	230	G	- Small trees with no visual defects - E.R.C. 10	Remove for development	C1	23 25m²
T32	Whitebeam	M	12	4	3	3	1	520	G	- Asymmetric crown form due to heavy suppression by T33 - E.R.C. 20	Remove for development	B2	6 120m²
T33	Horse Chestnut	EM	12	5	3	3	3	390 400 260 (586)	M/G	- Multi-stemmed from base - Topped in past - E.R.C. 20	Remove for development	B2	7 155m²

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

SITE:	MAES EMLYN, RHYL
CLIENT:	WALES & WEST HOUSING
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A HENDERSON
ASSESSMENT DATE:	18/11/2025
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	25/AIA/DEN/78 (REV A)

PAGE 5 OF 6

TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA.(mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T34	Horse Chestnut	M	13	5	4	3	3.5	850	M/P	- Topped leaving large diameter decay column in main stem below wound - Secondary crown formed above weak stem & past pruning points - E.R.C. 20	Remove for development	B2	10 327m²
T35	Alder	EM	13	3	2.5	2.5	2.5	300	G	- Good quality tree – worth retaining - E.R.C. 20	No works	B2	3.5 41m²
T36	Horse Chestnut	M	16	3	4.5	4	3	730	G	- Part of amenity group - No obvious defects - E.R.C. 20+	No works	B2	9 240m²
T37	Sycamore	EM	16	7	1	3	3.5	590	G	- As T36 - All crown bias north - E.R.C. 20+	No works	B2	7 160m²
T38	Sycamore	EM	15	7	4	5	4	560	G	- Topped in past – secondary crown above - E.R.C. 20+	No works	B2	7 140m²
T39	Willow (Grey)	EM	9	3	5.5	4	4.5	380	G	- Main leader to north removed leaving decay in stool - Remaining stem leans 20° south or vertical with bias south - E.R.C. 10	Coppice	C2	6 113m²
G1	Rowan	SM							MD/D	- In advanced decline/dead - E.R.C. 0	Remove & replace with better quality trees	U	N/A
G2	Sycamore	SM	≤10	2	2	2	2	≤250	G	- Linear group located off-site on railway land - Provides screen to railway line - E.R.C. 10	3 rd party trees – no works	C2	3 28m²
G3	Whitebeam	EM	3.5	1.5	1.5	1.5	1.5	≤200	M/P	- Small insignificant trees - E.R.C. 10	Remove & replace	C1	2.5 20m²

TREE SURVEY SCHEDULE (BS5837: 2012)

SITE:	MAES EMLYN, RHYL
CLIENT:	WALES & WEST HOUSING
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A HENDERSON
ASSESSMENT DATE:	18/11/2025
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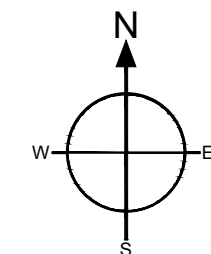
TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA.(mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
G4	Hawthorn	EM	5	2.5	2.5	2.5	2.5	200	G	- Forms hedge feature along boundary - E.R.C. 20+	Remove & replace with new hedge along boundary	B2	2.5 20m²

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
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)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable 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	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	Trees with material conservation or other cultural value	See Table 2
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 150 mm	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/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

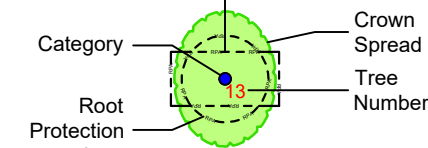
Appendix Two

Preliminary Tree Constraints Plan



Legend

Root Protection Area
Modified to Account for
Site Features



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Wales & West Housing	
Project: Maes Emlyn, Rhyl	
Title: Preliminary Tree Constraints Plan	
Scale: 1:250 @ A1	Date: November 2025
Drawn By: NB	Revision: A
Job Ref: 25/ASIA/DEN/78	Drawing No: 01

Do not scale from this drawing all dimensions to be checked on site.

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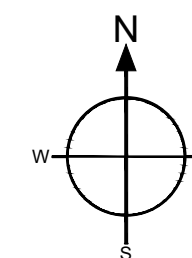
TREE SOLUTIONS

E: info@tree-solutions.co.uk T: 07766 774508

Tree Solutions Ltd - Company No: 0458851

Appendix Three

Impact Assessment Plan



Legend

- Root Protection Area
Modified to Account for
Site Features
- Category
- Crown
Spread
Tree
Number
- Root
Protection
Area
- Category A
(High Quality)
- Category B
(Moderate Quality)
- Category C
(Low Quality)
- Category U
(Dead/Dying/In Decline)
- Tree Proposed for Removal
- NOTE: Tree/group numbers marked
with an * have approximate locations.

Client: Wales & West Housing	
Project: Maes Emlyn, Rhyl	
Title: Arboricultural Impact Assessment	
Scale: 1:250 @ A1	Date: January 2026
Drawn By: NB	Revision: B
Job Ref: 25/ASIA/DEN/78	Drawing No: 02

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E: info@tree-solutions.co.uk T: 07766 774508
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