

TREE SOLUTIONS



Arboricultural Impact Assessment

Ty Gwynn Jones, Abergele

Prepared for:

WALES & WEST HOUSING

Our Ref: 26/AIA/CONWY/68

February 2026

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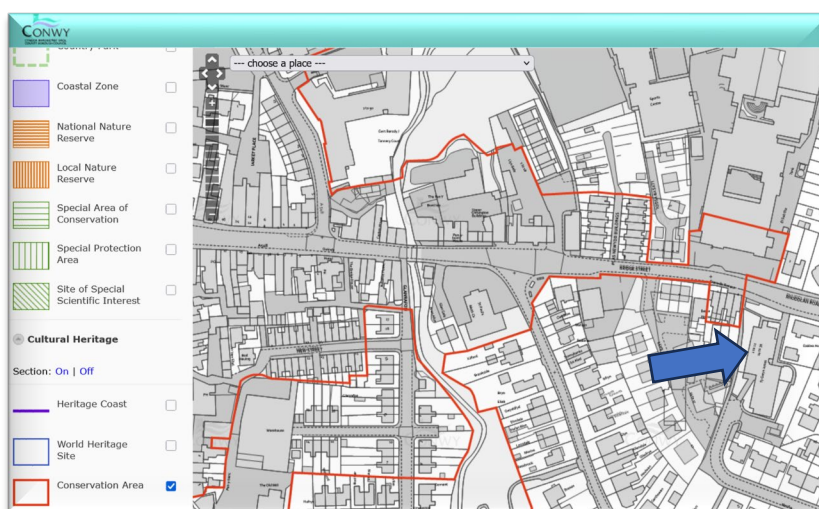
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1.0 INSTRUCTION

- 1.1 We have been instructed by Wales and West Housing (the applicants) to carry out an Arboricultural Impact Assessment (AIA) to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.
- 1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed development at Ty Gwynn Jones, Rhuddlan Road, Abergele. As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on all accompanying plans.
- 1.3 The stage 1 tree survey was carried out in February 2026 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough to inform the current project. The assessment of trees is carried out from ground level without invasive investigation, and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.
- 1.4 Thirteen individual trees (T1-T13) and one group (G1) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 26/AIA/CONWY/99, 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 proposed layout Ref: C537, Drawing No: 006 (Rev D) provided by the project architects Creu.

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 Conwy Council does not currently publish Tree Preservation Order (TPO) data online. However, it has been confirmed that the site does not fall within a designated Conservation Area. Formal confirmation of the presence or absence of TPOs should be sought directly from the Council before undertaking any works to trees.
- 2.1.1 The planning application will be assessed against Policy LDP 40 (Trees, Woodland and Hedgerows) of the Conwy County Borough Council Local Development Plan, together with relevant 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.



P1 – Conwy Council interactive maps showing site outside Conservation Area

2.2 Protected Species

- 2.2.1 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.

2.3 Wildlife Habitats

- 2.3.1 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 an existing residential retirement home with associated vehicular access and parking areas. Residential dwellings are located beyond the southern, eastern and western boundaries, with Rhuddlan Road forming the northern boundary. The only trees of notable arboricultural merit are located along the site frontage. The remaining trees are either located off-site, are heavily screened, or are in poor physiological and/or structural condition and therefore make a limited contribution to the site's overall arboricultural or landscape value.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Demolition of the existing buildings and the construction of new apartment blocks, together with associated vehicular access, parking, and ancillary infrastructure.

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.
- 5.2.2 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.

- 5.2.3 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.
- 5.2.4 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.
- 5.2.5 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
- 5.2.6 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 The Tree Crown Protection Zone (CEZ 2) comprises the area above ground occupied by the tree canopy, including allowances for safe working distances and, where appropriate, reasonable future crown growth. The extent of CEZ 2 has been determined by reference to the existing and anticipated crown spread, taking account of any pruning that may be considered acceptable in accordance with BS3998:2010 Tree Work – Recommendations.
- 5.3.2 All proposed built development and associated construction activities are located outside the canopy spreads of retained trees. No encroachment into CEZ 2 is required and no access facilitation pruning is anticipated. This approach accords with the precautionary guidance contained within BS5837:2012, ensuring that above-ground tree constraints are fully respected.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 Retained trees are located along the northern boundary where they provide an established and important visual screen to the adjacent highway. Their retention has been a key design consideration, and they are expected to form a positive landscape feature for future residents. Owing to their northern orientation in relation to the proposed apartments, the trees are unlikely to result in unacceptable levels of shading to habitable rooms or external amenity areas. In addition, the existing rooting environment is relatively constrained, and significant increases in canopy spread or height are not anticipated. On this basis, the relationship between the proposed development and retained trees is considered appropriate and consistent with the design objectives of BS5837:2012, with no foreseeable pressure for future pruning or removal arising from overdominance or loss of light.

5.5 CEZ 4: MITIGATION PLANTING AND LANDSCAPE ENHANCEMENT

- 5.5.1 The proposed new planting will be implemented in accordance with the submitted landscape proposals, which identify appropriate areas for replacement and enhancement planting across the site. The proposed planting has been carefully located to complement existing tree and hedgerow cover, strengthen boundary vegetation, and contribute to the creation of a cohesive green infrastructure network.

- 5.5.2 All new tree and shrub planting will be located outside the CEZs and RPAs of retained trees to avoid conflict and ensure successful establishment. The strategy will deliver long-term canopy continuity, enhance biodiversity, and reinforce the site's landscape structure.
- 5.5.3 Full details of species selection, planting densities, soil preparation, protection measures, and establishment techniques are set out in the accompanying landscape scheme prepared by the project landscape architect.

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:
- 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 generally defined as the Root Protection Area (RPA). The shape and extent of an RPA is determined by arboricultural considerations including the likely tolerance of the tree to root disturbance, root morphology and disposition (where known), past and existing site conditions, soil type and structure, and local topography and drainage.
- 7.1.2 The function of the RPA is to safeguard tree roots and the soil environment that supports them. Damage to roots may occur through excavation, soil compaction, changes in soil level, or contamination, any of which can significantly reduce tree health, vitality, and stability.
- 7.1.3 Root distribution is strongly influenced by site conditions including soil type, drainage and the presence of physical barriers. Trees growing adjacent to hard surfaces or underground constraints often display asymmetric rooting patterns, with reduced lateral spread into unfavourable conditions.
- 7.1.4 The RPA of tree number 4 is shown running in line with western gable of the existing building and extending further in the opposite direction where a more favourable rooting environment exists. All others RPA's have retained standard circular RPAs derived from the stem diameter, in accordance with BS5837:2012, as there is no observable or documented evidence of underground constraints (e.g. structures, services, or impermeable surfaces) that would inhibit typical radial root growth.

7.2 Underground Services

- 7.2.1 No new services are proposed within the RPA of retained trees.

8.0 DEVELOPMENT IMPACT TO TREES

- 8.1 Tree Solutions undertook a Stage One Preliminary Tree Survey in accordance with BS5837:2012. All trees within and adjacent to the site were identified, surveyed and categorised, with RPAs calculated and plotted on the Tree Constraints and Impact Assessment Plan. This information has informed the proposed layout from the earliest design stage.
- 8.2 To facilitate the proposed development, the removal of Trees T4, T5, T8 and T9 is required. Trees T4, T8 and T9 have been categorised as Category C due to their poor structural form and limited arboricultural and landscape value. These trees are heavily screened from public viewpoints beyond the site boundary, and their removal will not result in any material change to the wider landscape character or setting.
- 8.3 Tree T5 is a small Swedish Whitebeam located adjacent to the main vehicular access and currently provides a degree of localised visual amenity. Although categorised as Category B, it is not an exceptional specimen, and its loss is considered proportionate within the context of the wider development proposals. The proposed landscape scheme includes replacement tree planting that will adequately mitigate its removal and provide a more cohesive long-term landscape structure.
- 8.4 The proposed mitigation planting will deliver a net qualitative improvement to the site, introducing high-quality replacement trees that complement the new apartment building and associated shared open space. Over time, this planting will enhance visual amenity and make a positive contribution to the character of the site and its surroundings for future residents.
- 8.5 On this basis, the development is not anticipated to result in any long-term adverse arboricultural impacts. Subject to the implementation of appropriate tree protection measures during construction, the retained trees can be successfully integrated into the scheme and there are no arboricultural constraints that would justify refusal of the proposed development.

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated RPA's should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with *BS 5837:2012* and best practice guidance throughout its implementation.

10.0 CONCLUSIONS

- 10.1 *BS 5837:2012* provides the current best practice framework for assessing, retaining, and protecting trees on development sites. The proposed development has been designed in accordance with this guidance and demonstrates compliance with the Conwy Council Local Plan policies.
- Arboricultural advice was sought with a Phase 1 Preliminary Tree Survey commissioned to inform site layout and design decisions.
 - The design respects the constraints posed by moderate and high-quality trees, ensuring their retention and appropriate integration into the proposed development where possible
 - Arboricultural input has been incorporated throughout the design process to deliver a balanced and sustainable scheme that meets development objectives while safeguarding retained tree stock.
 - Removed trees mitigated by new planting that will enhance the visual landscape character and setting of the locale
 - Replacement trees to be detailed within the landscape proposals submitted at discharge of condition stage
 - The development will not result in any adverse impact on retained trees.
 - Detailed tree protection measures will be achieved through the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) submitted at discharge of condition stage.

11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- 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.
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Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

SITE:	TY GWYNN JONES, RHUDDLAN RD, ABERGELE, LL22 7HQ
CLIENT:	WALES & WEST HOUSING
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	FEB 2026
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	26/AIA/CONWY/68

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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	Sycamore	M	15 3W	5	7	8	7	400x2 450 (693)	G	- Multi-stem tree within private garden with no access to survey - Located well outside site boundary & not impacted by development proposal - E.R.C. 20+	3rd party tree	B2	10 220m²
T2	Portuguese Laurel	EM	4	2	2	2	2	150	G	- Understorey, wide spreading shrub form - As T1, no access to survey - E.R.C. 10	3rd party tree	C2	2 10m²
T3	Leyland Cypress	SM	4	0.5	0.5	0.5	0.5	100	G	- Small, unattractive insignificant tree - Off site on private land - E.R.C. 0	3rd party tree	C1	1 5m²
T4	Pine (Monterey)	EM	7	2	3.5	1.5	2.5	370	G	- Stunted form – planted too close to wall - E.R.C. 10	Remove for proposed works	C3	4.5 60m²
T5	Whitebeam (Swedish)	M	6 1N	4	3	3	3	400	G	- No obvious defects - Good quality prominent tree - E.R.C. 20	Remove for proposed works	B2	5 70m²
T6	Malus	EM	7	2	3	1.5	3	290	G	- Good quality tree - Worth retaining - E.R.C. 20	No works	B2	3.5 38m²
T7	Cherry	EM	5	3	0.5	2	1.5	290	P	- Low grade tree with half its crown missing - E.R.C. 0	Recommend removing and replacing with new tree	C1	3.5 38m²

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

TREE SURVEY SCHEDULE (BS5837: 2012)

SITE:	TY GWYNN JONES, RHUDDLAN RD, ABERGELE, LL22 7HQ
CLIENT:	WALES & WEST HOUSING
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	FEB 2026
VIEWING CONDITIONS:	CLEAR
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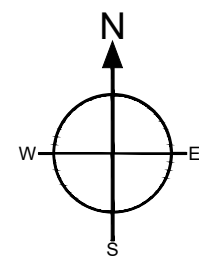
TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T8	Cypress	EM	8	1	1	1	1	250	G	- No obvious defects - Tree of no significant amenity or landscape value & easily replaced if required - E.R.C. 10+	Remove for proposed works	C3	5 30m²
T9	Cherry	M	7	3	2.5	3.5	3.5	540	M	- Ganoderma decay fruiting body on stem to south - Topped in past leaving multiple pruning wounds & subsequent secondary crown above - Longitudinal seam on stem to south with minor decay - E.R.C. 10	Remove for proposed works	C1	6.5 130m²
T10	Maple	EM	13	4	3	3.5	0.5	270	G	- Asymmetric crown form due to overcrowding & close proximity to T11 – all bias west - E.R.C. 10	No works	C2	3 35m²
T11	Maple	EM	15	4.5	4.5	3.5	4	410	G	- Part of linear closed canopy group - Prominent on site frontage - E.R.C. 20	No works	B2	5 75m²
T12	Hawthorn	EM	4	1	1.5	1.5	0.5	250	G	- Small, suppressed tree - Topped in past - E.R.C. 10	No works	C2	3 30m²
T13	Cherry	M	6	4.5	3.5	3	3	360	M	- Reduced vigour in crown - E.R.C. 20	Monitor for decline	B2	4 60m²
G1	Monterey Cypress	EM	13	1.5	4	2.5	2.5	320	G	- Linear group forming hedge feature on boundary of private garden - No access to survey stems - Topped at 4.4m in past - Hangers in crown - E.R.C. 20	3rd party trees	B2	4 45m²

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



Category

Root Protection Area

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

Crown Spread

Tree Number

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

Client:
Wales and West Housing

Project:
Ty Gwyn Jones, Rhuddlan Road, Abergele, LL22 7HQ

Title:
Preliminary Tree Constraints Plan

Scale:
1:200 @ A1

Date:
February 2026

Drawn By:
NB

Revision:
A

Job Ref:
22/AIA/CONWY/68

Drawing No:
01

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

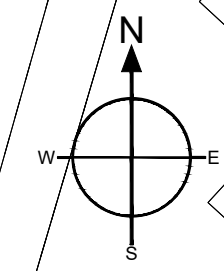
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TREE SOLUTIONS

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Appendix Three

Impact Assessment Plan



RHUDDLAN ROAD

LYS JENKIN

dashed line of water easment
dashed line of elec easement

4No 1B2P
walkup
apartments

bin store (walkup bin
collection on rhuddlan
road

retaining/ ground
battered to suit

plant

20No 1B2P
apartments

ext escape
stair

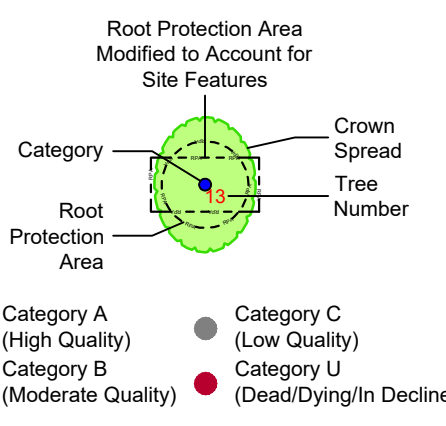
highways
turning head

14No 1B2P
spaces the 2No
dis.

bin store

sub
station

Legend



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

Client: Wales and West Housing

Project: Ty Gwynn Jones, Rhuddlan Road, Abergelle, LL22 7HQ

Title: Arboricultural Impact Assessment

Scale: 1:200 @ A1 Date: February 2026

Drawn By: NB Revision: -

Job Ref: 26/AIA/CONWY/68 Drawing No: 02

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