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# Tree Survey and Tree Constraints Plan Castle Square, Swansea

eight  
associates

+44 (0)207 0430 418

www.eightassociates.co.uk  
info@eightassociates.co.uk

## Document prepared for

Castle Square  
Swansea  
Wales  
SA1 1DW

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## Document prepared by

Oliver Booth

## Quality assured by

Stacey Cougill

## Disclaimer

This report is made on behalf of Eight Associates Ltd. By receiving the report and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

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# Executive Summary

## Tree Survey and TCP

### Castle Square, Swansea

eight  
associates

+44 (0)207 0430 418

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info@eightassociates.co.uk

#### Overview

Eight Associates has been appointed by Spider Project Management Ltd to carry out a Tree Survey and produce a Tree Constraints Plan (TCP) to the British Standard 5837:2012 'Trees in relation to design, demolition and construction' at Castle Square, Swansea.

A site visit was made on the 17<sup>th</sup> December 2021 to survey the trees, hedges and vegetation to the British Standard. The condition of all trees on site was assessed and a Category Rating was allocated; this information is located table form in Appendix 1.

Tree positions and Root Protection Areas (RPA) have been outlined on the Tree Constraints Plan (TCP) using AutoCAD. It is recommended that both this report and the Tree Constraints Plan be used within the design process to help achieve a proposal with minimal impact on the trees.

See Appendix 3 Tree Survey Results for more detailed information.

An Arboricultural Implication Assessment should review the effect of proposed works on the trees and so help inform the Arboricultural Method Statement and Tree Protection Plan (TPP) to ensure the protection of the trees worthy of retention through the process of the proposed works.

Summary of the trees on site with their category rating explained within the appendices:

A summary of tree work related to the main works to be undertaken on site is as follows. This is dependent on the potential options provided.

BS 5837 Category Rating	No. of Individual Trees	No. of Groups	Total
A	0	0	0
B	14	0	14
C	9	0	9
U	1	0	1
Total	24		

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# Introduction

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#### Introduction

Eight Associates has been instructed by Spider Project Management Ltd to carry out a Tree Survey and produce a Tree Constraints Plan (TCP) on specified trees and vegetation in and adjacent to the site identified at Castle Square, Swansea.

The tree survey and following report are based on documents and information provided, including a topographical survey [not dated].

The survey was undertaken on 17<sup>th</sup> December 2021 in partnership with Eight Associates Ltd and Writtle Forest Consultancy Ltd.

The Tree Survey included within this report categorises and evaluates trees to identify those suitable for retention. The Tree Survey list details species name, dimensions of the trees, observations of the structural and physiological condition of the trees and categorizes the trees as to their retention value. The survey is based on the Visual Tree Assessment (VTA) method developed by Mattheck and Breloer (1994); it is preliminary in nature and should not be interpreted as a detailed tree condition inspection. Works are recommended to those trees that present an immediate and serious hazard to life or property, or maybe affected by a pest or pathogen that may spread to other trees on the site.

This report includes a Tree Constraints Plan (TCP), showing the position of the trees and the root protection area (RPA). Consideration of Modified RPA is made once knowledge of proposed development/ works are known unless otherwise specified. Considerations of light obstructions can be made if so requested.

There are some aspects that are not dealt with within report (please refer to appendices). The Tree Survey does not include recommendations in regard to future management of the trees. Neither do the works recommended consider works that may be required prior to development works or to facilitate access to the site. This report does not include an Arboricultural Implication Assessment (AIA), an Arboricultural Method Statement (AMS), or Tree Protection Plan (TPP).

The report and survey does not deal with issues relating to Subsidence or Heave either as a result of retention or removal of trees. Neither does the report or survey consider the water demands of the trees present to enable decisions as to foundation type and depth. This can be done if so required.

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# Site Details

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#### Description and General Aspects of The Site

The site of the proposed development known as Castle Square located in Swansea, Wales

The current build and site are mixed retail and residential use. The bounds of the site are primarily built structure with minor road access to the east. There are public roads immediately adjacent to the west and north. There is private build and land to the east and south. The site is predominantly level throughout.

#### Previous Relevant Surveys and Site History

We are not aware of any other previous surveys that have been carried out in relation to the site other than the provided Topographical Survey. Nor are we aware of any historical or cultural values relating directly to the trees.

#### Tree Preservation Orders (TPO) and Conservation Areas (CA)

We have been informed by the Tree Officer, Alan Webster of Swansea Council (as of 22.12.21), that the area falls within a Conservation Area, although trees to the west of the site do not (it is believed that trees T16, T15, T13, T12, T11, T10, T7 and T6 are outside of the CA). There are no Tree Preservation Orders associated with the site.

The statutory status of all the trees should be checked/verified prior to carrying out any tree works.

#### Identification and Location of The Trees

The locations of the trees are illustrated on the attached Tree Constraints Plan (TCP). The locations of the trees are based on the topographical survey provided. Trees not included in the topographical survey have been plotted using a laser distometer measured off from fixed points; whilst this method is questionable to provide utmost accuracy, it is considered sufficient to allow the plotting and consideration of Root

Protection Areas. A scale is used for the purpose of plotting the RPA; it is not recommended that this scale is used for any further measurements. Where deemed appropriate some trees are considered as a group.

#### Trees Included in The Survey

Trees included are those present at the time of the survey, with a stem diameter greater than 75mm at 1.5m from ground level.

Also included are those trees on adjacent land which are within a distance equal to 12 times their stem diameter from the boundary, where the tree is identified/ observed. Such trees will be surveyed only from within the confines of the boundary of the site considered unless prior consent is obtained to inspect these trees.

#### Categorization and Data Collection

Trees are categorized in accordance with the cascade chart given as Table 1 in B.S.5837, a copy of this chart is included within the appendices.

Data collected within the survey is explained within Appendix 1. This data is collected considering the guidelines given within B.S.5837:2012.

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# Report Outline

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#### The Aim of The Tree Constraints Plan (TCP)

The Tree Survey enables the development of a Tree Constraints Plan (TCP). The TCP shows the influence that the trees on and adjacent to the site will have on a site development layout/ proposed works and to inform areas that can be developed.

Where a site development has already been outlined the trees are none-the-less evaluated independently of the proposed development.

#### What Is Included In The TCP

The plan identifies the Root Protection Area (RPA). This is the minimum area (in square metres) which should be left undisturbed around each retained tree.

The RPA whilst not affecting the total area can be modified. This is according to the morphology and disposition of roots, the soil type and structure, topography and drainage. This is considered (if relevant) within an Arboricultural Implication Assessment.

The report does not consider in this instance a consideration of the growth potential of the trees or possible effects of obstruction of daylight to the building.

#### Further Considerations

An Arboricultural Implications Assessment (AIA) will consider issues relating to Tree Preservation Orders, Conservation Area protection as well as the effect on the amenity value of the trees.

The assessment will further consider issues relating to the TCP and deal with issues regarding the proposed design and layout of the site. This in turn will affect possible relevant tree work proposals and new tree planting.

# Appendix A – Category Headings

## Tree Survey and TCP

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<b>Tree number</b>	The tree number as given to the tree or group of trees as shown on the site plan. The plotting of these trees are approximations.
<b>Species</b>	This is the general common usage name given to the tree. The Latin genus is sometimes given as clarification where deemed necessary.
<b>Height</b>	This is an approximate figure given in metres. Measurements are taken using a digital clinometer.
<b>Stem diameter</b>	The measurement is given in millimetres using a standard girth tape. This is an approximate measurement of the diameter of the trunk at a height of 1.5m from ground level.
<b>Crown spread</b>	This is an approximate figure given in metres where 'm' denotes metres. It is an approximate measurement of the radial crown spread to north, east, south and west.
<b>Height of crown clearance</b>	This is the height in metres of the crown clearance above adjacent ground level. This measurement pertains to information on ground clearance for access and shading.
<b>Height to first major limb</b>	This is the height in metres to the first major limb that would not normally be removed as a consequence of crown lifting works. The orientation of this limb is also recorded (N=North, E=East, S=South, W=West, All=To all points).
<b>Age class</b>	The following abbreviations are used to give the age of the tree; Y= Young trees aged less than one-fifth of life expectancy. SM= Semi mature, approx. one-fifth of life expectancy. EM = Early mature tree trees between one to two-fifths of life expectancy. M = Mature tree over two-fifths of life expectancy. OM= Over mature trees exceeding life expectancy.
<b>Physiological condition</b>	The following considerations are used to evaluate the physiological condition of the tree (foliage and vitality): Good, Fair, Poor, Dead, with intermediate descriptions using the same phrasing.
<b>Structural condition and observations</b>	These are observations and comments on the visible structural condition of the tree on the day of the survey. They are brief and relate to unaided observations from the ground unless otherwise stated. These observations are made to categorise the tree and they do not replace a more comprehensive condition survey.
<b>Preliminary management recommendations</b>	These are initial recommendations including the following: highlighting the need for more detailed inspections, those trees that present an immediate hazard to life or property. The tree works recommended do not consider general or required management of the trees. Similarly, the works outlined do not consider works that may be required prior to development works or to facilitate access to the site.
<b>Estimated remaining contribution of the tree</b>	This is the estimated number of years that the tree will contribute to the landscape. The following bands are used: Less than 10 years, 10+ years, 20+ years and 40+ years.
<b>Category grading</b>	This is the categorisation for trees following a tree quality assessment. Trees are categorized in accordance with the cascade chart given as Table 1 in B.S. 5837. A copy of this chart is included in Appendix 2.

# Appendix B – Tree Categorisation

## Tree Survey and TCP

### Castle Square, Swansea

Trees to be considered for removal				
Category and definition		Criteria		Identification on plan
<b>Category u</b> those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	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 u category trees (i.e. 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.		Dark red	
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby {e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality note habitat reinstatement may be appropriate (e.g. U category tree used as a bat roost: installation of bat box in nearby tree).			
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	
<b>Category A</b> Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green
<b>Category B</b> Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals b u t which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Mid blue

# Appendix B – Tree Categorisation

## Tree Survey and TCP

### Castle Square, Swansea

Category and definition	Trees to be considered for retention			Identification on plan
	Criteria — subcategories			
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
<b>Category C</b> Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
<b>NOTE</b> Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.				



# Appendix C – Tree Survey

## Tree Survey and TCP

### Castle Square, Swansea

eight  
associates

+44 (0)207 0430 418

www.eightassociates.co.uk  
info@eightassociates.co.uk

Tree ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown spread				Ht. Of crown clear. (m)	Ht to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary management recommendations	Est. Remain Con.	Cat. Grade	Rpa Radius (m)	Rpa Area (m <sup>2</sup> )
T1	Silver Maple	10	380	6.2	7	6.8	6	3.5 all	4 E	SM	Good	Tree located within raised grass area, approx. 1.2m above ground level. Historical wound with desiccated wood on main stem at 0.3m to the north. Co-dominant stem from 2.2m with included bark union, appears currently stable with no signs of recent movement/cracking. Electrical junction box attached to main stem at 2.5m, lights installed throughout crown.	No works presently required.	40+	B1		
T2	London Plane	14	420	6	6.5	7	5	5 all	4.5 W	SM	Good	Tree apart of linear planted London Plane group planted alongside bus stop. Tree located within paved area with tarmac around base of main stem, disruption to paving around tree. Crown historically lifted over road to south. Lights installed throughout crown.	No works presently required.	40+	B2		
T3	London Plane	16	500	7.5	6	5.5	7	6 all	4 W	M	Good	Tree apart of linear planted London Plane group planted alongside bus stop. Tree located within paved area with metal fence in close proximity to main stem, minor disruption to paving around tree. Crown historically lifted over road to south.	No works presently required.	40+	B2		

Tree ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown spread				Ht. Of crown clear. (m)	Ht to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary management recommendations	Est. Remain Con.	Cat. Grade	Rpe- Radius (m)	Rpa Area (m <sup>2</sup> )
												Minor decay evident at historical pruning wounds. Lights installed throughout crown.				+44 (0)207 0430 418 www.eightassociates.co.uk info@eightassociates.co.uk	
T4	London Plane	14	460	7	6.2	5	6.5	5.5	5 W	SM	Good	Tree apart of linear planted London Plane group planted alongside bus stop. Tree located within paved area with metal fence in close proximity to main stem, disruption to paving around tree. Crown historically lifted over road to south. Minor decay evident at historical pruning wounds. Lights installed throughout crown.	No works presently required.	40+	B1		
T5	London Plane	15	440	4.5	5.5	5	6.5	5 S 3 W	5 N	SM	Good	Tree apart of linear planted London Plane group planted alongside bus stop. Tree located within paved area with tarmac around base and metal fence in close proximity to build main stem, disruption to paving around tree with exposed structural roots. Crown historically lifted over road to south and is in direct contact with street light to northwest. Lights installed throughout crown.	No works presently required.	20+	B2		
T6	London Plane	14	420	3.2	4.5	7	4	4 all	6 E	SM	Good	Tree apart of linear planted London Plane group. Tree located within paved area with minor disruption to paving, numerous girdling roots around base of tree. Crown historically lifted over road to south. Large historical wound at 6m on south side of main stem.	Climbed inspection of wound at 6m.	20+	B2*		
T7	London Plane	7.5	480	1.8	2	1.8	1.5	4 all	4 S	SM	Good	Large historical wound at 5m on north side of main stem, suspected failed included bark union.	No works presently required.	10+	C1		

Tree ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown spread				Ht. Of crown clear. (m)	Ht to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary management recommendations	Est. Remain Con.	Cat. Grade	Rpa Radius (m)	Rpa Area (m <sup>2</sup> )
												Tree historically reduced to 5m in height, poorly attached re-growth approx. 2.5m in length. Re-growth will need to be maintained on a regular pruning cycle.				+44 (0)207 0430 418 www.eightassociates.co.uk info@eightassociates.co.uk	
T8	Cherry	6	400	8	7.5	2	4.5	4 all	2 NE	M	Fair to Good	Tree located within raised grass area, approx. 1m above ground level. Historical wound with exposed desiccated wood at base of main stem to east. Crown predominates north due to suppression from adjacent trees. Tree is of poor form. Major deadwood within crown.	Remove major deadwood over 50mm in diameter within 6 months.	20+	C1		
T9	Norway Maple	8	290	5	3.5	1.5	4	4 all	4 N	EM	Good	Tree located within raised grass area, approx. 1m above ground level. Electrical junction box attached to main stem 2m. Lights installed on main stem. Crown predominates north due to suppression from adjacent trees. Crown in direct contact with street light.	No works presently required.	20+	C1		
T10	Silver Maple	16	480	7	7	7.5	5.8	5.5 all	4.5 NE	SM	Good	Tree located within raised grass area, approx. 1.5m above ground level. Electrical junction box attached to main stem at 2.5m. Lights installed on main stem. Historical wound with minor exudate on main stem at 3m to the northeast. Crown in direct contact with outdoor screen to northeast. Small diameter hanging branches within crown.	Climbed inspection of wound at 3m.	40+	B1*		
T11	Silver Maple	16	510	5	9	6.5	6	5 S	4 S	M	Good	Tree located within raised grass area, approx. 1.5m above ground level. Significant compacted soils around base, exposed buttresses and structural roots.	No works presently required.	20+	B1		

Tree ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown spread				Ht. Of crown clear. (m)	Ht to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary management recommendations	Est. Remain Con.	Cat. Grade	Rpa Radius (m)	Rpa Area (m <sup>2</sup> )
												<p>Large diameter historical wound with exposed desiccated wood at base of main stem to the northeast.</p> <p>Electrical junction box attached to main stem at 3m.</p> <p>Lights installed on main stem.</p> <p>Over-extended lateral projecting south at 4m.</p> <p>Minor deadwood within crown.</p>				+44 (0)207 0430 418 www.eightassociates.co.uk info@eightassociates.co.uk	
T12	Cherry	12	480	5	6.5	4	4.5	4.5 all	4 SE	M	Good	<p>Tree located within raised grass area, approx. 1m above ground level.</p> <p>Significant compacted soils around base with large exposed structural roots projecting north for 4m.</p> <p>Electrical junction box attached to main stem at 3.5m.</p> <p>Lights installed on main stem.</p>	No works presently required.	20+	B1		
T13	Silver Maple	18	680	8	7.5	7	6	5 all	4.5 SE	M	Good	<p>Tree located within raised grass area, approx. 1m above ground level.</p> <p>Fenced compound for generator constructed 0.5m from main stem to the north, potential damage to roots.</p> <p>Significant compacted soils around base with exposed structural roots.</p> <p>Electrical junction box attached to main stem at 3.5m.</p> <p>Lights installed on main stem.</p> <p>Minor deadwood in crown.</p>	No works presently required.	20+	B1		
T14	Silver Maple	14	780	8.5	7.5	8.2	7	6 all	4 NW	M	Fair to Good	<p>Tree located within paved area with porous stone around base, exposed small diameter roots to the north.</p> <p>Extensive epicormic growth on main stem up to 4m.</p> <p>Decay evident at historical pruning wounds on main stem.</p> <p>Main stem breaks at 4m into 4no. stems.</p> <p>Low bud density in the west side of crown.</p>	Monitor crown vitality annually.	20+	B1		

Tree ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown spread				Ht. Of crown clear. (m)	Ht to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary management recommendations	Est. Remain Con.	Cat. Grade	Rpa Radius (m)	Rpa Area (m <sup>2</sup> )
T15	Norway Maple	16	460	6	7.5	6	7.5	5 all	5 E	M	Good	Tree within fenced off Christmas market. No access to inspect tree, all measurements estimated. Lights installed throughout crown. Minor deadwood within crown.	No works presently required.	20+	B1*	+44 (0)207 0430 418 www.eightassociates.co.uk info@eightassociates.co.uk	
T16	London Plane	16	480	6	6	6	6	6 all	6 S	M	Good	Tree located within Christmas market. No access to fully inspected, all measurements estimated. Electrical junction box attached to main stem at 5m. Light installed throughout crown. Minor deadwood throughout crown.	No works presently required.	20+	B1*		
T17	Himalayan Birch	7	260	4	4.5	6	4	3	2 W	SM	Good	Dense shrubs around base. Minor Ivy encroachment on main stem. Main stem has significant lean to the south.	Mo works presently required.	20+	C1		
T18	Cherry	7	380	4	3	8	7	3 S	2 S	SM	Fair to Good	Historical stump 4m from the tree to the southeast has fruiting bodies of honey fungus. Loose bark at base of main stem to the west, no current decay evident. Main stem breaks at 2m into 4no. stems. Crown predominates to the southwest due to historical suppression. Decay evident at historical pruning wounds throughout crown. Low bud density in upper crown.	Monitor crown vitality annually	10+	C1		
T19	Sycamore	16	690	4.5	7.5	9.5	7.5	4 S	3 S	M	Fair/Good	Historical wounds with exposed desiccated wood around main stem to all compass points. Electrical junction box attached to main stem at 3m. Lights installed on main stem. Crown predominates south due to regularly pruning back from building to the north.	Remove major deadwood over 50mm in diameter within 6 months.  Monitor crown vitality annually.	20+	B1		

Tree ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown spread				Ht. Of crown clear. (m)	Ht to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary management recommendations	Est. Remain Con.	Cat. Grade	Rpa Radius (m)	Rpa Area (m <sup>2</sup> )
												Bud density in upper crown appears sparse. Major deadwood throughout crown.				+44 (0)207 0430 418 www.eightassociates.co.uk info@eightassociates.co.uk	
T20	Whitebeam	8	600	4.5	5	6	4	4 all	2 E	M	Good	Cavity at base of main stem to the south, can be probe to a depth of 300mm. Electrical junction box attached to main stem at 3m. Lights installed on main stem. Decay evident at historical pruning wounds.	Further investigation using impulse tomography at base.	10+	C1		
T21	Cherry	1	480	0	0	0	0	N/A	N/A	M	Dead	Tree recently felled to a stump approx. 1m in height. Fruiting body of <i>Ganoderma</i> sp. attached to base of main stem to north.	No works presently required.	<10	U		
T22	Cherry	7	240	2	2	2	2	5 all	5 W	EM	Good	Tree apart of linear planted group. Located with paved area. Electrical junction box attached to main stem at 3m. Lights installed throughout crown. Fastigate growth habit.	No works presently required.	20+	C1		
T23	Cherry	7	180	1.8	1.8	1.8	1.8	4 all	4 NE	EM	Good	Tree apart of linear planted group. Located with paved area. Electrical junction box attached to main stem at 3m. Lights installed throughout crown. Fastigate growth habit.	No works presently required.	20+	C1		
T24	Cherry	9	320	2.2	2.2	2.2	2.2	4 all	3 E	EM	Good	Tree apart of linear planted group. Located with paved area. Electrical junction box attached to main stem at 3m. Lights installed throughout crown. Fastigate growth habit.	No works presently required.	20+	C1		

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# Appendix D – Limitations

## Tree Survey and TCP

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associates

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www.eightassociates.co.uk  
info@eightassociates.co.uk

#### Limitations of The Tree Survey and Scope of The Report

Please refer to the introduction of the report. The survey was based on unaided, visual observations made from ground level only. No climbing inspection or below ground inspections were carried out at the time of the survey. The survey is preliminary in nature and should not be interpreted as a detailed tree condition inspection. All observations were made from within the boundaries of the property, or from public land unless otherwise stated. Trees within neighbouring property are inspected as closely as is reasonably possible from within the boundaries of the property or from public land. The report only details trees and vegetation as identified in the instructions and/or outlined within the site description in this report. This report does not consider the possible implications to any present or future built structures. This is outlined within the further considerations section of this report and will be dealt with by further reports as deemed necessary/ as and when instructed by the client.

#### Findings of The Survey and The Report

Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey. No checking of independent data provided will be undertaken.

#### Timing of The Survey and The Report

The considerations/findings in this tree report and tree survey are only valid for one year. Such considerations/findings will become invalid if any building works are undertaken, soil levels are altered, or tree work is undertaken. If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

#### Trees in Relation to Subsidence, Heave and Direct Damage

This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation. However, it may be prudent to consider the effects of heave on any property if trees are removed. Similarly, the issue of direct damage (when the roots of a tree have physical contact with a structure) is not considered within this report.

#### Trees in Relation to Other Properties

This report/survey only considers the trees in relation to the site as identified. It does not comment on possible effects of trees on neighbouring properties, including in relation to subsidence or heave, or with regard to possible hazards presented by trees surveyed. Neighbouring owners of trees that are identified as posing a possible risk to the property/site in question should seek their own advice as to possible effects of the recommendations given within this report. Damage to, or the possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property, built structures and surrounding vegetation.

#### Trees Subject to Statutory Controls

It has been established that the trees fall within a Conservation Area. This information is correct at the time of writing. It remains best practice to undertake a further statutory check with the local authority before any pruning works, or tree felling works are carried out. The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view.

#### Trees Are Subject to Changes Outside Man's Control

Trees are living organisms subject to changes outside man's control. Changes to groundwater conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and other factors may be involved.