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M – Arboricultural Impact Assessment

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Merthyr Tydfil County Borough Council
Goat Mill Road – Enterprise Park

Arboricultural Impact Assessment (AIA)

06/11/2026

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Merthyr Tydfil County Borough Council

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Executive summary

A field-based arboricultural survey was undertaken on 22 October 2026 in accordance with BS 5837, with tree locations captured using mobile GPS, aerial imagery and subsequently aligned with the topographic survey provided using desktop GIS software.

A desk study confirmed that no Tree Preservation Orders, conservation areas, ancient woodland, ancient or veteran trees, nor traditional orchards are recorded within the study area.

In total, 17 features comprising four trees, eight tree groups, one hedge and four woodlands were recorded. Eight features were assessed as moderate quality (Retention Category B), with the remaining nine assessed as low quality (Retention Category C).

The proposed development of a new Enterprise Park has been designed to retain existing trees as far as possible. Two Category C trees and two Category C groups are at risk of removal to enable construction. Some works such as boundary fencing installation may be required within the Root Protection Areas of retained trees subject to supervision under a site-specific Arboricultural Method Statement.

1. Introduction

1.1 Project background

1.1.1 WSP was instructed by Merthyr Tydfil County Borough Council (MTCBC) to survey the existing trees at Goat Mill Road, Merthyr Tydfil (the 'site'). The survey was undertaken to inform this Arboricultural Impact Assessment (AIA) which is intended to support a detailed planning application for a new Enterprise Park by MTCBC (the 'proposed development').

1.1.2 A survey of the trees on site and within influencing distance of the proposed development was undertaken on 22 October 2026 to collect baseline information, inform design and identify potential conflicts with trees.

1.1.3 This AIA of existing trees has been carried out in accordance with British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction - Recommendations'*[1] (hereafter referred to as BS5837).

1.1.4 The purpose of this report is to:

- Review the relationship between the proposed development and the existing trees identified during the site survey;
- Provide a Tree Retention Plan (TRP) to determine trees to be retained and removed in the context of the proposed development;
- Identify mitigation to offset tree loss as part of the development proposals; and
- Identify all areas where specific working methods are required to ensure protection of retained trees forming the basis of a future Arboricultural Method Statement (AMS).

[1] British Standards Institution. (2012). British Standard 5837:2012, Trees in relation to design, demolition, and construction – Recommendations. British Standards Institution, London.

1.2 General site description

1.2.1 The proposed development is centred roughly on OS Grid Reference S0 062 068, with CF48 3TE a postcode nearby. On the eastern fringe of urban Merthyr Tydfil, land use currently is informal recreational in an unoccupied, disused brownfield setting. West of the A4060 corridor, the site is roughly 40 metres below the adjacent dual carriageway.

1.2.2 Following a long history of intensive industrial activity, the site is now beginning to recolonise semi-naturally from local seed sources, including shelter belts of mixed trees planted along the boundaries. Soils are poor, with drainage impeded, but trees are beginning to emerge in sparse groupings scattered across the site, often protected from browsing and other disturbance by gorse. A large number of small trees were discounted because their stem diameter is below the minimum threshold in BS5837.

1.2.3 WSP Arboriculture were directed to survey the entire 21.67Ha site and all significant trees within influencing distance of the proposed development were recorded:



Figure 1: Layout Plan (not to scale)

1.3 Development proposals

1.3.1 The proposed development of the site comprises new mixed commercial units, flood attenuation ponds with surface water silting basins and associated infrastructure for vehicular access and parking.

1.4 Information received

1.4.1 The following information has been used to prepare this AIA:

Table 1.1 Received Information

Origin / Author	File Name	Drawing Reference	Date Issued
WSP	Illustrative Masterplan	GMR-ESA-XX-XX-M3-A-060001	October 2024
Total Surveying Solutions Ltd	Topo survey	TTS/0133	July 2024

2. Assessment methodology

2.1 Survey methodology

2.1.1 A full arboricultural survey in accordance with BS5837 has been undertaken to assess the trees within influencing distance of the proposed development as shown in Figure 1 above.

2.1.2 All features surveyed with a stem diameter greater than 75 mm are shown on the TRP at Appendix B and have been assigned a unique reference number. Trees were visually assessed and a Tree Survey Schedule (TSS) prepared listing:

- Reference number
- Height
- Stem diameter
- Species
- Crown spread
- Minimum crown clearance
- Physiological condition
- Structural condition
- Life Stage

2.1.3 Measurements for tree height, minimum crown clearance and crown spread were visually estimated. Stem diameter measurements were recorded to the nearest 10mm. Any specific observations were also noted. All observations and measurements are detailed in the TSS at Appendix A.

2.1.4 Trees were assigned one of the following quality categories:

- Retention Category U: Trees 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;

- It should be noted that some trees considered unsuitable to retain in terms of arboricultural amenity value (Retention Category U) may possess existing or potential conservation value which make them desirable to retain as habitat for specialist wildlife species (e.g. areas with limited public access where the risk of harm is tolerable);
- Retention Category A: Trees of high quality with an estimated remaining contribution of at least 40 years;
- Retention Category B: Trees of moderate quality with an estimated remaining contribution of at least 20 years; and
- Retention Category C: Trees of low quality with an estimated remaining contribution of at least 10 years, or young trees with a stem diameter below 150mm.

2.1.5 Categories A, B and C have further sub-categories with regards to the reasons for tree retention:

- Mainly arboricultural qualities;
- Mainly landscape qualities; and
- Mainly cultural values, including conservation.

2.1.6 Category descriptions above are provided for information. It should be noted that only Category B and C trees were recorded by WSP when surveyed.

2.2 Root protection area

2.2.1 To avoid damage to the roots or rooting environment of retained trees, the Root Protection Area (RPA) has been calculated for the Category A, B and C trees in accordance with section 4.6 of BS5837. RPAs are recommended as the minimum area around a tree that contains sufficient roots and rooting volume to maintain healthy trees.

2.2.2 Protection of the roots and soil structure within the RPA should be treated as a priority. Dimensions have been calculated using the formulas within Section 4.6 and Annex D of BS5837, noting that 4.6.2 therein states “modification to the shape

of the RPA should reflect a soundly based arboricultural assessment of likely root distribution".

2.3 Tree survey schedule

2.3.1 The tree survey schedule at Appendix A details the relevant information for all trees and groups at the time of inspection. Short notes to describe condition are provided.

2.4 Assessment limitations

2.4.1 This survey has been undertaken in accordance with BS5837 and trees with a stem diameter of less than 75mm were discounted. The exact position of individual tree stems recorded should be checked and verified on site with reference to the indicative RPA dimensions in the TSS prior to any decisions for foundation design for structures, tree works or construction activity being undertaken.

2.4.2 Desk-based searches relating to the presence of TPOs are only valid on the date at which the desk study search was undertaken. In instances where tree works not specified in this report are to be undertaken, a further search for the presence of TPOs should be carried out prior to commencement.

2.4.3 Trees are dynamic organisms influenced by a variety of biotic and abiotic factors. This report does not constitute a health and safety survey. Where concerns for tree health and safety exist, a specific tree safety inspection should be carried out. Any recommendations made within this report are therefore valid for a period of 24 months from the date of survey. Further inspection of trees may be required when there is a change in site conditions or pruning or other works not specified in this report are carried out.

2.4.4 Assessments of statutory and non-statutory constraints have been carried out using third-party information and aerial imagery with a combination of Google Earth and Google Streetview. While this is considered to be broadly accurate, in some instances no specific date is given for the information and imagery used.

2.5 Conditions of tree survey

2.5.1 The survey was completed by a competent arboriculturist from within the boundary of the site. The trees have been visually inspected from ground level only and no tissue samples were taken, nor was any internal investigation of the subject trees undertaken. Evaluation of tree condition given within this assessment applies to the date of survey and cannot be assumed to remain unchanged.

2.5.2 Tree stem locations have been aligned with stems recorded in the topographic survey provided as far as possible. Dense vegetation prevented topographic survey access in places, notably within groups of trees at the edges of site. Whilst the topographic survey includes some information for canopy edge, it proved difficult to align with field observations and so trees in shelter belts around the site boundary were grouped as combined Category B features for clarity and to best reflect their value collectively.

2.6 Tree retention plan

2.6.1 The Tree Retention Plan (TRP) at Appendix B combines baseline tree survey data with the indicative layout plans provided, which were used to derive a sketch of assumed maximum site clearance extents. GIS analysis then identified tree features which were assumed to intersect the area of site clearance needed for the proposed development.

2.6.2 Based on “worst case scenario” assumptions, including an allowance for drawing precision of up to 5 metres, removals are symbolised in red hatch with a yellow outline, based on indicative RPA for individual trees or on indicative area of canopy impacted for groups of trees. RPA incursions are symbolised in orange.

3. Desk study

3.1 Desk study findings

3.1.1 Where a Tree Preservation Order, conservation area or ancient woodland applies to trees within the assessment area, statutory and non-statutory constraints will apply to the development in respect of trees. The results of the desk-based searches are detailed within the table below:

Table 3.1 Summary of Statutory and non-Statutory Constraints Affecting the Site

Tree Constraint	Present?	Source	Date of Search	Details
TPO	No	MTCBC[2]	23/10/2026	N/A
Conservation Area	No	Data Map Wales[3]	23/10/2026	N/A
Ancient Woodland	No	Data Map Wales[4]	23/10/2026	N/A
Veteran or Ancient tree	No	Ancient Tree Inventory (ATI)[5]	23/10/2026	N/A
Traditional Orchard	No	Data Map Wales	23/10/2026	N/A
Listed Parks & Gardens	No	Data Map Wales	23/10/2026	N/A

3.1.2 No formal consents are required, but permission for any tree works on council land should be agreed in advance with MTCBC colleagues in the relevant team.

[2] https://mtcbc.maps.arcgis.com/apps/instant/basic/index.html?appid=8f30821212f54115a25dd606fca16b9d
[3] https://datamap.gov.wales/maps/new?layer=geonode:conservation_areas_wales#/
[4] https://datamap.gov.wales/maps/new?layer=geonode:ai_woodland_output_multi#/
[5] https://ati.woodlandtrust.org.uk/tree-search/?v=3179010&ml=map&z=14.78182986512289&nwLat=51.76149498439702&nwLng=-3.3922735898310634&seLat=51.74540956285051&seLng=-3.328373962561841

4. Arboricultural Survey Assessment

4.1.1 A tree survey schedule detailing information about trees in the study area is presented at Appendix A. Table 4-1 summarises the number of trees surveyed and their tree quality categories:

Table 4.1 Summary of tree quality categories

BS 5837 Retention Category & Quality	Trees	Groups	Hedges	Woodlands	Totals
Category B (Moderate Quality)	0	3	1	4	8
Category C (Low Quality)	4	5	0	0	9
Totals	4	8	1	4	17

4.1.2 Baseline locations for trees surveyed are shown on the TRP at Appendix B. The site exhibits characteristics typical of its lowland setting and mixed industrial land use.

4.1.3 The tree resource is largely composed of low quality, scattered young and semi-mature groupings, but features a diverse selection of native and exotic species with a range of sizes. Six different species were noted.

4.1.4 In total, 17 tree features were surveyed. Of these, eight were assessed as moderate quality (Retention Category B). The remaining nine were assessed as low quality (Retention Category C).

4.1.5 Most tree features are of low quality, with only the planted shelter belts around the perimeter being prominent in the local landscape. The interior of the site is visibly disturbed by a long period of intense industrial activity, with areas of impeded drainage and emerging groups of self-sown pioneer trees such as willow and birch in association with gorse. Overall, the central area contains few trees with amenity value but is enclosed by established mixed amenity tree plantings of moderate quality.

5. Arboricultural impact assessment

5.1 Introduction

5.1.1 This section of the report details the potential impacts that the proposed development may have upon the site's tree stock (Table 5.1). The assessment has been based upon the documents detailed in Table 1.1 with reference to the results of the Tree Survey Assessment.

Table 5.1 Trees at risk of removal

Tree Reference	Species	BS 5837 Retention Category	Reason for Removal
T3 & T4	Goat willow	C	Direct conflict with design footprint.
G7 & G8	Silver birch, Goat willow	C	Direct conflict with design footprint.

5.1.2 The proposed development will require the removal of two Category C trees and two Category C groups.

5.2 Works within Root Protection Areas (RPA)

5.2.1 Aspects of the proposed development may require works within the RPAs of retained trees as detailed in Table 5.2.

Table 5.2 Works within RPAs

Tree Reference	Species	BS 5837 Retention Category	Affected RPA %	Proposed Works
Groups G1 – G6 Woodlands W2 – W4	Mixed	B & C	<5%	Installation of boundary fencing

5.2.2 The masterplan has been designed to retain established tree groups with minimal impacts. As drawn, the design footprint sits immediately next to tree groups in places along the outer edges of proposed development, which will be enclosed by boundary fencing. Given limitations as to mapping precision of up to 5 metres, RPA incursion impacts have been assessed an a “worst case scenario” basis. Until works are marked out on the ground, assessment relies on 2D drawings which should not be relied upon for sub-metre accuracy.

5.2.3 The proposed works within these indicative RPAs will comprise the installation of boundary fencing. All operations within or adjacent to RPAs should be undertaken in accordance with a detailed Arboricultural Method Statement (AMS) to ensure that construction methods are appropriately controlled and that retained trees are afforded adequate protection throughout the works.

5.2.4 Indicative locations where RPA incursions may be needed are symbolised on the TRP in orange.

5.2.5 It seems reasonable to predict that alternative rooting environments are available nearby. Micro-design to adjust final fencing locations could be acceptable. Provided that works are supervised, and preferably implemented without altering levels within indicative RPAs by more than 100mm, it should be realistic to retain all trees locally impacted without significant damage.

5.3 Tree pruning

5.3.1 All tree pruning works should be detailed as part of an Arboricultural Method Statement (AMS) and completed in accordance with the current best practice

guidance set out within BS3998:2010 Tree Work – Recommendations[6] by suitably competent arboricultural contractors. The extent of pruning should be identified to contractors in a pre-commencement site meeting as part of enabling works.

5.3.2 As the developer for this scheme is also the Local Planning Authority, early engagement with the appropriate consenting officers is recommended.

5.4 New tree planting

5.4.1 To appropriately mitigate the loss of existing trees, new planting should be designed and implemented with careful regard to visual amenity value, long-term establishment, landscape function and ecological value. Landscape Design is reported separately.

5.4.2 Species that reflect the character of the local landscape, complement existing vegetation and are suited to site-specific conditions such as soil type, exposure, hydrology and anticipated climate change should be selected. A diverse mix of native and ornamental species can help deliver resilience, seasonal interest and biodiversity gains.

5.4.3 Species selection should consider supporting wildlife through nectar, pollen, fruit and / or habitat provision. Tree planting should be integrated with wider ecological measures such as hedgerow reinforcement, wildflower areas and green infrastructure networks where appropriate to ensure connectivity and provide green landscape features.

5.4.4 Selecting suitable tree planting locations that maximise long-term canopy cover without conflicting with proposed structures, utilities, highways visibility splays or access arrangements should be the desired aim. New tree planting should be designed to reinforce site character, define spaces, strengthen green corridors and soften built form. Trees should, where possible, replace lost amenity value, provide shade, enhance privacy, and contribute to a well-designed, high-quality environment.

[6] British Standards Institution. (2010). British Standard 3998:2010, Tree Work – Recommendations. British Standards Institution, London.

6. Conclusion

6.1.1 A field-based survey of the arboricultural features within the study area was undertaken on 22 October 2026. The arboricultural survey was undertaken in accordance with BS5837 and tree features were aligned to topographical survey information.

6.1.2 The desk study confirmed no record of conservation areas, TPOs, ancient or veteran trees, traditional orchards nor ancient woodland within influencing distance of the site boundary.

6.1.3 In total, 17 tree features were surveyed. Of these, eight were assessed as moderate quality (Retention Category B). The remaining nine were assessed as low quality (Retention Category C).

6.1.4 The Proposed Development would require the removal of two low quality trees (Retention Category C: T3 and T4) and two low quality (Retention Category C) groups G7 and G8. All other trees can be retained subject to protection under a site-specific AMS.

7. Arboricultural method statement

7.1 Introduction

7.1.1 An Arboricultural Method Statement (AMS) for tree protection will be required for the site as various aspects of the proposed development affect retained trees. The purpose of an AMS is to ensure that all site operations occur with minimal risk of adverse impact upon retained trees.

7.1.2 The AMS for this development should address the following:

Table 7.1 AMS Requirements

Action	To be included in AMS – Yes / No
Pre-commencement site meeting / toolbox talk / induction	Yes
Regular tree protection audits	Yes
RIBA Stage 5 - Enabling Works (Demolition)	
Tree surgery specification	Yes
Site set up and logistics	Yes
Establishment of Demolition Exclusion Zone (DEZ)	No
Topsoil stripping / subsoil regrading	Yes
Demolition of structures and removal of hard surfaces	Yes
RIBA Stage 5 - Main Works (Construction)	
Establishment of Construction Exclusion Zone (CEZ)	Yes
Permanent and temporary ground protection measures	Yes
Construction of structures within the RPA / Construction Exclusion Zone (CEZ)	Yes
Working space to construct new buildings within RPAs	Yes
Installation of utilities within RPAs	No
RIBA Stage 6 – Handover and Close Out	
Removal of tree protection measures	Yes

Appendix A

Tree Survey Schedule

Key – Tree survey schedule

Reference abbreviations

- G - Group
- H - Hedge
- T - Tree
- W - Woodland

Measurements

Height is estimated to provide a relative indication of tree size.

Stem Diameter measurements are in accordance with BS 5837.

Crown spread for individual trees was estimated in the four cardinal points.

LCH is the lowest canopy height. It is an estimate of the lowest point of foliage above ground level of the tree indicating the clearance below the tree.

LBH is the lowest branch height and is the height above ground level of the first branch union.

Assessments

Life stage:

- Y - Young - <15% estimated life expectancy
- SM - Semi-mature - <25% estimated life expectancy
- EM - Early-mature - < 50% estimated life expectancy
- M - Mature - >50% estimated life expectancy
- OM - Over-mature - near or at 100% estimated life expectancy – may indicate veteran or ancient tree

Physiological condition - Good, Fair, Poor or Dead

Structural condition - Good, Fair, Poor or Unstable

Estimated remaining contribution - <10 years, 10+ years, 20+ years or 40+ years.

BS 5837 Retention Quality Category - A, B, C with a single sub-category recorded as 1, 2 or 3, or U.

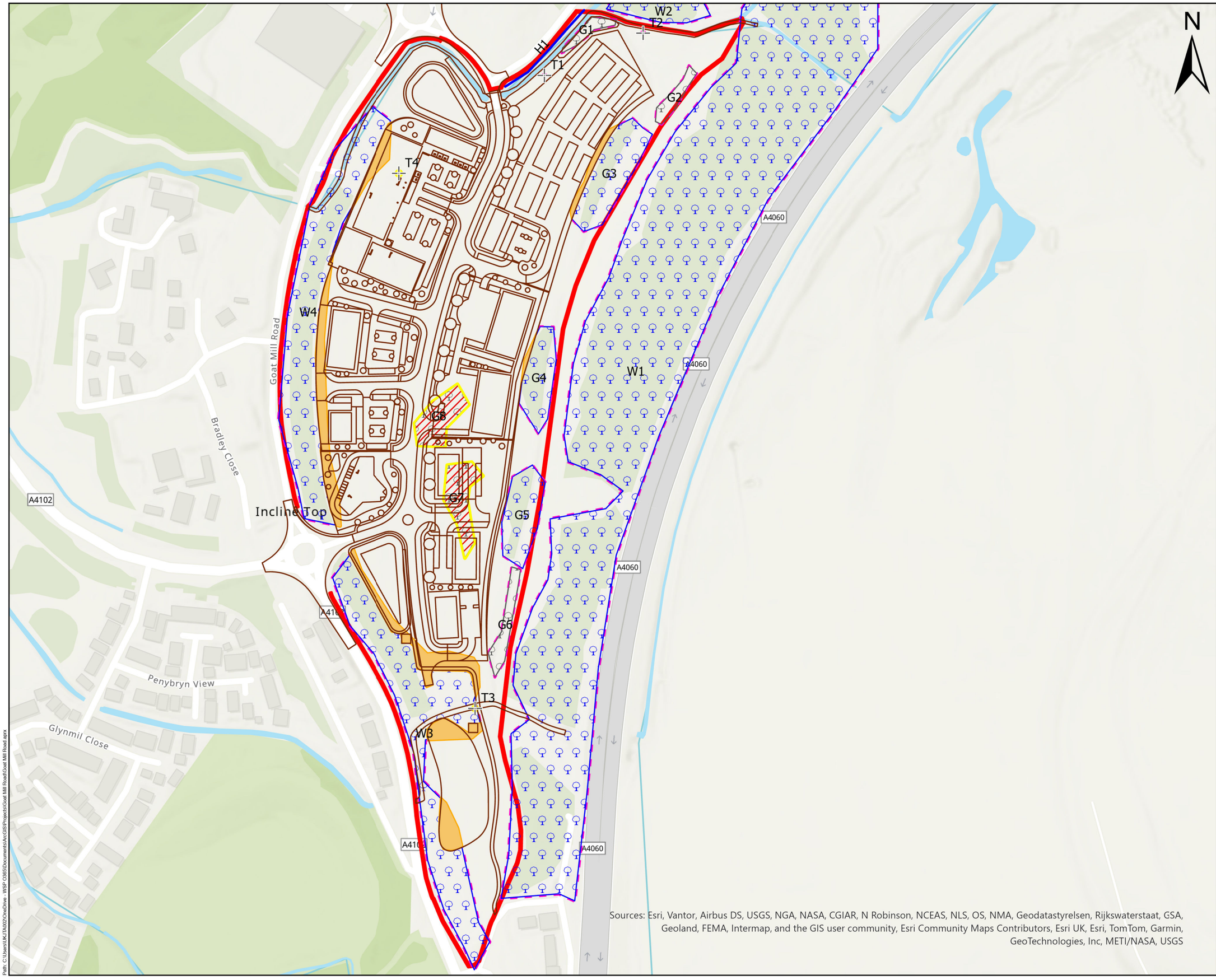
Root protection area

RPA radius is the radius of a circular Root Protection Area associated with the tree as measured from the centre of the stem. For arboricultural features where more than one stem diameter is recorded, the RPA radius is calculated using the largest dimension.

Ref.	Species	Height (m)	Stem Dia. (mm)	Crown Spread N - E - S - W	LCH (m)	LBH (m)	Life Stage	Physiological Condition	Structural Condition	Tree Condition Notes & Observations	RPA Rad. (m)	Estimated Remaining Contribution	BS5837 Category
T1	Goat willow	5	150 e	3 - 3 - 3 - 3	0.5	0.1	SM	G	F	Self set	1.8	20+	C1
T2	Goat willow	8	180	4 - 4 - 4 - 4	0.5	0.1	SM	G	F	Self set	2.2	20+	C1
T3	Goat willow	9	200 e	5 - 2 - 2 - 4	1	1	EM	F	P	Right beside bridge. Major lateral missing at base. Japanese knotweed present.	2.4	10+	C2
T4	Goat willow	9	220 e	3 - 3 - 3 - 3	0.5	0.5	SM	G	F	Larger self set tree. Buddleia and birch adjacent	2.6	10+	C2
G1	Goat willow	3	80 e	2	0.1	-	Y	G	F	Emerging scrub.	1.0	10+	C2
G2	Goat willow	0	200 e	3	0.5	-	SM	F	F	Scattered self set sally with birch	2.4	10+	C2
G3	Goat willow	20	400	5	0.1	-	EM	F	G	Mixed group, larch, pine, birch, sloe edge w side, bird boxes	4.8	20+	B2
G4	Goat willow	20	400	5	0.1	-	EM	F	G	Mixed group, pine, birch, poplar, sloe edge w side, bird boxes	4.8	20+	B2
G5	Goat willow	20	400	5	0.1	-	EM	F	G	Mixed group, larch, pine, birch, poplar, sloe edge w side, bird boxes	4.8	20+	B2
G6	Goat willow	8	250	4	0.5	-	SM	F	F	Larger self set willow group	3.0	10+	C2
G7	Silver birch	6	150 e	2	1	-	Y	F	G	Scattered self sown birch	1.8	10+	C2
G8	Goat willow	6	150 e	3	0.5	-	Y	F	F	Scruffy group, self set, 1 pine - severely pruned, lots of gorse	1.8	10+	C2
H1	Field maple	7	200 e	3	0.1	-	SM	G	F	Mixed group between drainage ditch and footway adjacent to boundary.	2.4	20+	B2
W1	Silver birch	20	400 e	4	1	0	EM	G	F	Established shelter belt beside dual carriageway on bank below - mixed plantation	4.8	40+	B2
W2	Hybrid poplar	21	400 e	4	1	0	EM	G	F	Mixed planting, pine, beyond drain	4.8	40+	B2
W3	Silver birch	20	400 e	4	1	0	EM	G	F	Established shelter belt beside GMR	4.8	40+	B2
W4	Silver birch	20	400 e	4	1	0	EM	G	F	Established shelter belt alongside GMR - mixed	4.8	40+	B2

Appendix B

Tree Retention Plan



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THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED AND ONLY WRITTEN DIMENSIONS SHALL BE USED

Key

- RLB
- Design footprint
- Removals
- RPA Incursions
- Indicative RPA
- T - Trees
  - BS5837 Category
    - C
- H - Hedges
  - BS5837 Category
    - B
- G - Groups
  - BS5837 Category
    - B
    - C
- W - Woodlands
  - BS5837 Category
    - B

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Goat Mill Road - Enterprise Park

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