



Arboricultural Impact Assessment for East Bay Close, Cardiff

Inspected by:-

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1. BRIEF

I have been instructed by Ms. Lara Sampson of CNM Estates to prepare an Arboricultural Impact Assessment (AIA) in relation to a proposed development at East Bay Close, Cardiff.

2. TREE SURVEY AND PLAN

The information within this document is based on the Treescene Tree Survey dated 15/09/2025 and the Treescene AIA Plan 10/2025.

3. TREES TO BE REMOVED

a. Arboricultural Reasons

Tree T21 within the application site is recommended for removal in the Tree Survey due to poor quality (U category).

b. To Facilitate Development

Trees T7, T8, T16, T17, T18, T19 and T20 are proposed for removal to accommodate the development layout.

These are all C category trees (low quality) except T16, T17 and T20 (B category, moderate quality).

It should be noted that trees T7 and T8 are located offsite but that the adjacent land owner has provided permission that these trees can be removed. These are Poplar trees exhibiting symptoms of a decline in structural condition typical of this species. Trees T7 and T8 are not suitable for long term safe retention in this location.

Trees to be removed are indicated on the attached Treescene AIA Plan 10/2025.

4. TREE PRUNING

No tree pruning to retained trees is proposed at this point in time.

5. ROOT PROTECTION AREA (RPA) INCURSIONS

There are no conflicts between proposed structures and RPAs of trees to be retained.

6. PROTECTION OF RETAINED TREES

All trees to be retained should be protected by fencing in accordance with the details in BS5837:2012. The implementation of the tree protection on site should be in compliance with a site specific Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

7. IMPACT ON LOCAL AMENITY

Tree loss in relation to the development focuses primarily in the clearance of lower quality trees mainly in the southern section of the site to create space to install the development; two trees are required for removal in the northern section of the site to create access. The existing robust tree group to the southwest of the application site is retained thus minimising any wider landscape impacts.

Extensive new tree planting within the site is proposed thus mitigating any tree loss and contributing to an enhancement of the local tree stock as a result of the proposed development.

East Bay Close, Cardiff

Arboricultural Impact Assessment

New Vehicular
Entrance and
Turning Head

New Pedestrian
Access

T21

T20

T19

T18

T17

T16

T15

T14

T13

T12

T11

T10

T9

T8

T7

T6

T5

T4

T3

T2

T1

Neighbouring
Planning Consent
24/00564/NMA

WNO
Warehouse

Secure & Covered
Cycle Stores 60 Spaces

Terrace

Courtyard
Gardens

Secure & Covered
Cycle Stores 80 Spaces

Bin Store

4 Parking
Spaces

New Boundary
Fence

New Boundary
Fence</p