



**Parc Pelenna Holiday
Resort**

FINAL DRAFT

**Arboricultural Impact
Assessment
(Incorporating Tree
Protection Measures)**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Trivselhus UK Holdings Limited

April 2024

Report Reference
edp6556_r005a

Document Control

DOCUMENT INFORMATION

Client	Trivselhus UK Holdings Limited
Report Title	Arboricultural Impact Assessment (Incorporating Tree Protection Measures)
Document Reference	edp6556_r005a_DRAFT

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
005_DRAFT	DGa	NHa	LTa	-
005a_FINAL DRAFT	DGa	-	-	MWI 180424

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Section 1

Introduction

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Trivselhus UK Holdings Limited (' in relation to the proposed development of Parc Pelenna Holiday Resort (hereafter referred to as 'the Site').
- 1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

SITE CONTEXT

- 1.3 The Site is located to the east of Tonna, it currently comprises areas of woodland and open space situated on a north facing hillside. The Site is bordered by forestry commission woodland to the south and farmland to the north, east and west.
- 1.4 The Site lies within the administrative boundary of Neath Port Talbot Council (NPTC).

DEVELOPMENT PROPOSALS

- 1.5 An outline planning application is to be submitted to NPTC for development of private holiday lodges, on land located between the settlements of Tonna and Resolven. The proposed scheme would create a premium holiday resort development comprising those lodges, other supporting leisure, hospitality, and service facilities, as well as a new access road and associated infrastructure and this AIA is submitted to inform this application.
- 1.6 A planning application (P2017/0628) was submitted previously to NPTC for the access road to the north of the Site. This application was approved on 20.08.17.
- 1.7 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note (report reference: edp6556_r002), with the Tree Constraints Plan included. This baseline survey data was collected by EDP in December 2023 and February 2024.

AIMS AND OBJECTIVES

- 1.8 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

RELEVANT BASELINE DOCUMENTS

- 1.9 EDP's Arboricultural Baseline Note is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.
- 1.10 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:
- BS 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
 - BS 3998:2010 *Tree Work – Recommendations*. BSI 2010.

Section 2

Arboricultural Impact Assessment

- 2.1 This AIA has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Concept Masterplan (**Appendix EDP 1**). In particular, it relates to the Tree Constraints Plan contained within the Arboricultural Baseline Note (edp6556_r002), which is overlaid onto the proposed Concept Masterplan. The resulting drawing is a Tree Retention and Removal Plan (**Plan EDP 1**). The proposed Concept Masterplan has also been overlaid with the Ancient Woodland data provided by Data Map Wales¹ to produce an Ancient Woodland Plan (**Plan EDP 2**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and, where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately, the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

TREE REMOVALS FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

- 2.5 The BS 5837:2012 compliant survey identified a total of five category U items, the condition of which was considered to be impaired to such an extent that they are unsuitable within the future context of the development proposals and are therefore not included in the calculations to follow. These are summarised in **Table EDP 2.1** below and detailed in the Tree Survey Schedule contained within the Arboricultural Baseline Note (edp6556_r002).
- 2.6 Off-site items remain outside of the control of the development and require the landowners' consent prior to any works or removals.
- 2.7 Due to their condition, category U items often have ecological value and therefore, any work to or removal of category U items requires cross-referencing with the ecological assessment prior to any work or felling taking place.
- 2.8 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

¹ https://datamap.gov.wales/layers/inspire-nrw:NRW_ANCIENT_WOODLAND_INVENTORY_2021

Table EDP 2.1: Tree Removal for Reasons of Sound Arboricultural Management

Tree Number	Tree Species	Tree Grade
T7	Larch sp. (<i>Larix</i> spp.)	U
G32	Common holly (<i>Ilex aquifolium</i>)	U
T65	Common ash (<i>Fraxinus excelsior</i>)	U
T77	Unknown Conifer	U
T92	Common ash	U

ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

2.9 Assessment of the Concept Masterplan (**Appendix EDP 1**) determines that 51 items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Five items are category A of high quality, 26 items are category B, of moderate quality, and 20 items are category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals

Ref. Number	Species	Impact	Category Grading
T1	Sycamore (<i>Acer pseudoplatanus</i>)	Encroachment into RPA by hard surfacing	A
T2	Sycamore	Encroachment into RPA by hard surfacing	B
T18	Sycamore	Complete removal	A
G19	Spruce sp. (<i>Picea</i> spp.)	Complete removal	C
W20	Birch sp. (<i>Betula</i> spp.) Spruce sp. (<i>Picea</i> spp.) Willow sp. (<i>Salix</i> spp.)	Partial removal	C
G25	Birch sp. Spruce sp.	Partial removal	C
G26	Oak sp. (<i>Quercus</i> spp.) Sycamore	Partial removal	A
T27	Birch sp.	Complete removal	B
W35	Birch sp. Oak sp. Spruce sp. Willow sp.	Partial removal	C
W39	Birch sp. Oak sp. Spruce sp. Willow sp.	Partial removal	B
T41	Oak sp.	Complete removal	C

Ref. Number	Species	Impact	Category Grading
T42	Pine sp. (<i>Pinus</i> spp.)	Complete removal	C
G43	Oak sp.	Complete removal	B
G44	Birch sp.	Complete removal	B
T45	Eucalyptus sp. (<i>Eucalyptus</i> spp.)	Complete removal	B
T47	Leyland cypress/leylandii (<i>Cupressus x leylandii</i>)	Encroachment into RPA by hard surfacing	C
T48	Leyland cypress/leylandii	Encroachment into RPA by hard surfacing	C
T50	Birch sp.	Complete removal	B
T55	Sycamore	Encroachment into RPA by hard surfacing	A
T57	Willow sp.	Complete removal	B
T64	Willow sp.	Complete removal	C
T66	Birch sp.	Complete removal	B
G67	Norway spruce (<i>Picea abies</i>)	Complete removal	B
G73	Birch sp. Common holly Pine sp. Spruce sp. Willow sp.	Partial removal	B
W76	Birch sp. Willow sp. Spruce sp. Pine sp.	Partial removal	B
W80	Birch sp. Willow sp. Spruce sp. Pine sp.	Partial removal	B
T82	Birch sp.	Complete removal	B
G95	Fir (<i>Abies</i> spp.) Birch sp.	Encroachment into RPA by swale	C
G100	Fir	Partial removal	C
T113	Goat willow (<i>Salix caprea</i>)	Complete removal	C
T114	Birch sp.	Complete removal	C
G115	Goat willow	Complete removal	C
T118	Goat willow	Complete removal	C
T120	Birch sp.	Complete removal	C
T121	Goat willow	Complete removal	C
T122	Willow sp.	Complete removal	C
T123	Willow sp.	Complete removal	C

Ref. Number	Species	Impact	Category Grading
G124	Birch sp. Willow sp.	Partial removal	B
G125	Alder sp. Birch sp.	Partial removal	B
G126	Birch sp. Oak sp.	Partial removal	B
G127	Alder sp. Birch sp.	Partial removal	B
G128	Birch sp. Willow sp.	Partial removal	C
G129	Birch sp. Willow sp.	Partial removal	B
T131	Birch sp.	Complete removal	B
T132	Birch sp.	Complete removal	B
T133	Sessile oak (<i>Quercus petraea</i>)	Complete removal	A
W134	Mixed Broadleaf	Partial removal	B
W135	Birch sp. Oak sp.	Partial removal	B
G136	Willow sp.	Partial removal	B
G137	Birch sp. Common holly	Complete removal	B
W140	Birch sp. Oak sp.	Partial removal	B

SUMMARY OF TREE LOSSES AND RETENTION

2.10 A summary of the tree losses and retention based upon the Concept Masterplan (**Appendix EDP 1**) is provided within **Table EDP 2.3**. In this context, the term ‘affected’ means partial removal of an item or encroachment into the RPA of a retained item.

Table EDP 2.3: Summary of Tree Losses and Retention

	Existing	Trees, Groups and Hedgerows Lost due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	12	2	3	7
Category B	72	12	14	46
Category C	51	12	8	31
Totals	135	26	25	84

MITIGATION

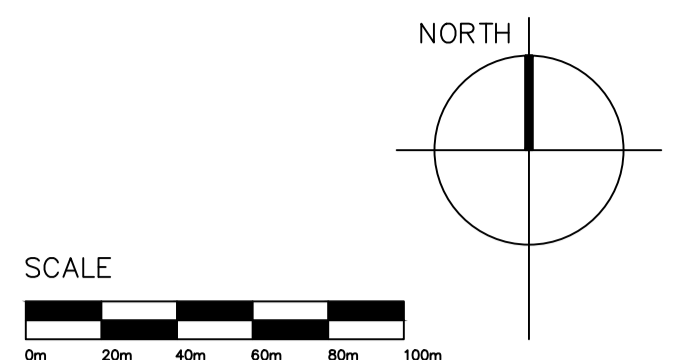
- 2.11 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, 'no-dig' technologies, hand digging and access facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.
- 2.12 Some of the items listed above fall within the designated Ancient Woodland as depicted on **Plan EDP 2**.
- 2.13 Existing trees identified for retention on the appended Tree Retention and Removal Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 2**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 2.14 Replacement planting will be in accordance with Planning Policy Wales 12 (PPW) paragraph 6.4.42:

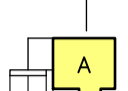
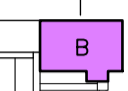
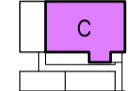


“Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers.”

Section 3 Conclusions

- 3.1 Masterplanning of the development has been informed by arboricultural recommendations throughout and has resulted in the loss of two category A items, 12 category B items and 12 category C items, plus the partial removal of three category A items, 14 category B items and eight category C items. To ensure succession to the existing tree stock, new planting is recommended as per the Illustrative Landscape Masterplan (drawing reference: edp6556_d008). The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the green infrastructure for the area.
- 3.2 Existing trees identified for retention on the appended Tree Retention and Removal Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.3 Trees adjacent to the access road will need to be considered in more detail at later stages of the planning process, once engineering details are more certain. Measures will aim to avoid all impacts to RPAs of adjacent trees, but where this not possible, a 'no-dig' method or other mitigation will be required.
- 3.4 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

Appendix EDP 1
Concept Masterplan
(Drawing Number 2304/001 Revision F)



- ### Lodges
-  Type A: 2 bed split level on slope
 -  Type B: 3 bed split level on slope
 -  Type C: 3 bed split level on slope wheelchair accessible
 -  Type D: 3 bed 1.5 storey cottage
 -  Type E: 4 bed 1.5 storey cottage

- ### Revisions
- A.** Spine road updated to 1:12 gradient, wheelchair accessible lodges added, lodges repositioned where required, hub area updated, visitor parking added, access roads rationalised
 - B.** Paths added, Hub building reduced in size and moved away from tree, Hydrock road updated, red line boundary updated to match conveyancing plan.
 - C.** Lodges and access roads moved to further reduce impact on tree belts at the Village Green, the Meander and the Spur. Service Centre area revamped to add 2 lodges. Accommodation schedule updated.
 - D.** Lodges reduced at the Spur to avoid ancient woodland, road to Spur repositioned to avoid Cat A tree, 4 lodges added north of the Hub. 1 lodge added at the Lookout. Notes re ancient woodland added. Accommodation schedule updated.
 - E.** Minor revisions to road radii to suit Hydrock tracking. Ancient woodland layer switched off. Trees to be removed identified. Off site trees shown adjacent to main access track. New trees, swales and ponds shown.
 - E1.** Red line boundary revised
 - F.** Update to tree line adjacent to access road.


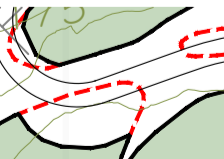
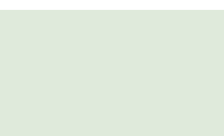
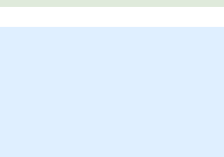
Accommodation Schedule

lodge type	bedrooms	area (m2)	area (sqft)	number	%
type A	2	92.9	1000	41	34%
type B	3	125.5	1350	14	12%
type C	3	120.5	1297	8	7%
type D	3	125.5	1350	40	33%
type E	4	149.7	1611	17	14%
total				120	100%

Legend

1. The Service Centre - refuse storage, maintenance building, sewage treatment plant
2. The Hub - single storey structure built into hillside with green roof over. Reception, pool, gym, sports, cafe bar, shop, management offices.
3. The Ponds - picnic spots and wild swimming
4. The Meadows - room in roof style lodges on plateaus and gentle slopes, arranged around wild meadows
5. The Village Green - room in roof lodges arranged around landscaped open space
6. The Meander - mixed lodge types on plateau edge
7. The Clearing - split level lodges on steep slopes, integrated with existing individual trees. New tree planting between terraces to minimise visual impact from afar.
8. The Lookout - split level lodges arranged along contours, with new tree planting to minimise visual impact from afar.
9. The Spur - mixed lodge types to suit topography on small plateau.
10. existing PRoW retained within development
11. no development near Scheduled Ancient Monument
12. link to National Cycle Route 47

Key

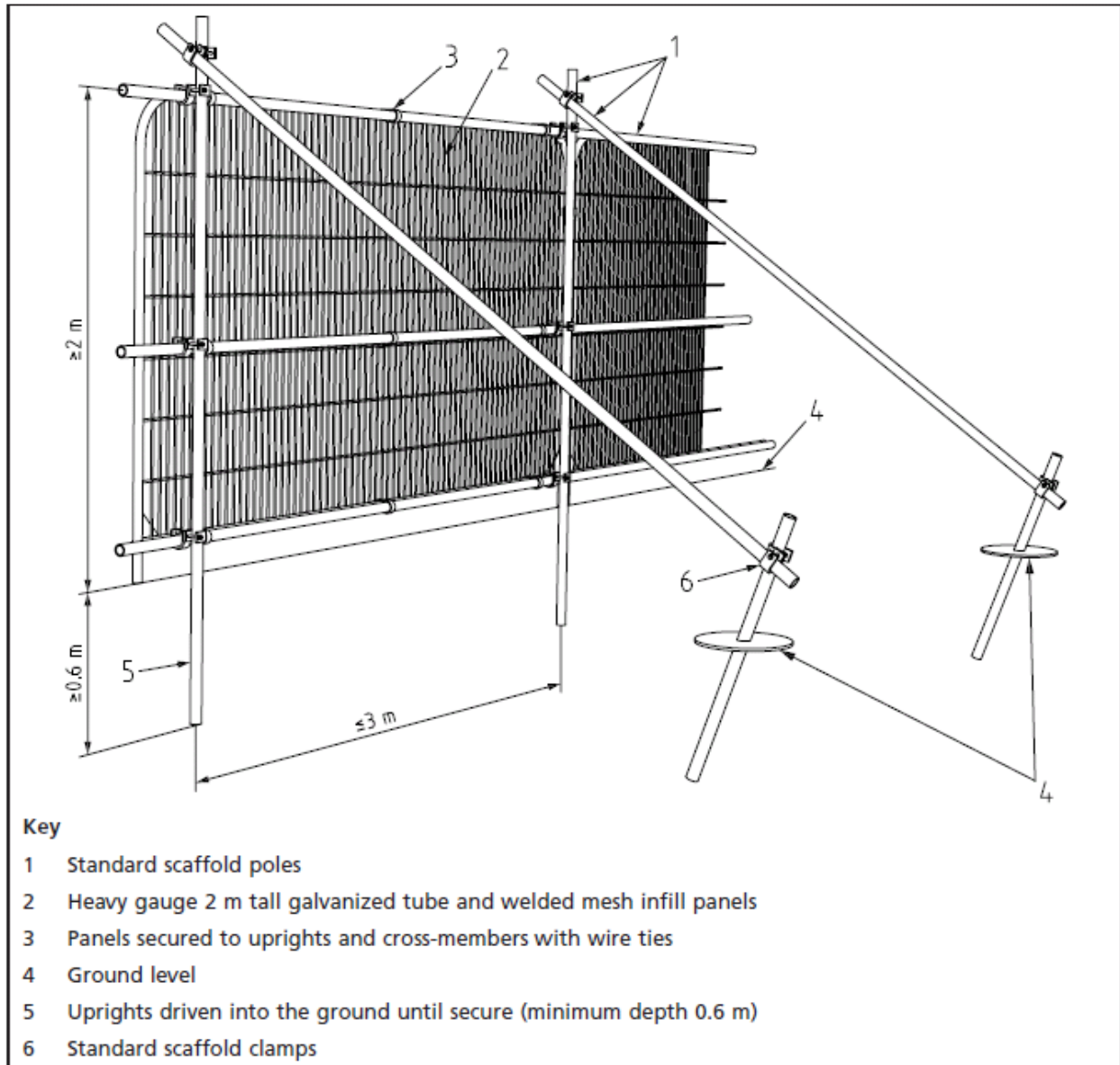
-  existing trees and woodland
-  proposed tree removals (refer to arboricultural report for detail)
-  new tree planting and woodland
-  ponds and swales

ross peedle architecture

Hill House, Back Dykes Road, Kinnesswood KY13 9HH
 T: 07815 729352
 E: ross.peedle@gmail.com
 W: www.rosspeedle.co.uk

client: Trivselhus UK Holdings Ltd
 project: Parc Pellenna holiday resort
 drawing: concept masterplan
 number: 2304/ 001 rev F
 date: 01.04.24
 scale: 1:2000 @ A1

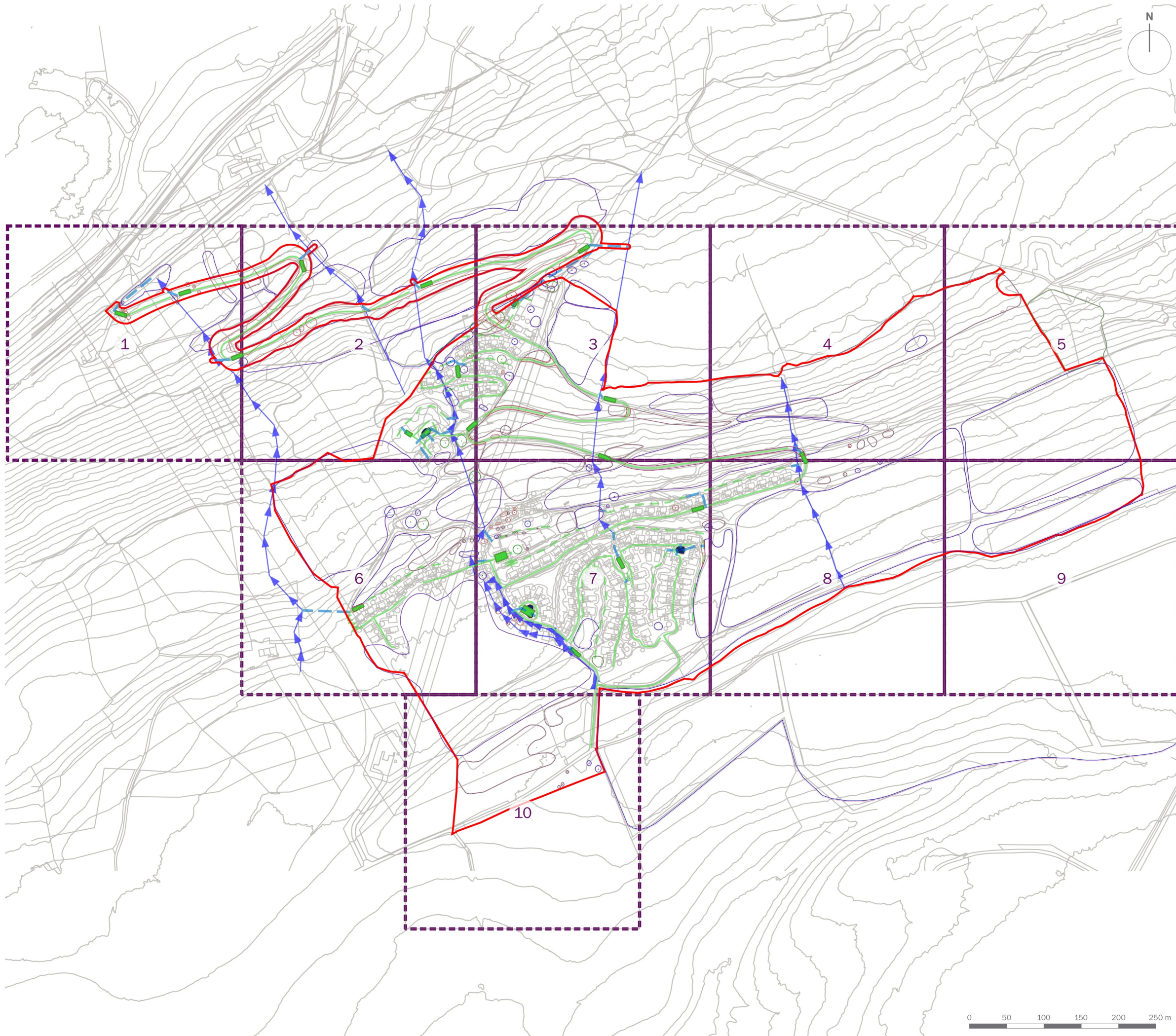
Appendix EDP 2 Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 'Protective Barrier')



Plans

Plan EDP 1: Tree Retention and Removal Plan
(edp6556_d013b 10 April 2024 PDr/DGa)

Plan EDP 2: Ancient Woodland
(edp6556_d017 10 April 2024 DJo/DGa)



Site Boundary

T1 Tree/Group Number
 Tree/Group Canopy
 Tree Stem
 Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed

purpose of issue **PLANNING**

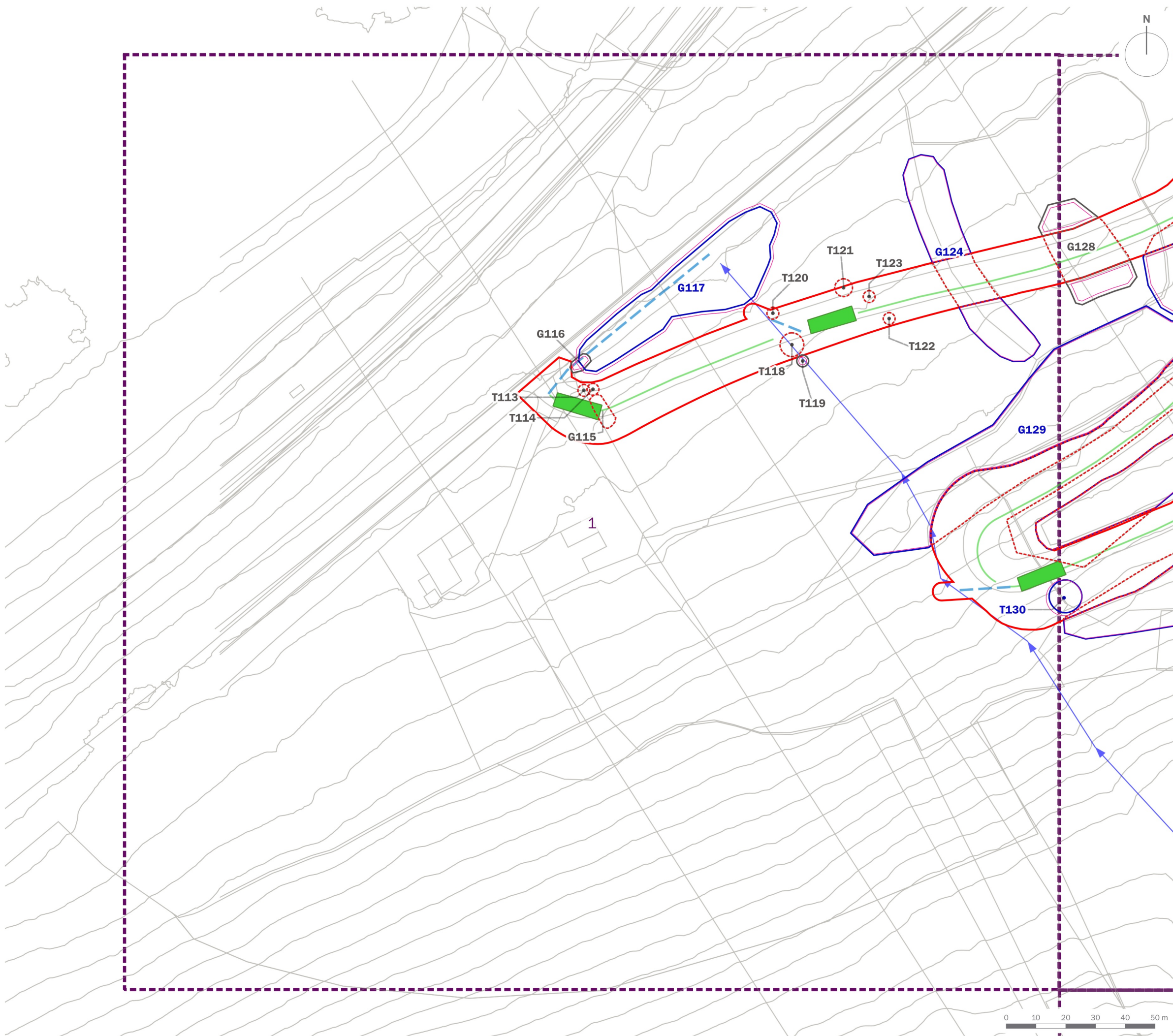
rev	description	date	by
b	Updated site masterplan and removals along access road. QA	10/04/2024	DJo
a	Updated site boundary	03/04/2024	DJo
-	Original	06/03/2024	PDr











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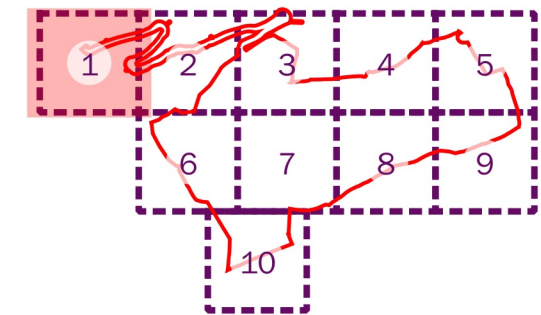
project title
Parc Pelenna Holiday Resort

drawing title
Tree Retention and Removal Plan (Overview)

date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:5,000 @ A3	QA	RBa



-  Site Boundary
-  T1..... Tree/Group Number
-  Tree/Group Canopy
-  Tree Stem
-  Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed



client
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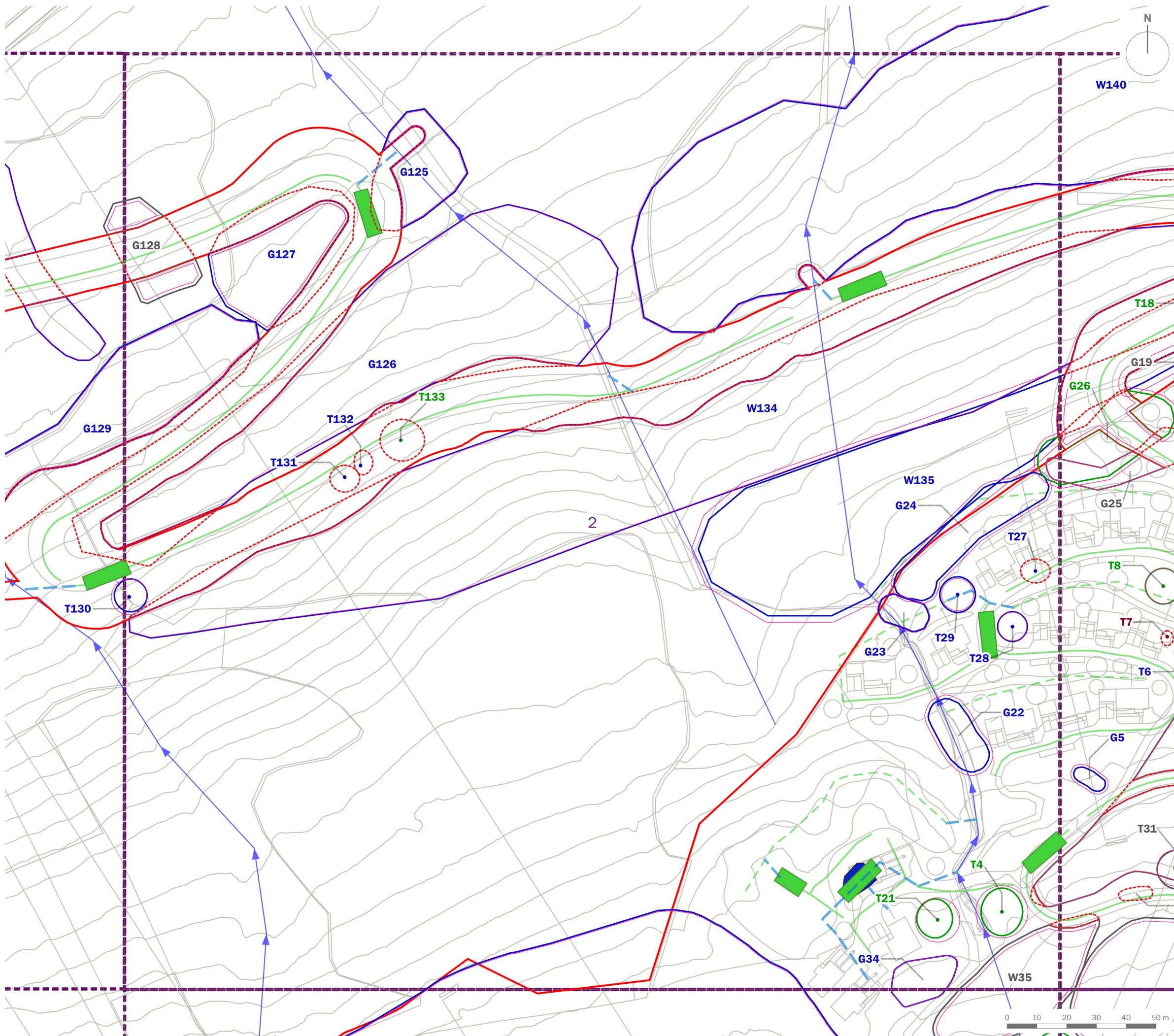
project title
Parc Pelenna Holiday Resort


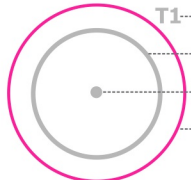





drawing title
**Tree Retention and Removal Plan
 (Sheet 1 of 10)**

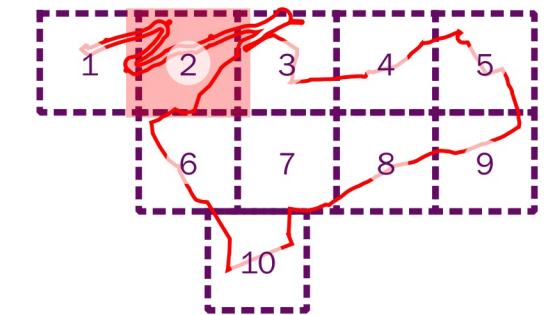
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scale	1:1,250 @ A3	QA	RBa



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-  Site Boundary
-  T1..... Tree/Group Number
..... Tree/Group Canopy
..... Tree Stem
..... Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed



client
Trivselhus UK Holdings Limited

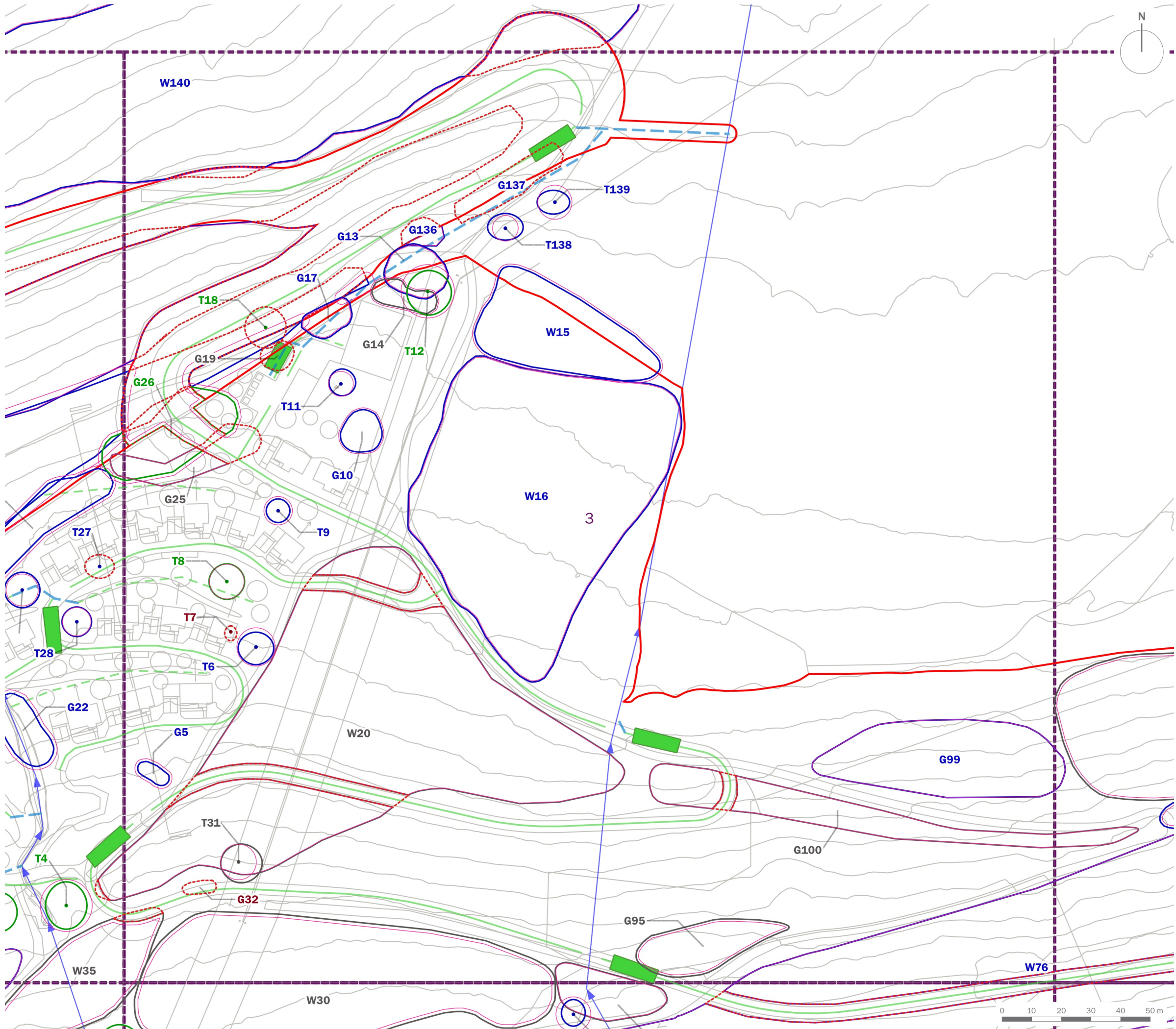
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Parc Pelenna Holiday Resort

drawing title
**Tree Retention and Removal Plan
 (Sheet 2 of 10)**

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drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa



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Site Boundary

T1 Tree/Group Number
 Tree/Group Canopy
 Tree Stem
 Root Protection Area

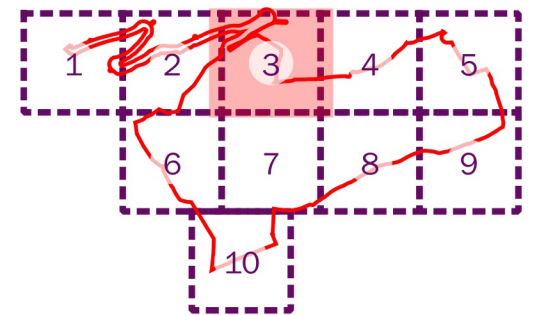
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



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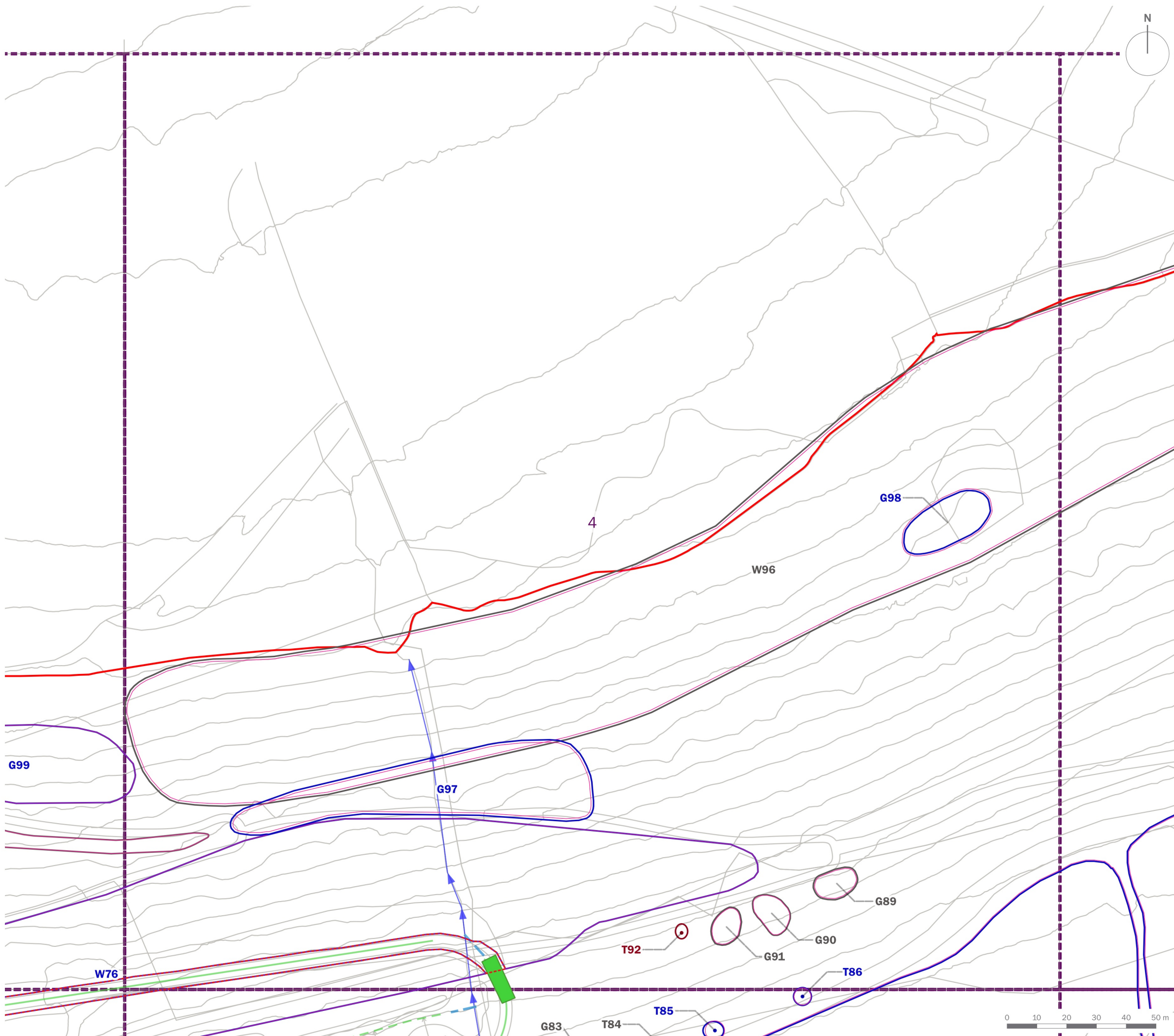
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drawing title
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date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa

edp the environmental dimension partnership

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Site Boundary

T1 Tree/Group Number
 Tree/Group Canopy
 Tree Stem
 Root Protection Area

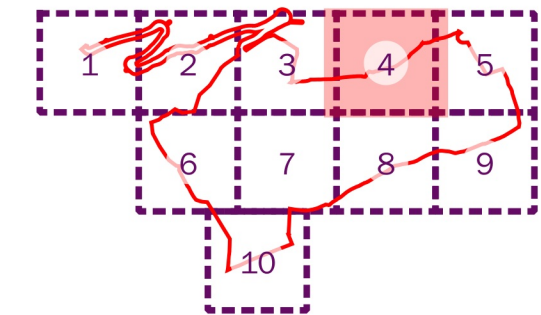
Category A: Trees of high quality and value

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Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



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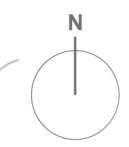
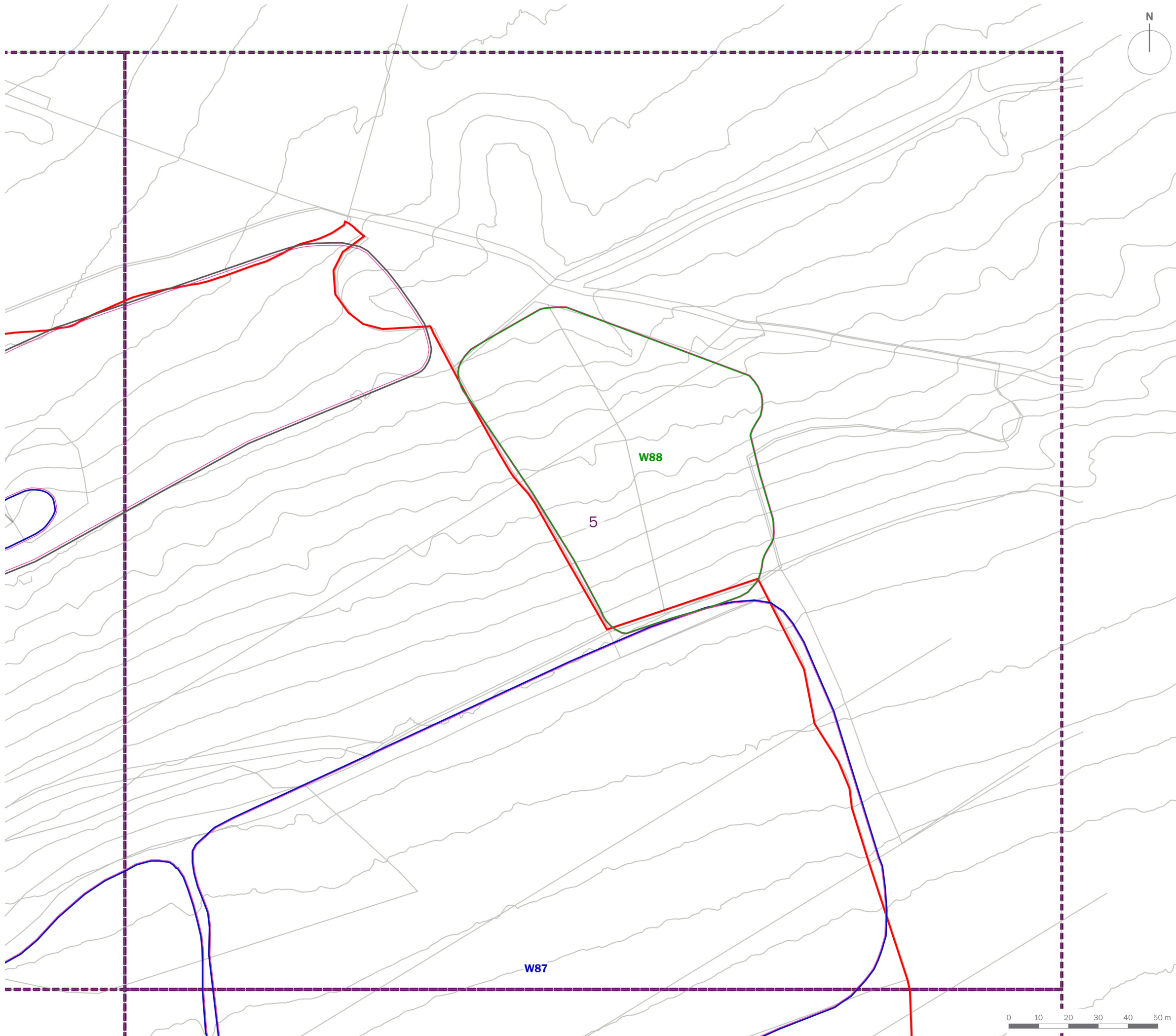
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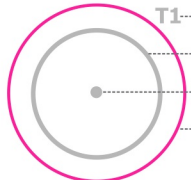








drawing title
Tree Retention and Removal Plan (Sheet 4 of 10)

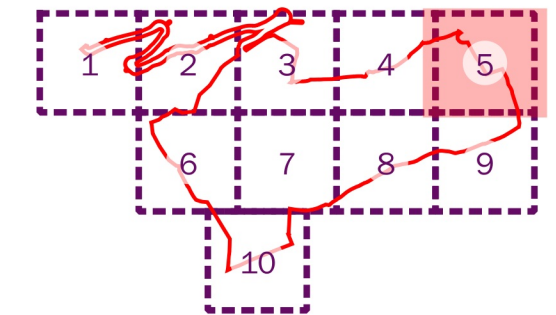
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-  Site Boundary
-  T1 Tree/Group Number
-  Tree/Group Canopy
-  Tree Stem
-  Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed



client
Trivselhus UK Holdings Limited

project title
Parc Pelenna Holiday Resort

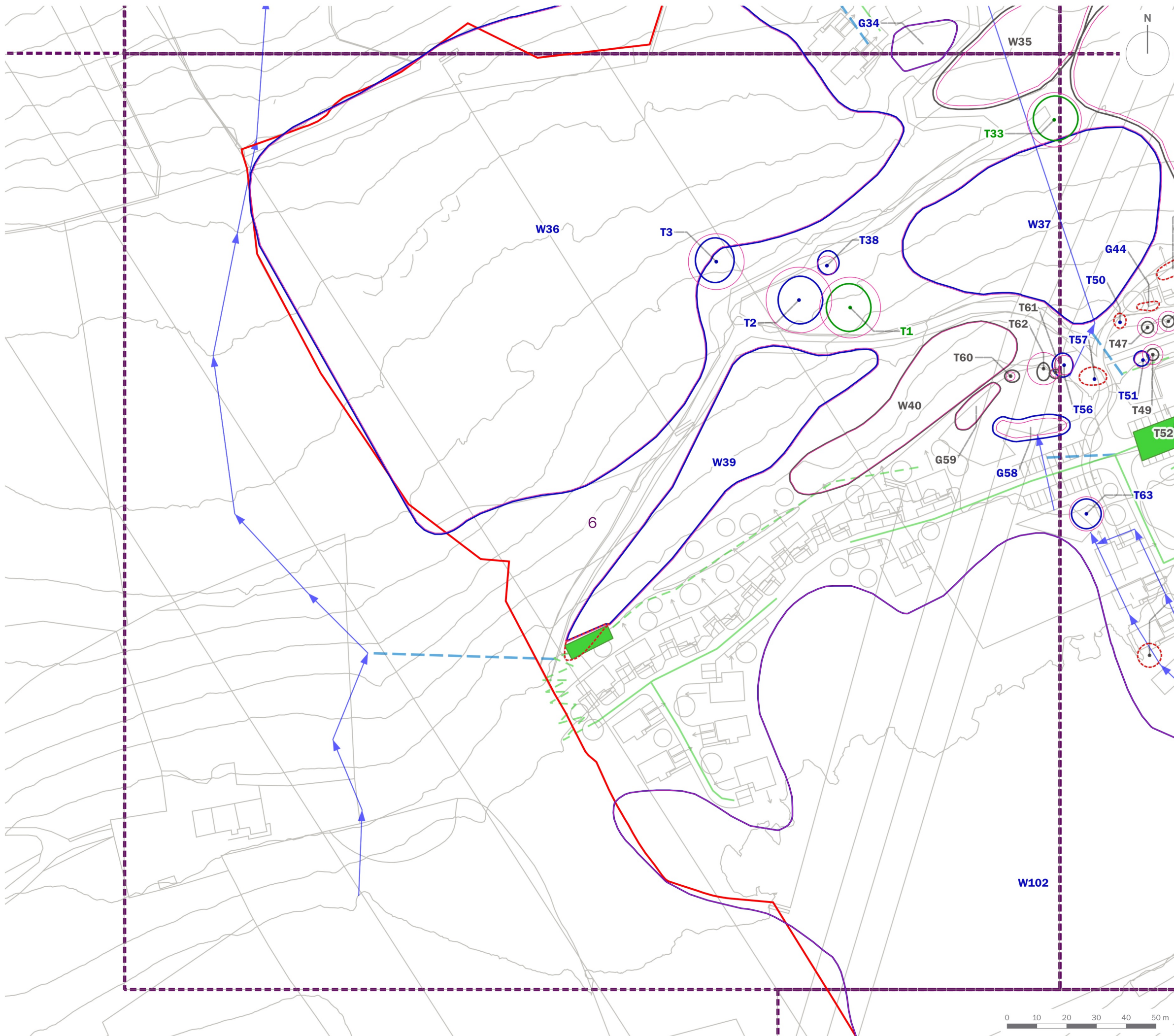
drawing title
**Tree Retention and Removal Plan
 (Sheet 5 of 10)**

date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa



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Site Boundary

T1..... Tree/Group Number
 Tree/Group Canopy
 Tree Stem
 Root Protection Area

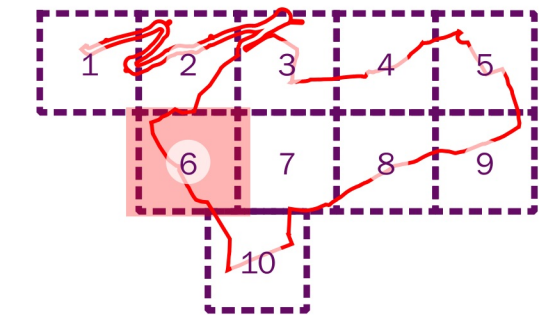
Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed



client
Trivselhus UK Holdings Limited

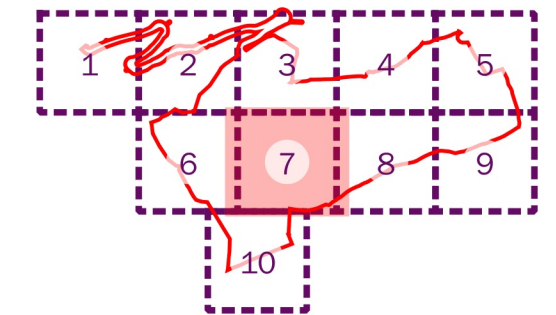
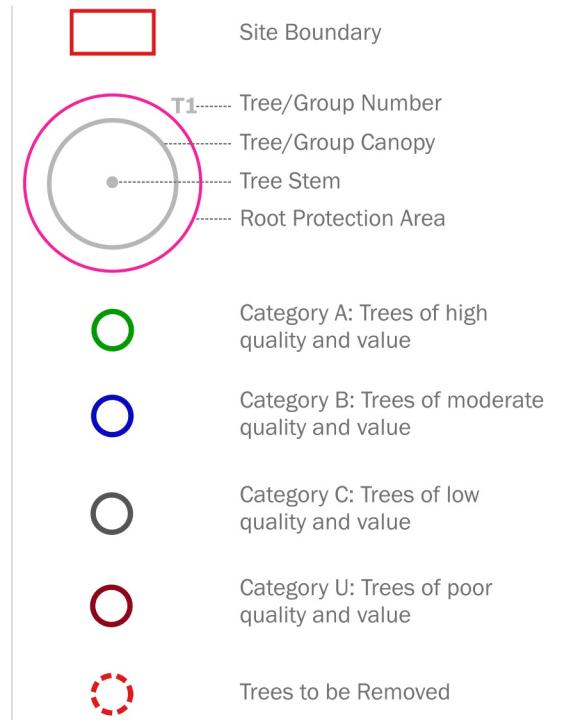
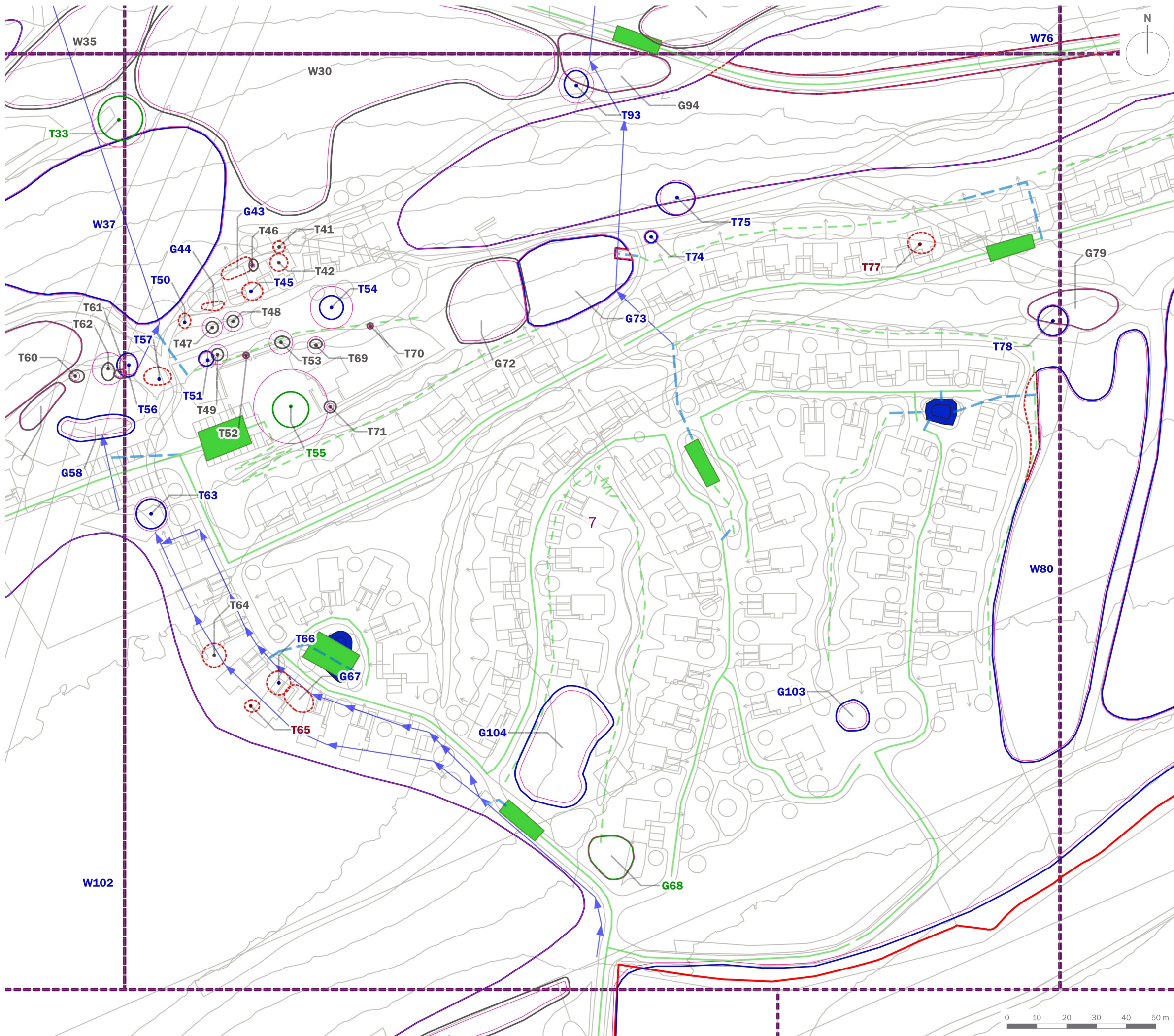
project title
Parc Pelenna Holiday Resort

drawing title
**Tree Retention and Removal Plan
 (Sheet 6 of 10)**

date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa



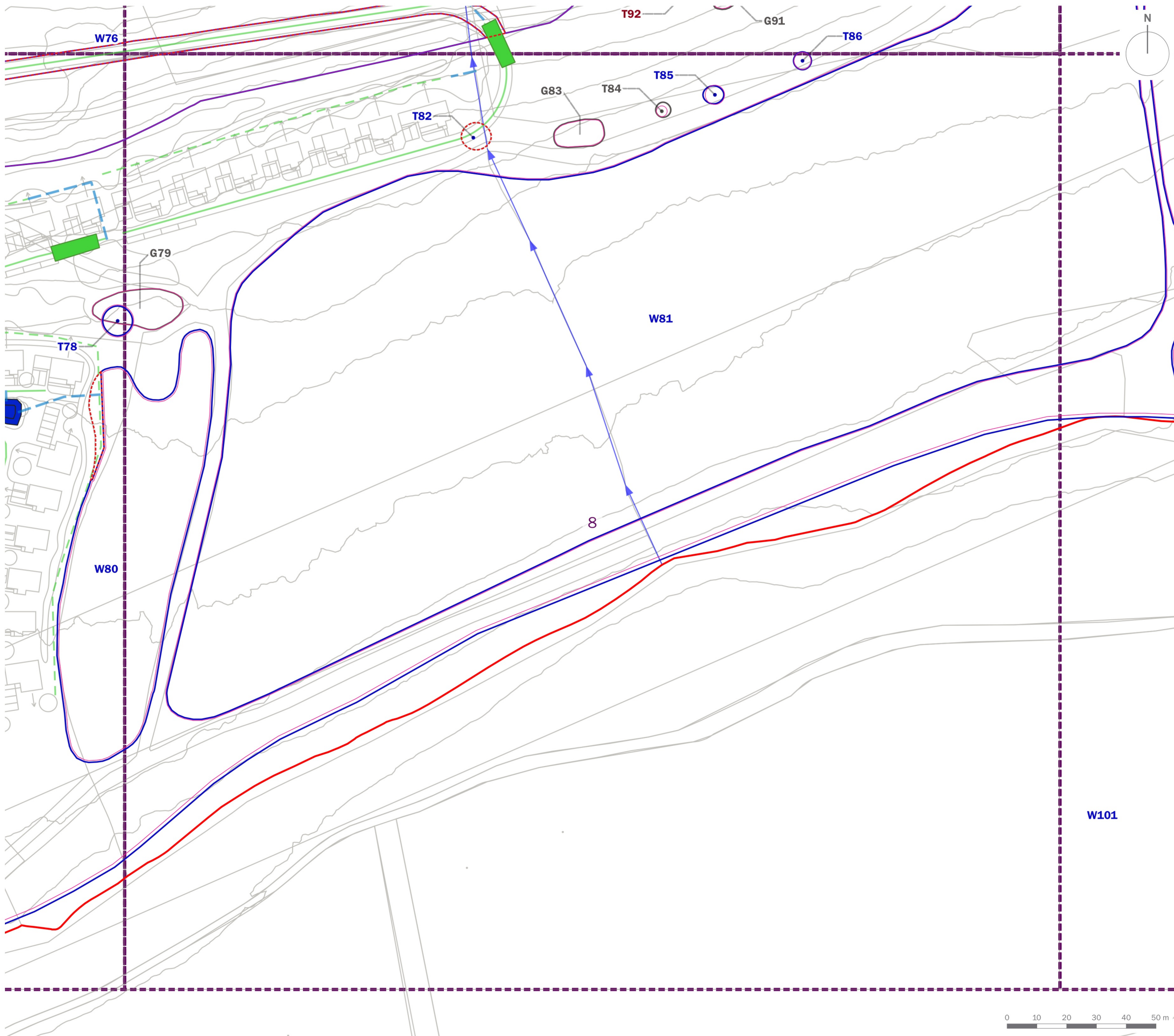
Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk


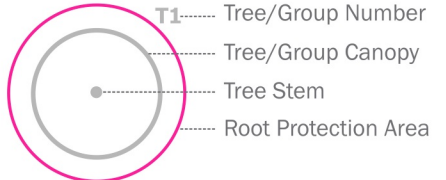







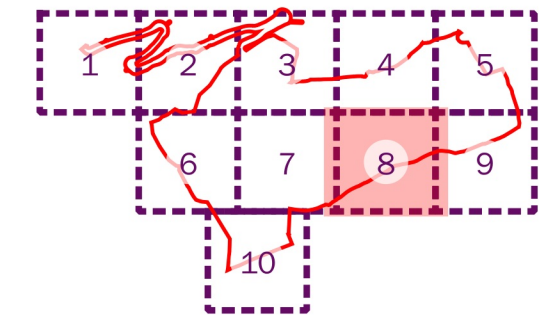
client	Trivselhus UK Holdings Limited		
project title	Parc Pelenna Holiday Resort		
drawing title	Tree Retention and Removal Plan (Sheet 7 of 10)		
date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa



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-  Site Boundary
- 
 - T1..... Tree/Group Number
 - Tree/Group Canopy
 - Tree Stem
 - Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed



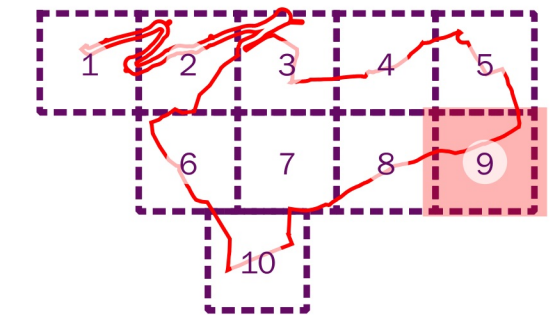
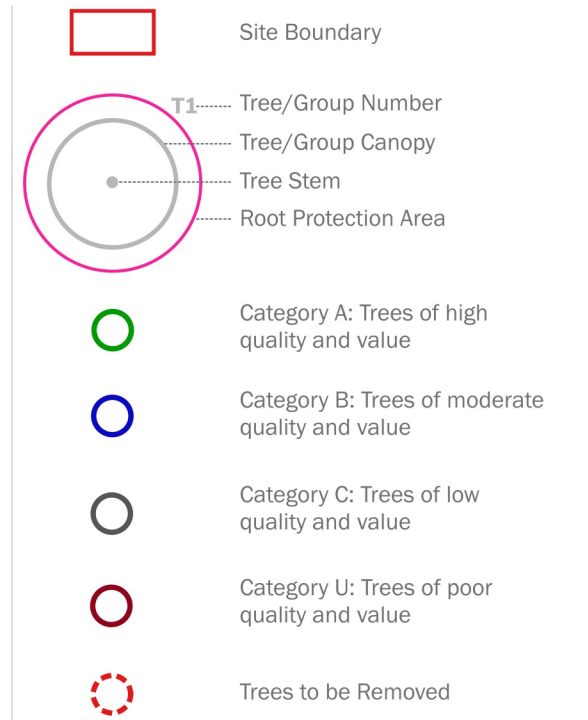
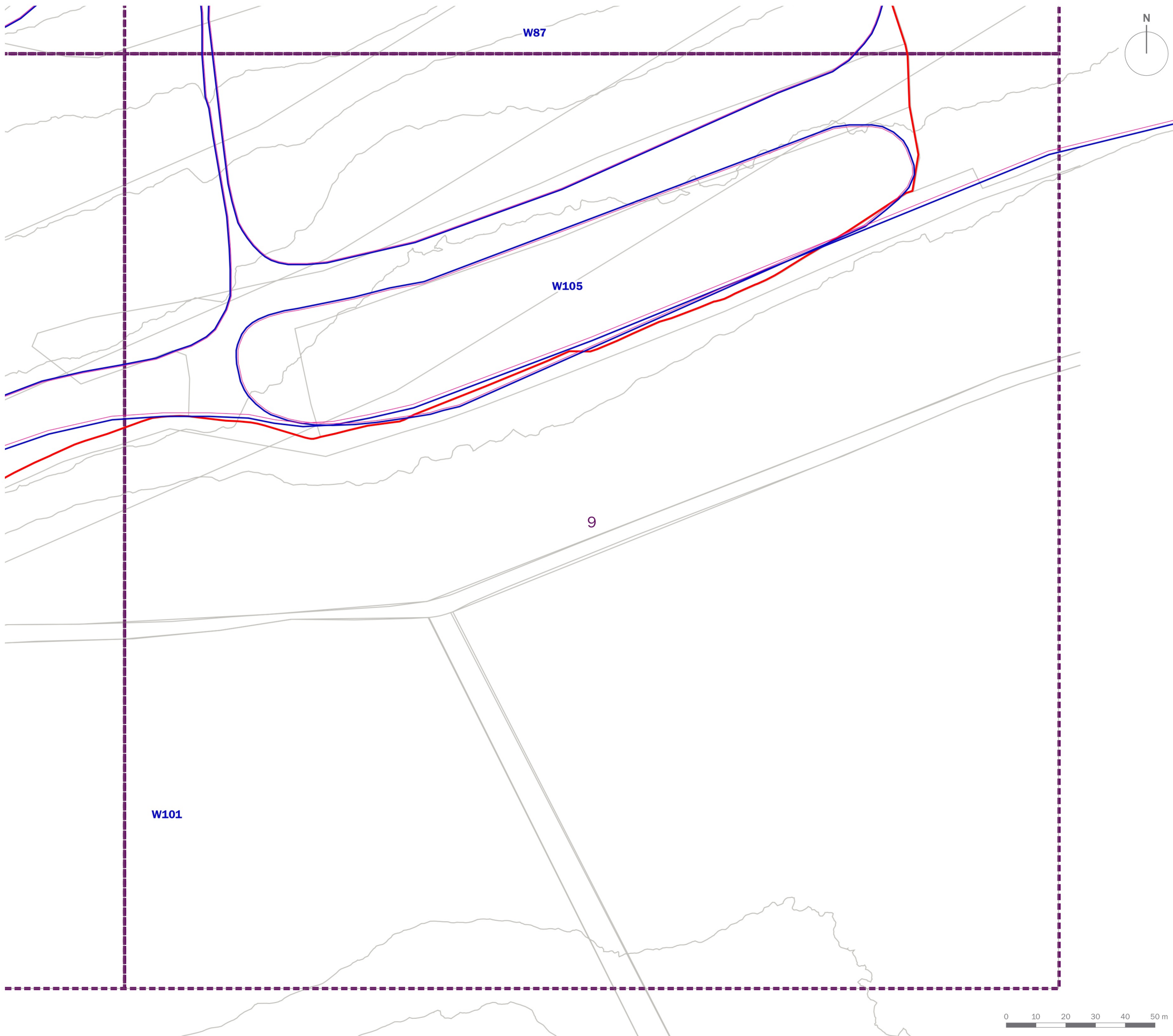
client
Trivselhus UK Holdings Limited

project title
Parc Pelenna Holiday Resort

drawing title
**Tree Retention and Removal Plan
 (Sheet 8 of 10)**

date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa





client
Trivselhus UK Holdings Limited

project title
Parc Pelenna Holiday Resort

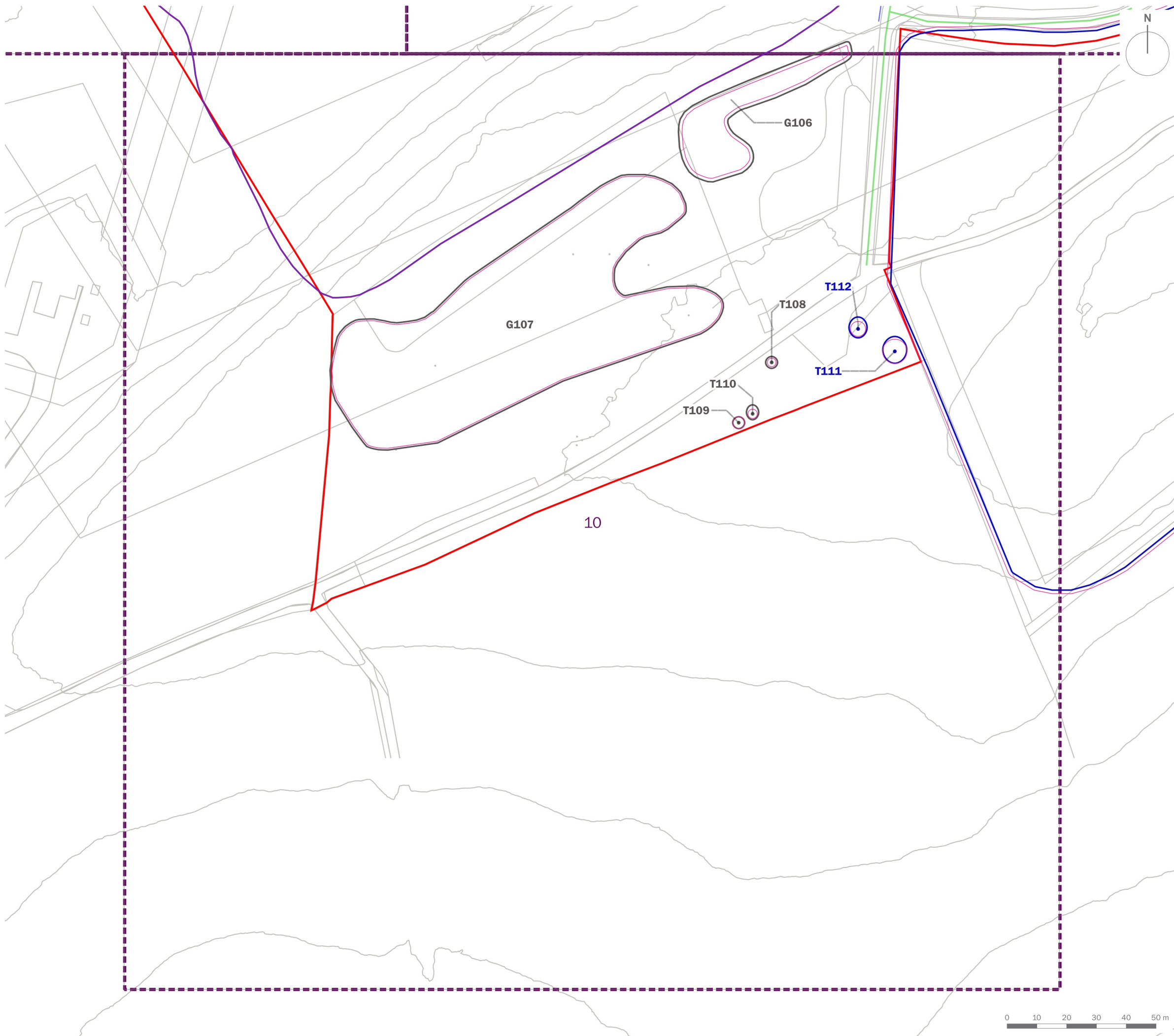
drawing title
**Tree Retention and Removal Plan
 (Sheet 9 of 10)**


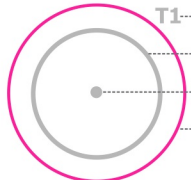





date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa

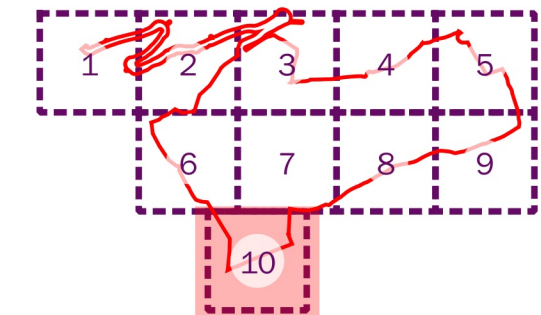


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-  Site Boundary
-  T1..... Tree/Group Number
..... Tree/Group Canopy
..... Tree Stem
..... Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed



client
Trivselhus UK Holdings Limited

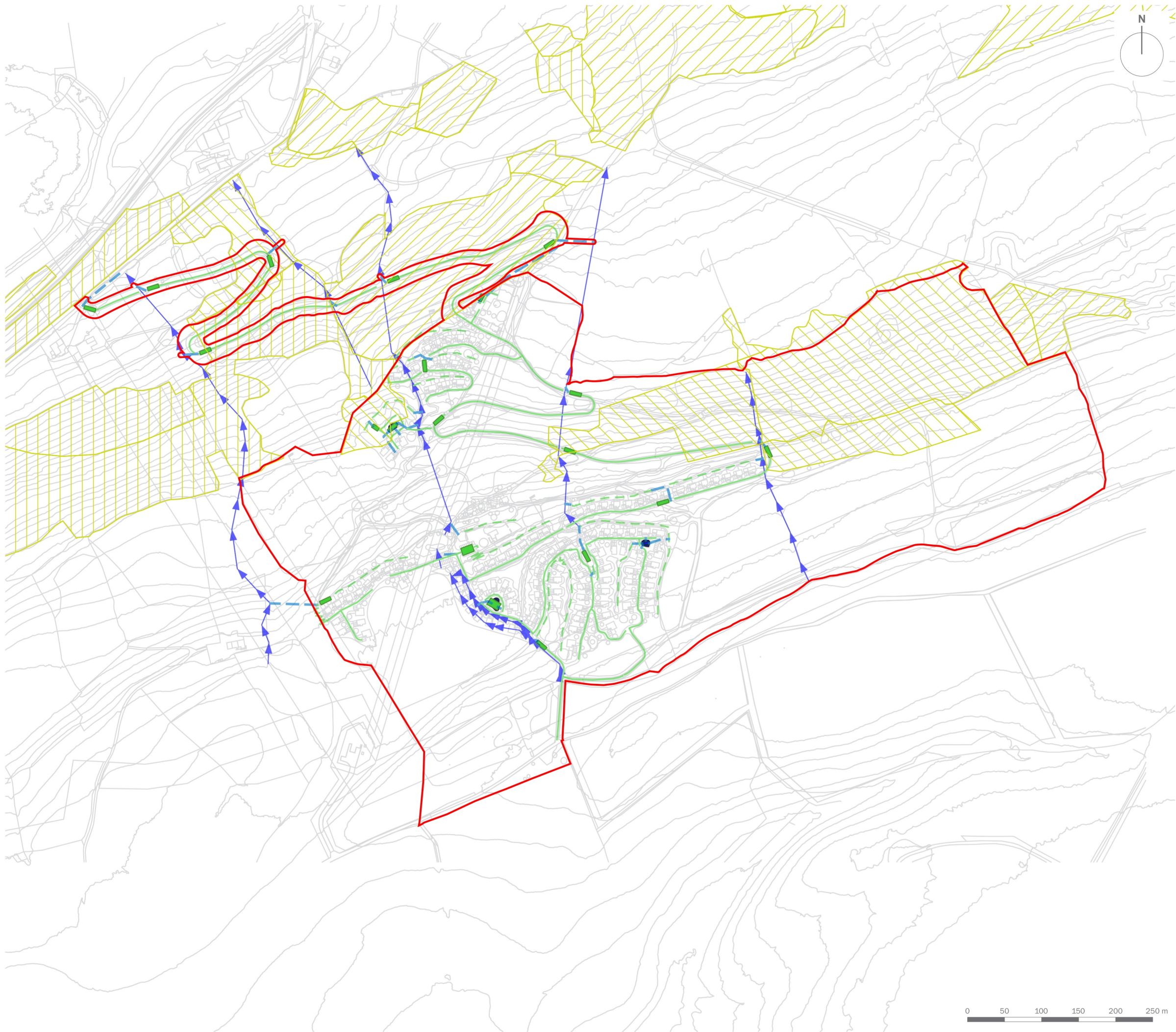
project title
Parc Pelenna Holiday Resort

drawing title
**Tree Retention and Removal Plan
 (Sheet 10 of 10)**

date	10 APRIL 2024	drawn by	PDr
drawing number	edp6556_d013b	checked	DGa
scale	1:1,250 @ A3	QA	RBa



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- Site Boundary
- Ancient Semi Natural Woodland
- Plantation on Ancient Woodland Site
- Restored Ancient Woodland Site

client
Trivselhus UK Holdings Limited

project title
Parc Pelenna Holiday Resort

drawing title
Ancient Woodland

date	10 APRIL 2024	drawn by	DJo
drawing number	edp6556_d017	checked	DGa
scale	1:5,000 @ A3	QA	RBa





CARDIFF
02921 671900

CHELtenham
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

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URBAN DESIGN GROUP
REGISTERED PRACTICE



Landscape Institute
Registered practice