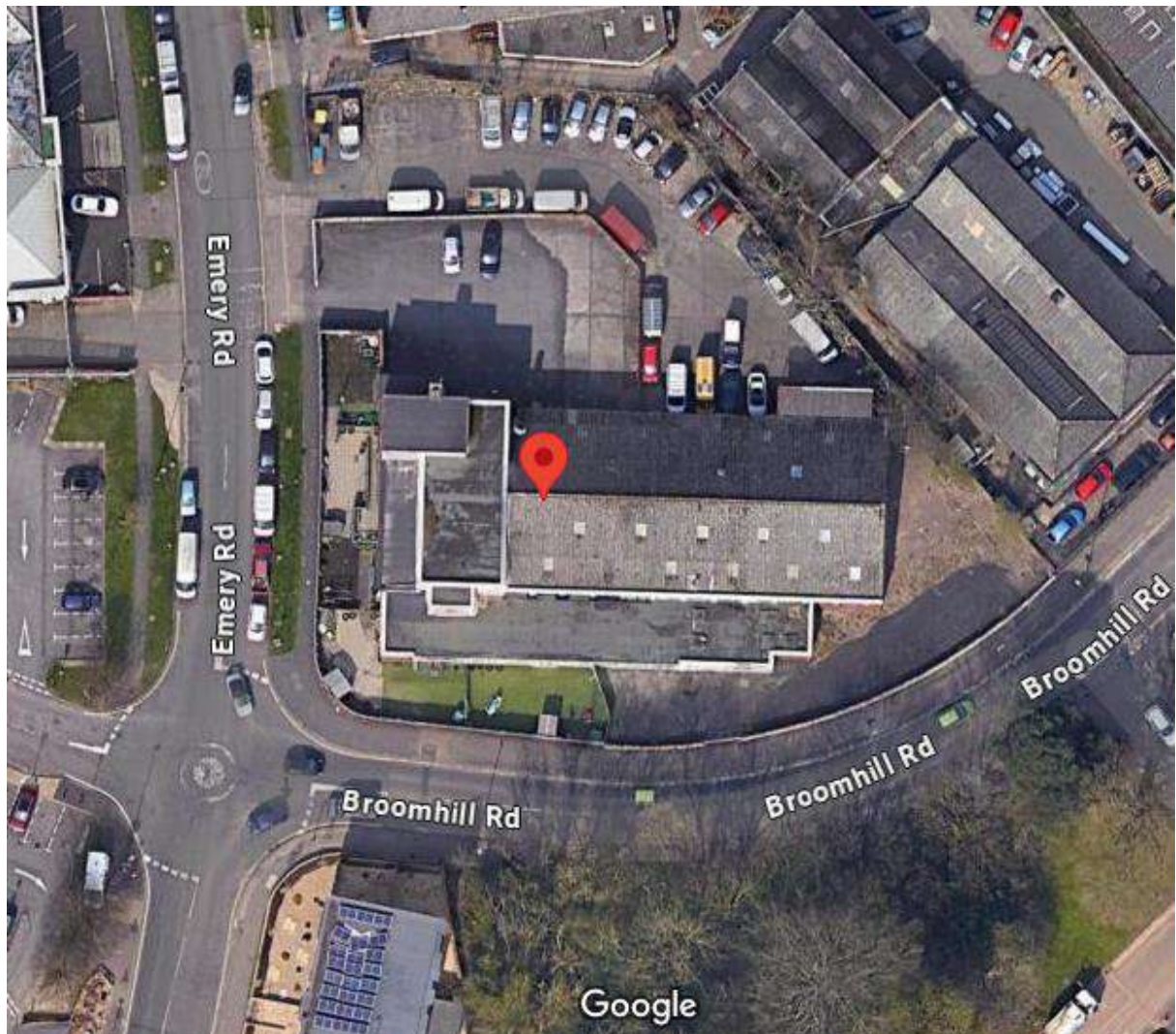




**6-8 Emery Road, Brislington, BS4 5PF**

**Arboricultural Report containing:**

- Arboricultural constraints
- Arboricultural impact assessment (AIA)
- Tree protection
- Arboricultural method statement



*On behalf of*  
**F.W Beresford-Smith & Partners**

*Prepared by:*  
**Deb Randall BSc TechArborA**  
**Arboricultural Consultant**  
**September 2025**

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## 1.0 Instructions/Scope

Silverback Arboricultural Consultancy have been instructed to compile an arboricultural report containing tree survey, tree constraints plan, arboricultural impact assessment, and arboricultural method statement regarding trees growing within and adjacent to 6-8 Emery Road, Brislington, Bristol, BS4 5PF. This report is intended to accompany a planning application relating to the demolition of the existing buildings and the construction of a new building and associated amenities on the site. This document has been produced to demonstrate that the implications of the proposed development to the existing trees has been fully considered during the detailed design process.

1.1 Recommendations for the safeguarding of trees in close proximity to development are set out in BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. We have therefore carried out the assessment of the trees in accordance with that document.

1.2 Specifically, this report and the accompanying information are supplied to:

- Identify the constraints that trees on and adjacent to the site present to the development of the site to inform the site design process.
- Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas – RPAs), in a Tree Schedule and on a Tree Constraints Plan (TCP).
- Assess the impact of the proposed development on the trees on or adjacent to the site and the impact that retained trees will have on the site post development.
- Identify trees to be removed, trees to be retained, and specify measures necessary to protect retained trees during the construction phases of the development.
- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the construction phases of the development.
- Present information regarding how trees will be protected.
- Identify special engineering, excavation or protection measures intended to minimise the impact on retained trees where the site design layout requires a breach of the Root Protection area (RPA).

- Provide an Arboricultural Method Statement for the recommended works detailing measures which should be implemented to protect retained trees during the demolition and construction phases of the development.

1.3 This report is based on a ground level assessment of the trees. A site survey was undertaken by Deb Randall BSc (Hons) TechArborA, technical member of the Arboricultural Association and a Lantra certified Professional Tree Inspector with over five years' experience in the industry, and Chris Wright M.Arbor.A a professional member of the Arboricultural Association and Lantra certified Professional Tree Inspector with over thirty years' experience in the industry. The site was visited on Thursday 28<sup>th</sup> August 2025. The weather was raining and overcast.

1.4 Documents Provided

- Topographic survey dwg N° BDS-05-25-01
- Proposed site layout dwg N° 9116/17126

## 2.0 Survey Methodology

The survey includes tree and shrubs with a stem diameter over 75mm at 1.5m height, located within the area shown on the plan included in this report.

2.1 All inspections were made from ground level with the use of binoculars, sounding hammer, and metal probe where necessary, using the Visual Tree Assessment method (Mattheck & Breloer, 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies, and any structural defects that could affect the structural integrity of the trees have been noted.

2.2 Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule sheets accompanying this report:

**Number:** an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where several trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single number, prefixed with a 'G'

**Species:** common name and botanical name in *italics*

**Tree Height:** approximate height in metres



**Stem Diameter:** diameter measured in millimetres, taken at 1.5m above ground. Where the tree is multi-stemmed the diameter is calculated in accordance with BS5837:2012

(# estimated dimensions for off-site or inaccessible trees)

**Crown spread:** approximate spread in metres taken at the four main compass points N, E, S, W

**Crown clearance:** approximate height from ground to lowest part of canopy

**Age class:** Young, Semi Mature, Early Mature, Mature, Over-Mature, Veteran

**Structural condition:** Good, Fair, Poor, Collapsed

**Physiological condition:** Good, Fair, Poor, Diseased, Dead

**Observations:** observations noted during tree inspections

**Preliminary recommendations:** recommended action to ensure the health and safety of the tree.

**Remaining contribution (years):** <10, 10+, 20+, 40+

**BS Cat- category grading in accordance with BS 5837:2012**

**A** - trees of high quality with an estimated remaining life expectancy of at least 40 years.

**B** - trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

**C** - trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

**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.

**BS Sub Cat - sub-category grading in accordance with BS 5837:2012**

1- Mainly arboricultural qualities

2- Mainly landscape qualities

3- Mainly cultural values including conservation

**RPA – Root Protection Area** - measured in metres from the centre of the tree stem.

## 2.3 Presentation of the Data Collected

- Data collected regarding individual trees and groups of trees are presented in the Tree Schedule table in Appendix 1 in accordance with BS5837:2012 Trees in Relation to Construction – Recommendations.
- The data significant to the proposed site layout is also presented on the Tree Constraints Plan (Drawing Number 250904-6-6ER-TCP-NB (appendix 2) and Arboricultural Impact Assessment Plan (Drawing Number 250904-6-6ER-AIA-Rev A-NB (appendix 3).
- All other relevant data are presented within the main body of this report.

- Trees have been allocated an individual tree number. This tree number is used to identify individual trees and/or groups of trees throughout this report, within the Tree Schedule and on all plans presented in the appendices of this report.

### 3.0 Report Limitations

Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.

- 3.1 No internal decay devices or other invasive tools to assess tree condition were used. No soil excavation or root inspection was undertaken. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken.
- 3.2 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.
- 3.3 The survey contained within this report is not a tree safety inspection. It has been carried out to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations contained within the tree schedule sheets (appendix 1). A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.
- 3.4 Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected. Any amendments to the design or position of the proposed development will invalidate this report.
- 3.5 While this appraisal is not a tree risk assessment it nonetheless considers observed structural defects of the inspected trees to inform conclusions regarding their retentive worth.

#### 4.0 Legal duty

- 4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the *Occupiers Liability Act (1957 & 1984)*.
- 4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.
- 4.3 Searches of Bristol City Council's online mapping system showed there are no Tree Preservation Orders or other statutory constraints covering the trees on the site.

#### 5.0 Tree and Site Assessment (to be read in conjunction with the survey schedule sheets)

- 5.1 The proposed development is for the demolition of the existing commercial buildings and the construction of a new building with parking and landscape scheme. The area proposed for development currently comprises entirely of hardstanding concrete with a large commercial building at the south half of the site with parking area to the north. The site is bordered to the south by Broomhill Road and accessed from Emery Road along the west border. The eastern boundary of the site is bordered by a brick retaining wall approximately 80m high.
- 5.2 It was found that five trees are growing along the east boundary above the retaining wall. T03, T04, and T05 are growing in the neighbouring property beyond a metal fence. It is considered that the existing retaining wall has prevented any root encroachment into the site.
- 5.3 Five trees were surveyed. Of the trees surveyed, three trees were categorised **B**, the remaining trees were categorised **C**. The trees were assessed and categorised in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012.

#### 6.0 Arboricultural Constraints

Trees have a widely spreading, shallow root system. In most cases, the majority of tree roots are situated within the top 600 mm of soil although some roots may extend down to 2m. Small feeder roots can also be expected to extend beyond the outer edge of the canopy. Roots can therefore be easily damaged by construction activity.

6.1 Constraints on the design of the development are presented in the Tree Schedule Sheets (appendix 1) and the Arboricultural Impact Assessment Plan (appendix 2). These constraints are also considered in the main body of the report below and recommended remedial works and mitigating measures.

6.2 The Arboricultural Impact Assessment Plan (AIA) (appendix 2) shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m<sup>2</sup> which ideally should be left undisturbed around each tree were it to be retained. The AIA also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with Section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

### 6.3 Trees Identified for Retention and Removal.

It is proposed to retain and protect all existing trees throughout the proposed development.

### 6.4 Trees Outside Site Boundary

T03, T04, and T05 are outside of the site boundary and will be retained throughout the proposed development.

## 7.0 Arboricultural Impact Assessment

7.1 The position of the proposed development is outside the calculated Root Protection Area (RPA) of the trees. Any excavation or soil compaction in this area could potentially lead to root severance or damage. This could subsequently lead to a reduction in the trees ability to take up water and nutrients, which may lead to a deterioration in the tree's health.

**It is considered the eastern retaining wall and existing hardstanding will have prevented any root encroachment onto the site.**

7.2 Storage and mixing of construction materials could lead to soil compaction and ground contamination through spillage.

**All storage and mixing of materials will be undertaken outside the Root Protection Area (RPA) of the retained trees. If considered necessary, due to ground levels, a suitable waterproof ground covering with bunds at the edges to prevent leakage will be laid over the storage, mixing area.**



- 7.3 Overhanging and low branches could potentially be damaged during the erection of scaffolding or during the delivery of materials to site.

**If necessary, the canopy of T02 will be cut back by 1m on the western side to facilitate the construction of the proposed development.**

- 7.4 Drainage and service routes in association with the proposed development have been planned outside the calculated Root Protection Area of any trees proposed for retention.

**Should this change, installation of drainage or services runs will be in accordance with Section 7.7 (Underground and above-ground utility apparatus) of BS5837:2012.**

- 7.5 **Shading:** - Potential shading of buildings by retained trees can lead to pressure for the pruning or removal of the trees. *BS5837: 2012 par 5.3* states that proposed buildings should be designed to take account existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

**There are no shading issues associated with the proposed development.**

- 7.6 **Future growth:** - Future extension growth of branches can result in the continuous whipping of branches against the fabric of a building or damage to the roof tiles. Structures should therefore be located with due consideration for a tree's ultimate growth.

**T02 will require maintained reduction on the western side to facilitate the proposed development.**

## 8.0 Tree Protection

The trees to be retained on site during and after development as listed in Section 6.4 will require both above and below ground protection. Above ground protection may involve remedial tree surgery works. These works, where applicable, are presented in the Tree Schedule Sheets (appendix 1) and are discussed in Section 8.1 below.

- 8.0.1 Below ground protection measures, based on the root protection areas (RPA), indicated in the Arboricultural Impact Assessment (appendix 3), will involve the retention of the existing retaining wall as discussed in Section 8.2. The retaining wall is illustrated in the Arboricultural Impact Assessment Plan (AIA) (appendix 3).

- 8.0.2 The potential position of tree roots as indicated in the Tree Constraints Plan and the Arboricultural Impact Assessment Plan are only guidelines based on calculations shown in BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

## **8.1 Recommended Remedial Tree Surgery Works**

Remedial tree work specifications are discussed in section 8.1.1 below. All works will be undertaken in accordance with BS3998:2010 Tree Work Recommendations and should be undertaken by a suitably qualified and experienced Tree Surgery contractor.

- 8.1.1 If necessary, the western canopy of T02 will be cut back by 1m, to facilitate the proposed development.

## **8.2 Tree Protection Fencing**

The Arboricultural Impact Assessment Plan (AIA) (appendix 3) indicates the location of the existing boundary and retaining wall. This barrier will create a Construction Exclusions Zone (CEZ) around the retained trees.

- 8.2.1 It is considered the existing eastern boundary wall is sufficient to prevent any access into the Root Protection Area of retained trees.
- 8.2.2 Should any construction activity require the repositioning of the existing retaining wall, advice will be sought from Silverback Arboricultural Consultancy and approval requested from the Local Authority Tree Officer before any of the wall is altered.

## **9.0 Arboricultural Method Statement**

This section sets out the basis of the methodology for all works in relation to the proposed development in proximity to trees located within the site boundary.

- 9.0.1 Copies of the Arboricultural Method Statement document will be available for inspection on site and will form the basis of the management of all works relating to the trees on the site for the Site Agent/Manager following commencement of the project.

## 9.1 Programme of Works

- Arboricultural works
- Construction of proposed development

## 9.2 Arboricultural Works

The work recommendations discussed in Section 9.2.1 set out the proposed works to trees within the development site. These works will be carried out before commencement of other site operations including the erection of protective barriers. The proposed tree works will be undertaken by a professional arboriculturist in accordance with the recommendations contained in BS3998:2010. Tree work-recommendations.

9.2.1 If necessary, the canopy of T02 will be cut back by 1m on the western side.

## 9.3 Tree Protection Fencing

The Arboricultural Impact Assessment Plan (appendix 3) indicates the location of the existing boundary and retaining wall. This barrier will create a Construction Exclusions Zone (CEZ) around the retained trees.

9.3.1 It is considered the existing eastern boundary wall is sufficient to prevent any access into the Root Protection Area of retained trees.

9.3.2 Should any construction activity require the repositioning of the existing retaining wall, advice will be sought from Silverback Arboricultural Consultancy and approval requested from the Local Authority Tree Officer before any of the wall is altered.

9.3.4 In the CEZ (construction exclusion zone):

- There must be no alteration of ground levels, including soil stripping other than those detailed within this report
- Any installation of drainage or services will be in accordance with Section 7.7 (Underground and above-ground utility apparatus) of BS5837:2012.
- Oil, bitumen, cement or other harmful materials will not be stored, mixed or discharged within 10m of any retained trees
- Fires will not be lit beneath or within 10m upwind of tree canopies

## 9.4 Supervision and Monitoring

- 9.4.1 A record of site visits completed by the project arboriculturist will be maintained for inspection on site and copies are forwarded to the Local Planning Authority Tree Officer.
- 9.4.2 This development will be overseen Silverback Arboricultural Consultancy. If there are any alterations to the proposed working methodology necessary, works will be stopped until the arboricultural consultant has been notified and agreement reached with the Local Planning Authority Tree Officer.

## 10.0 Contact Details

### 10.1 Arboricultural Consultant

[REDACTED]  
[REDACTED]  
[REDACTED]

### 10.2 Local Authority Tree Officer

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## 11.0 References

Mattheck, C. and Breloer, H. (1994). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees **4**. HMSO, London.

British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations. British Standards Institution, London

British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London

## 12.0 Appendices

- Tree schedule sheets
- Arboricultural impact assessment (AIA)
- Tree retention/removal plan (TRRP)

### **Deb Randall BSc TechArborA**

Arboricultural Consultant

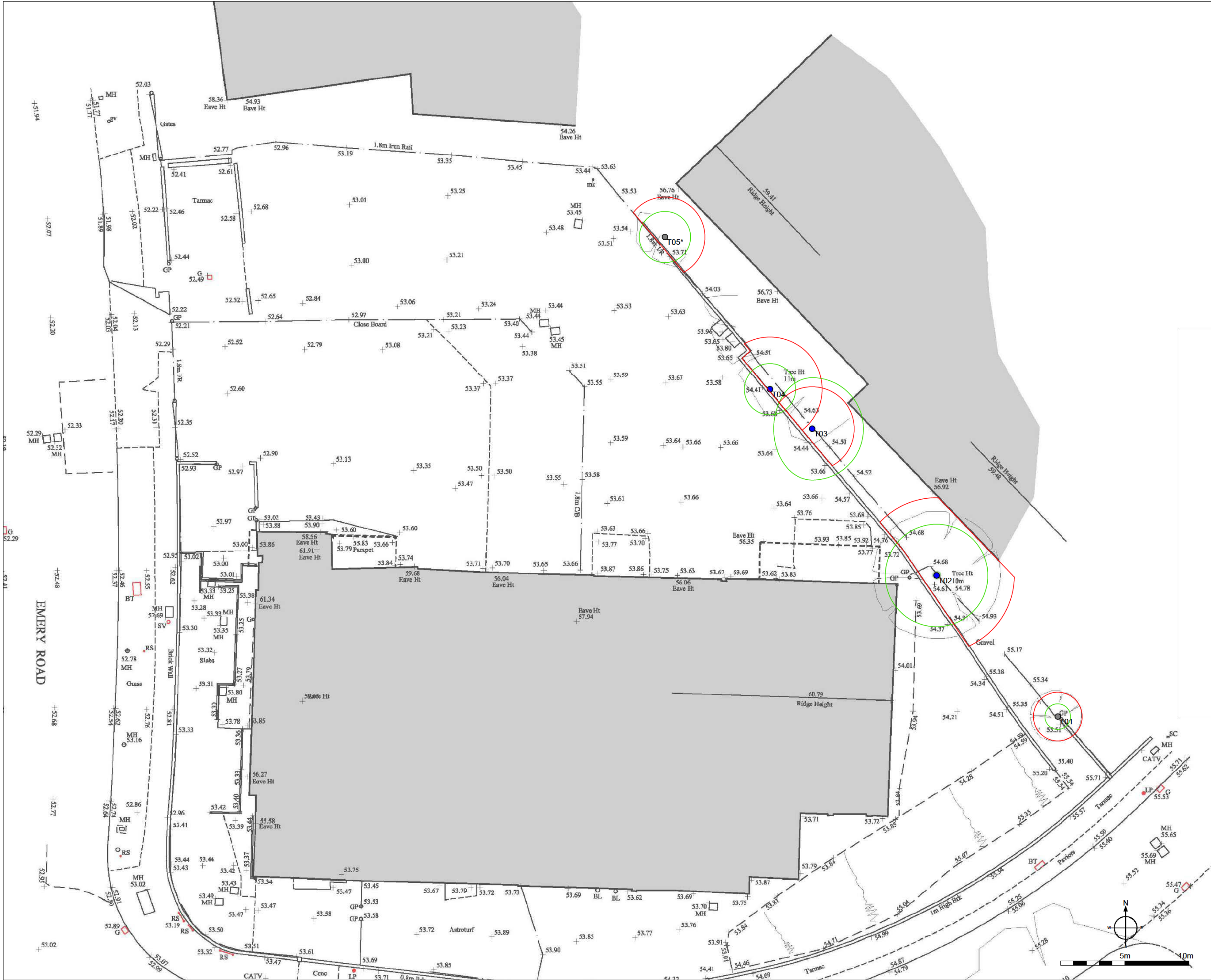
Silverback Arboricultural Consultancy

4<sup>th</sup> September 2025



## Arboricultural Survey 6-8 Emery Road, Brislington

Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area m2
						N	E	S	W									
T01	Elder	<i>Sambucus nigra</i>	5	1	160	1	1	1	1	0	Early Mature	Fair	Fair	Self set growing in retaining wall Minor deadwood in canopy	No action required at the time of inspection.	20+ Years	C2	Radius: 1.9m. Area: 11 sq m.
T02	Sycamore	<i>Acer pseudoplatanus</i>	10	2	370	4	4	4	4	4	Early Mature	Fair	Good	Growing on top of brick retaining boundary wall Previously crown lifted Twin stemmed from base Included bark at stem union	No action required at the time of inspection.	20-40 Years	B2	Radius: 4.4m. Area: 61 sq m.
T03	Silver birch	<i>Betula pendula</i>	10	1	220	4	4	4	3	4	Early Mature	Fair	Good	Growing in neighbouring property beyond brick boundary wall No significant defects visible at time of inspection Suppressed by neighbouring trees	No action required at the time of inspection.	20-40 Years	B2	Radius: 2.6m. Area: 21 sq m.
T04	Norway maple	<i>Acer platanoides</i>	6	1	240	2	2	2	2	4	Early Mature	Fair	Good	Growing in neighbouring property beyond retaining wall Minor deadwood in canopy	No action required at the time of inspection.	20-40 Years	B2	Radius: 2.9m. Area: 26 sq m.
T05	Rowan	<i>Sorbus aucuparia</i>	5	3	210	2	2	2	2	4	Mature	Fair	Good	Growing in neighbouring property beyond retaining wall Multi- stemmed from base Major deadwood in canopy	No action required at the time of inspection.	20+ Years	C2	Radius: 2.5m. Area: 20 sq m.



Site: 6-8 Emery Road, Brislington	
Drawing Title: Tree Constraints Plan	1:200 @ A2
Drawing Number: 250904-6-8ER-TCP-NB	September 2025

Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Grey circle)
- Category U (Red circle)

Category Crown Spread  
Root Protection Area  
Tree Number

NOTE: Tree/group numbers marked have approximate locations.





Site: 6-8 Emery Road, Brislington	
Drawing Title: Arboricultural Impact Assessment	1:200 @ A2
Drawing Number: 250904-6-8ER-AIA-Rev A-NB	September 2025

Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Grey circle)
- Category U (Red circle)

Category — Crown Spread  
Root Protection Area — Tree Number

NOTE: Tree/group numbers marked have approximate locations.