



ROAVR | GROUP

Project: 25_5837_07_110
Site: 1 Wellington Avenue RG2 7BP
Client: Mustafa Chaudhary



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Project Number:	25_5837_07_110
Report Type:	Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement.
Site Address:	1 Wellington Avenue RG2 7BP

Role:	Name:	Date:
Instructing Party	Mustafa Chaudhary	21/07/2025
Customer	Mustafa Chaudhary	11/08/2025
Surveyor	Connor Harmsworth	11/08/2025
Consultant	Alexander Barnes - BSc Arb, MArborA	20/08/2025

Revision History		
Date:	Version number:	Summary of changes:
20/08/2025	1.0	First Review (Internal)
20/08/2025	1.0	First Issue

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing the plot. (ROAVR, 2025)



Photographic plate showing T1 (centre). (ROAVR, 2025)



Photographic plate showing T2 (centre). (ROAVR, 2025)



Photographic plate showing T3 (left) and T4 (right). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Reading in the Reading Borough Council control area. The site is located on the east side of the town and has an urban feel.
- 2.2 The site is home to a detached residential dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential housing. The site is accessed via a private driveway just off the adjacent public access road.
- 2.4 A desktop assessment has failed to highlight without direct checks with the local planning authority whether or not the site is located within a conservation area or if there are any TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 20/08/2025 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

4.1 Tree Quality Statement.

Tree quality assessment has identified a total of eight individual trees and one hedgerow within or adjacent to the site. All surveyed features fall within Category C, representing trees of low quality or value in the context of the site.

- No trees or hedgerows have been assessed as Category A or B, meaning there are no features of high or moderate quality that would place significant constraints on development.
- The surveyed trees are generally of fair physiological condition with an estimated remaining contribution of 10+ years.
- Structural issues were noted in several specimens, including multiple stems arising below 1.5m (T3, T4, T5, T6, T8), leaning stems (T1, T2), and limited access to bases due to undergrowth (T7, T8).
- T1 (Holly) is located hard against a car port structure and is recommended for removal.
- H1 (Cherry Laurel) is a young, ornamental hedgerow of low landscape and ecological value, assessed as Category C3.
- A number of trees (T5–T8) are located outside of the site boundary and therefore impose limited direct constraint, though their root protection areas extend marginally into the site.

In summary, the tree stock comprises low quality trees and a young hedge, with limited long-term value in terms of landscape, amenity, or ecology. The presence of only Category C trees means that the site is subject to a low arboricultural constraint.

4.2 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
P2502-01-Location-Block.pdf	11/08/2025	20/08/2025

4.3. Development proposals

- The proposal comprises a wraparound extension to the existing dwelling.
- The footprint of the new extension intersects with T1 and a short section of H1.
- All other trees, both on and off site, are outside the area of direct construction impact.

4.4. Direct impacts

- T1 will require removal to facilitate construction. This tree has limited value, is constrained by hard surfacing, and is already noted as leaning against a structure.
- H1 will require partial removal to accommodate the extension. The remaining hedge can be retained.
- No further trees require removal or pruning.

4.5. Indirect impacts

- Potential for construction activity to affect retained trees has been addressed within the submitted Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).
- Root Protection Areas (RPAs) for retained trees are outside the construction zone. Protective fencing is proposed where required.
- No significant shading, dominance or future pressure issues are anticipated as all retained trees are of modest scale and low category.

4.6. Mitigation and enhancements

- To offset the loss of T1 and part of H1, two heavy standard replacement trees are proposed to be planted within the site.
- Species should be selected for suitability to the garden setting, with preference for longer-lived, native or semi-native species that will provide better long-term landscape and biodiversity value than the removed specimens.
- The replacement planting is considered proportionate given the low quality of the removed trees.

4.7. Residual impact

- With the mitigation planting in place, there will be no net long-term loss of arboricultural value.
- All other trees can be retained and protected successfully throughout the build.
- The development is compatible with the retention of existing trees and accords with the principles of BS5837:2012.

4.8. Conclusion

The proposed extension will result in the removal of one low-quality tree (T1) and a short section of hedge (H1). These are Category C features of limited arboricultural merit. Suitable mitigation is proposed in the form of two new heavy standard trees. All other trees can be retained and protected in accordance with the AMS and TPP. The scheme therefore presents a low arboricultural impact, with appropriate mitigation securing no loss of long-term tree-related amenity.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes


ROAVR | GROUP

Prepared by: Alexander Barnes
Checked by: Connor Harmsworth

Appendix 1 – Site Location



(Google Earth, 2025)

Appendix 2 – Arboricultural Data Tables

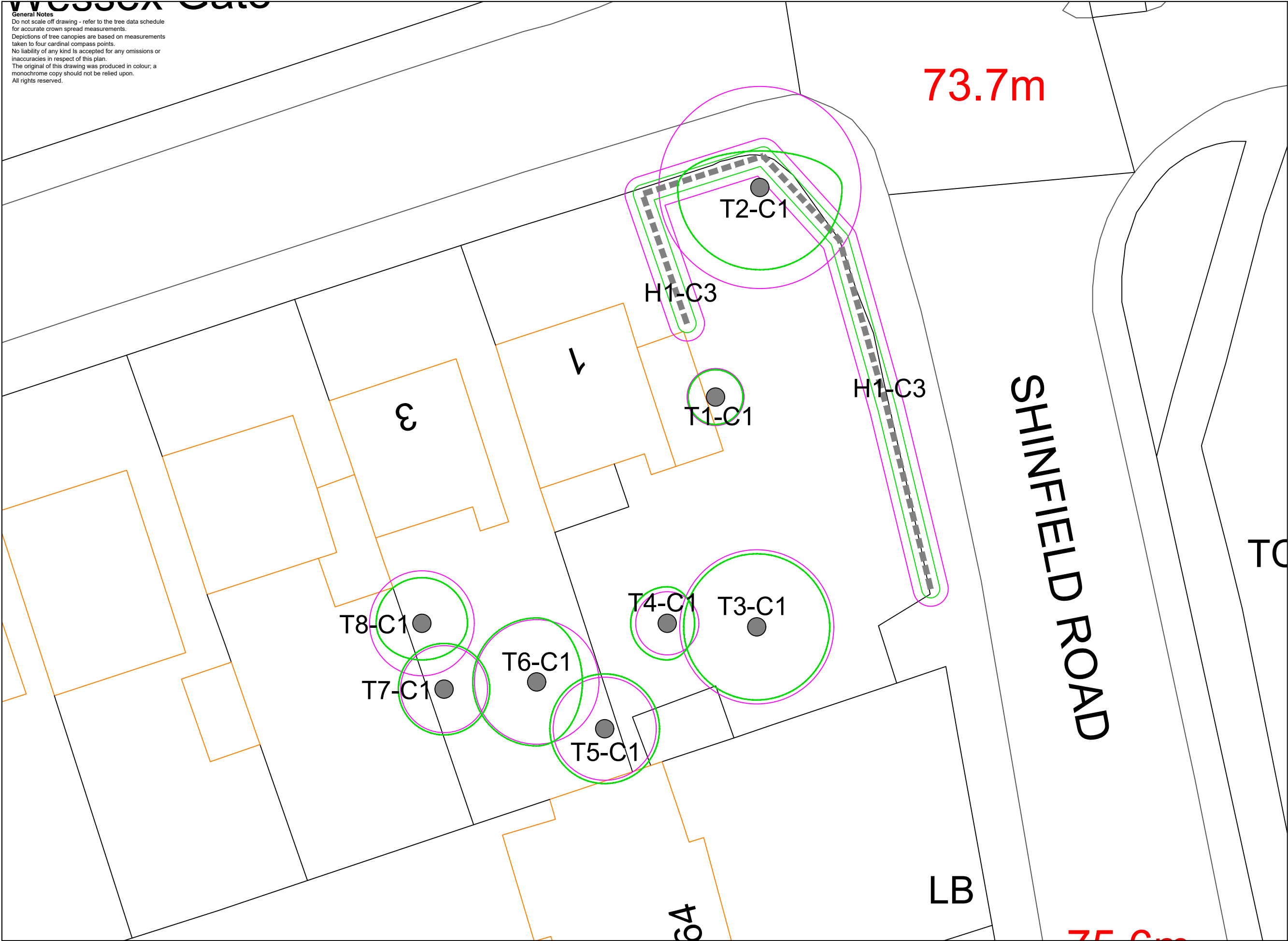
Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Ilex aquifolium</i> (Holly)	SM	130	5(2)	1.5	1.5	1.5	1.5	Fair	10+	Leaning on car port, will need to be removed.	Tree located within hard surface area.	None	1.56	C1
T2	<i>Morus nigra</i> (Black Mulberry)	M	300,350	6(1)	2	4.5	4.5	4.5	Fair	10+	None	Leaning South.	None	5.53	C1
H1	<i>Prunus laurocerasus</i> (Cherry Laurel)	Y	80	3(0.5)	0.5	0.5	0.5	0.5	Fair	10+	None	Part of linear group.	None	0.96	C3
T3	<i>Magnolia</i> (Magnolia)	EM	200,160,160,180	5.5(2.5)	4	4	4	4	Fair	10+	None	Tree located within hard surface area. Stem divides below 1.5m.	None	4.22	C1
T4	<i>Malus</i> (Apple)	SM	55,50,80,85,40	3(0.5)	2	1.5	2	2	Fair	10+	None	Stem divides below 1.5m.	None	1.73	C1
T5	<i>Acer pseudoplatanus</i> (Sycamore)	SM	150,120,135	8(2)	3	3	3	3	Fair	10+	Off site.	Stem divides below 1.5m.	None	2.82	C1
T6	<i>Malus</i> (Apple)	EM	100,125,140,130,110,80	3(0.5)	3.5	2.5	3.5	3.5	Fair	10+	Off site.	Stem divides below 1.5m.	None	3.41	C1
T7	<i>Prunus lusitanica</i> (Portugal Laurel)	SM	130,150	9(1)	2.5	2.5	2.5	2.5	Fair	10+	Off site.	Unable to inspect stem due to undergrowth.	None	2.38	C1
T8	<i>Pittosporum</i> (Cheesewood)	SM	100,130,125,120	5(1)	2.5	2.5	2	2.5	Fair	10+	Off site.	Unable to inspect stem due to undergrowth. Stem divides below 1.5m.	None	2.87	C1

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Key

- Trees Showing Canopy extents, category colour and tag number (with category).
- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS 5837:2012 Root Protection Area

1:200

0 8m

N

Tree Constraints Plan

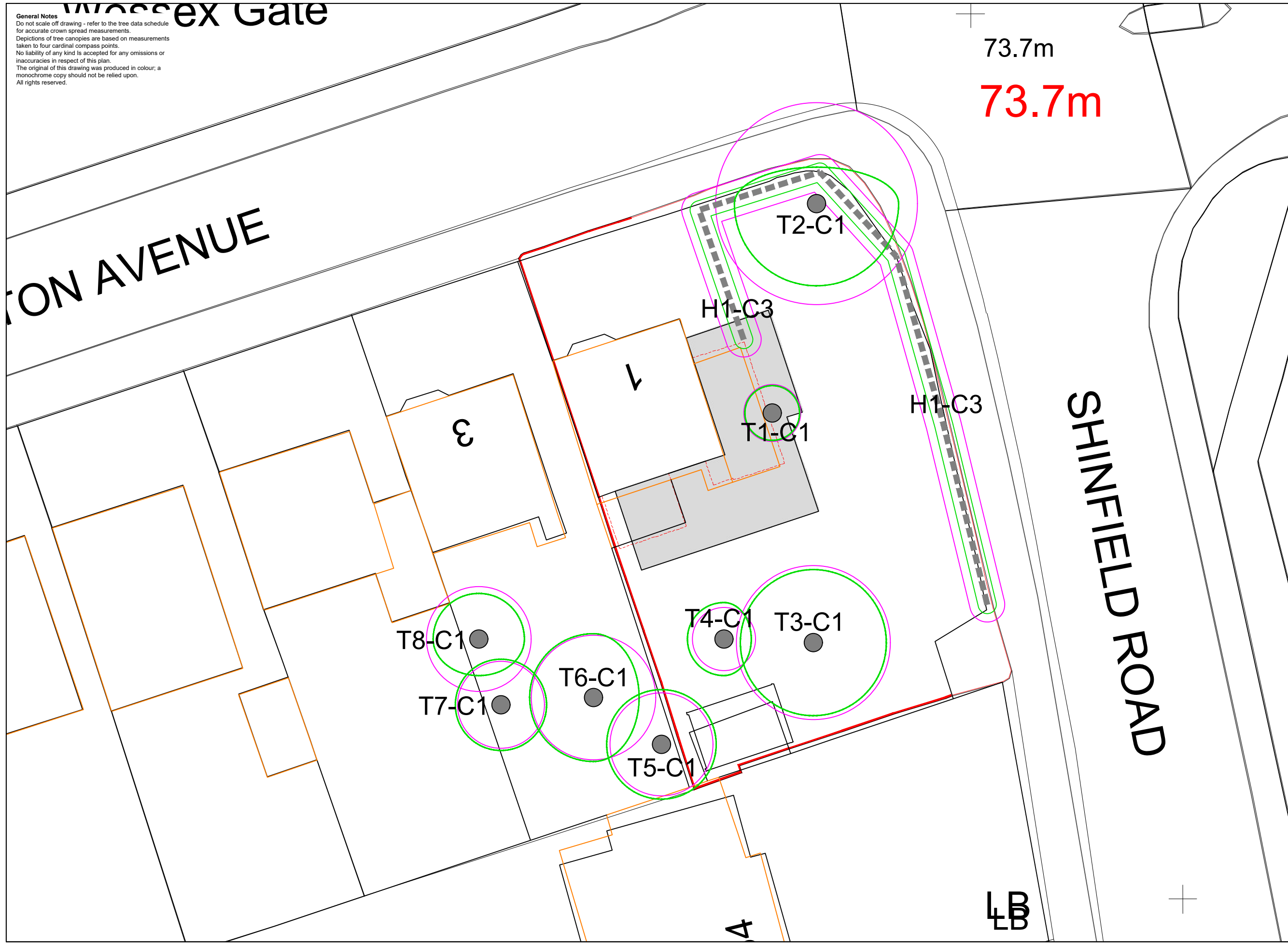
Client
Mustafa Chaudhary

Site/Project
1 Wellington Avenue, RG2 7BP

Scale/Sheet 1:200 @ A3	Date 12/08/2025		
Drawing No 25_5837_07_110	Rev 1	Drawn By PH	Chk'd By MH

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

General Notes
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Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

1:200

Drawing Title

Tree Assessment Plan

Client

Mustafa Chaudhary

Site/Project

1 Wellington Avenue, RG2 7BP

Scale/Sheet	Date
1:200 @ A3	12/08/2025

Drawing No	Rev	Drawn By	Chkd By
25_5837_07_110	1	PH	MH

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

Arboricultural method statement

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1. Method Statement [Introduction and Overview]
2. Site Inspection
3. Tree Works Schedule
4. Tree Protection Barriers Detailed Specification
5. Ground Protection Measures Detailed Specification
6. New Surfaces Detailed Specification
7. Limitations

Appendix 1 – Tree Protection Plan

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Method Statement [Introduction and Overview]

This Arboricultural Method Statement sets out the protective measures and working practices necessary to ensure the safe retention of all trees to be kept during construction. It also provides details on the removal of trees and hedges where unavoidable, and on mitigation planting.

2. Tree works

- To be removed:
 - T1 (Holly, Category C1) – low quality, leaning against existing structure, directly within footprint.
 - Section of H1 (Cherry Laurel, Category C3) – partial removal to accommodate footprint.
- To be retained and protected:
 - All other surveyed trees (T2–T8) and the remainder of H1.

Tree works must be carried out by competent arborists to current best practice (BS3998:2010). Any vegetation removal must be scheduled to avoid the bird nesting season (March–August), unless prior inspection by a suitably qualified ecologist confirms absence of nesting activity.

3. Mitigation planting

- Two heavy standard trees will be planted within the site to compensate for the removal of T1 and part of H1.
- Species selection to be agreed with the client and local authority, with preference for longer-lived native or semi-native species appropriate to a garden setting.
- Planting to be carried out in the first available season following completion of construction.

4. Tree protection measures

Protective fencing will be installed around the Root Protection Areas (RPAs) of all retained trees and groups prior to any site activity, including demolition, delivery of materials or groundworks.

- Fencing shall be specified as per Figure 2 of BS5837:2012 (weldmesh panels on a scaffold frame).
- Fencing shall remain in place and be intact for the full duration of the works.
- The fenced area is to be treated as a Construction Exclusion Zone (CEZ). No access, storage, or ground disturbance is permitted within the CEZ.
- The fencing line will also protect all Root Protection Areas (RPAs). No ground protection is required for this site as construction activities can be contained outside RPAs.

Figure 2 Default specification for protective barrier

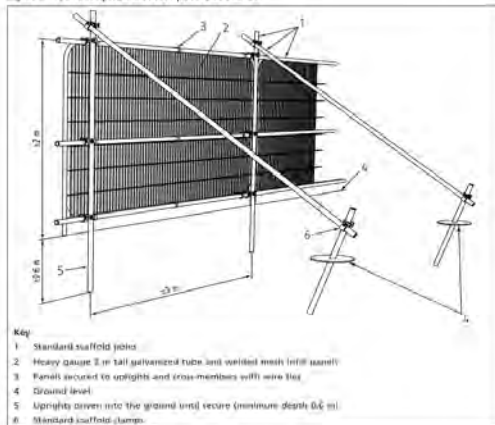


Image plates showing tree protection fencing and signage.

5. Construction exclusion zone (CEZ)

The fenced-off areas form a CEZ. Within this zone:

- No excavation, storage of materials, plant movement, or changes in ground level will be permitted.
- No fires, concrete washout, or fuel storage will take place.
- Access will be strictly prohibited to all operatives other than for approved arboricultural or landscaping work.

6. Site management & Supervision

- The site manager will be responsible for maintaining tree protection measures.
- The fencing will be inspected regularly and kept in good condition. Any damage must be reported and repaired immediately.
- The arboricultural consultant will be available for advice throughout the build and will undertake a monitoring visit at key stages if required by the local authority.

Visit	Stage of Works	Purpose of Visit	Responsibility
1	<i>Pre-commencement</i>	<i>Confirm correct installation of protective fencing and establishment of the Construction Exclusion Zone (CEZ).</i>	<i>Project arboriculturist</i>
2	<i>Mid-construction</i>	<i>Inspection during main building works to ensure tree protection measures remain in place and no unauthorised activity within the CEZ.</i>	<i>Project arboriculturist</i>
3	<i>Post-construction</i>	<i>Final inspection following completion of all works. Confirm fencing can be removed and tree protection measures have been adhered to.</i>	<i>Project arboriculturist</i>

A record of supervision visits will be kept and submitted to the LPA if required.

7. Services and utilities

- All new services will be routed outside RPAs. Where this is not feasible, installation will be by trenchless methods (e.g. directional drilling) to avoid root damage.
- Any service runs through RPAs must be agreed with the arboricultural consultant before works commence.

8. Post-construction works

- Protective fencing will only be removed once heavy machinery and building activity is complete.
- Soft landscaping within RPAs will be carried out using hand tools only, with imported topsoil spread carefully to avoid compaction.

9. Limitations

- 9.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes



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Prepared by: Alexander Barnes
Checked by: Connor Harmsworth

Appendix 1 – Tree Protection Plan

General Notes
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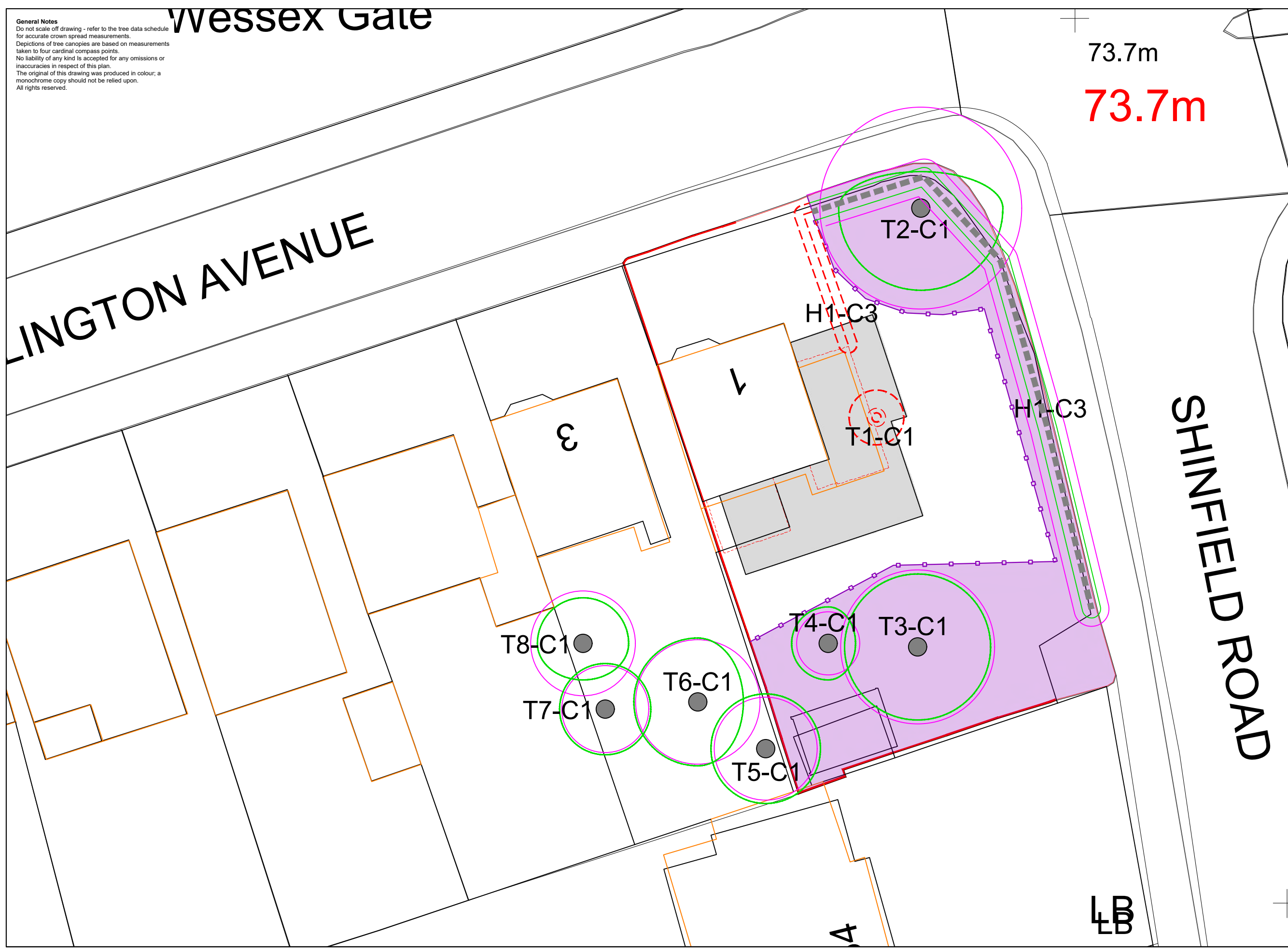
Wessex Gate

WELLINGTON AVENUE

73.7m

73.7m

SHINFIELD ROAD



Key

- Trees
Showing Canopy extents, category colour and tag number (with category).
- Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS 5837:2012 Root Protection Area
- Tree Protective Fencing
- Construction Exclusion Zone
- Trees for Removal

1:200

0 8m

N

Tree Protection Plan

Client
Mustafa Chaudhary

Site/Project
1 Wellington Avenue, RG2 7BP

Scale/Sheet
1:200 @ A3

Date
22/08/2025

Drawing No
25_5837_07_110

Rev
1

Drawn By
PH

Chk'd By
MH

ROAVR | GROUP

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302