TREE SOLUTIONS



Arboricultural Impact Assessment & Method Statement

Land at The Brow, Overton on Dee

Prepared for:

MS R FITZHUGH

Our Ref: 24/AIA/WXM/320

May 2024

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1.0 INSTRUCTION

1.1 We have been instructed by Ms R Fitzhugh (the applicant) to carry out an Arboricultural Impact Assessment (AIA) to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.

1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed development on land at The Brow, Overton on Dee. As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (***Appendix 1***) and plotted on all accompanying plans.

1.3 The stage 1 tree survey was carried out on 20 April 2024 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.

1.4 Twenty-eight individual trees (T1–T28) and four groups (G1-G4) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 24/AIA/WXM/320, Drawing Nos. 1 & 2 at ***Appendix 2***. All arboricultural information recorded during the survey is presented within a schedule at ***Appendix 1***.

1.5 The Arboricultural Impact Assessment is based on the latest layout plan Ref: WH1259, Drawing No: ST01 provided by Willacy Horsewood Architects.

2.0 STATUTORY CONTROLS & PLANNING POLICY

2.1 We have been unable to ascertain if any trees are subject to a Tree Preservation Order. The proposed dwelling location does however fall within a designated Conservation Area as such tree numbers 23-28 and groups 3 & 4 are protected.



P1 – Blue line demarks Conservation Area boundary

2.2 Protected Species

2.2.1 Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation (Natural Habitats, &c) (Amendment) Regulations 2007.

2.3 Wildlife Habitats

2.3.1 Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September.

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3.0 THE SITE

3.1 The application site is located within the grounds of The Brow to the south-east. The area is currently utilised as domestic garden space and contains a greenhouse and small fruit trees. Vehicular access is proposed from Wrexham Road to the NE and runs along the eastern boundary.

4.0 DEVELOPMENT PROPOSAL

4.1 Detached dwelling with associated vehicular access and parking.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 During the development process for retention trees, there may be three and even four constraints to consider: Construction Exclusion Zone (CEZ's):

- CEZ 1: Root Protection Area (see 5.2)
- CEZ 2: Tree Crown Protection (see 5.3)
- CEZ 3: Tree Dominance (see 5.4)
- CEZ 4: New Tree Planting Zone (see 5.5)

CEZ's are explained below:

5.2 CEZ 1: ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, calculated in m², should be protected before and during any demolition/construction works. This ensures the effective retention of trees by safeguarding a reliable quantum of functioning tree roots. The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve or by the (mean stem diameter²) x number of stems for multi-stemmed trees.

5.2.2 During the AIA 2, the derived radial measure is converted by the arboriculturalist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s), particularly in relation to factors affecting their likely rooting disposition. The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

5.2.3 The means of protecting the RPA will include the installation of tree protective fencing prior to the start of any demolition or construction work on site. The prohibition of various activities within the RPA must be adhered to (e.g. mechanical excavation, soil stripping, fire lighting, material storage, lowering levels and creating excessive sealed surfacing) and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 This is the area above ground occupied by the crown (branches) of the tree, along with allowances for working space (safe working area) and if appropriate, for future growth. The extent of CEZ 2 is determined by considering the existing and future crown spread of the tree(s), bearing in mind the possibility of this being modified by an acceptable quantum of pruning.

5.3.2 No access facilitation pruning is required as all works are located well outside canopy spread of retained trees.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 The principal garden area is located to the west of the dwelling where it enjoys unimpeded light from the south and west with T18 (Redwood) providing an impressive backdrop. Tree 24 is 10m from the southern gable. This is a multi-stemmed Holly that will not cast shade as far as the dwelling and can be easily coppiced or reduced in the future with no adverse impact if shading does become an issue.

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5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 Refer to landscape proposals.

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at ***Appendix 1***
4. For clarity, the grading system is summarised from ***Table 2*** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:

- the root protection area (RPA)
- tree protection
- new planting design; and
- foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments and the client is advised to seek specialist advice in this respect.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.

7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.

7.1.3 Root patterns are affected by topography and characteristics of the soil or substrate. Where trees are located within proximity to existing hard standing or underground physical barriers, they are unlikely to have an even distribution of lateral roots due to restrictions in root growth created by compacted sub-grades beneath. The RPA of T13 has been modified and is shown running 2m within the road to its north and then extending further within the site where a more favourable rooting environment exists. All other RPA's have been plotted unmodified as there are no significant underground barriers to prevent radial growth.

7.2 Underground Services

7.2.1 There are no proposed service runs within the RPA of trees.

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8.0 DEVELOPMENT IMPACT TO TREES

8.1 Tree Solutions carried out a stage one preliminary tree survey and provided the project architect with a report in which all existing trees and their respective Root Protection Areas (RPA) were identified and plotted on a tree constraints and impact assessment plan. Following this consultation exercise, the proposed layout has been amended to a position outside the designated RPA of any trees considered to have moderate to high amenity/landscape value. As such the proposal is in accordance with Planning Policy Wales Framework (PPW 2024), WCBC Planning Policy EC4, PPG 17 and recommendations contained with BS5837: 2012.

8.2 The proposed plot is located within an unused area of garden and requires no trees to be removed to accommodate the work. We have however recommended the removal of group 2 & 3 to make the plot larger and more utilisable to future occupants. Group 2 are low quality Apple & Plum trees that offer no visual amenity to the wider locale, they have been poorly pruned/topped in the past. Group 3 are 2 common or garden Lawson Cypress that's removal will have no adverse impact on the character and setting of the Conservation Area. Trees in both groups have been categorised as 'C' grade as they are unremarkable specimens with no material conservation or other cultural value. Such trees should not form a material consideration of planning particularly when the site contains significant surrounding mature tree cover of far higher value.

8.3 The new vehicular access off Wrexham Road to the NE will require the removal of tree numbers 8-10. These are all insignificant trees that form part of a wider linear group that extends west. Tree numbers 9 & 10 are screened from view outside the boundary by the wall to the east and dense Portuguese Laurel to the north. The remaining group that extends east will remain the focal point when viewed from the The Brow. Tree number 8 is the only visible tree from outside the site and this is just a small diameter overgrown Holly shrub. These 3 trees have all been categorised a 'C' grade for similar reasons as above, they have no existing or long-term amenity/landscape value, and their removal will be completely mitigated by the retention of the better-quality surrounding tree cover.

8.4 There are no adverse construction impacts to retained trees as works are located outside their designated RPA's and well clear of canopies. The erection of appropriate tree protective fencing for the duration of the construction works will ensure they continue to provide a visual asset to both properties well int the future.



P1 – Proposed new vehicular access point off Wrexham Rd, note no significant tree cover and mass of Portuguese Laurel

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P2 – New driveway route along eastern boundary with tree numbers 8-10 to be removed



P3 – Group 3, Lawson Cypress recommended for removal



P4 – Group 2, insignificant fruit trees to be removed for garden area

9.0 CONCLUSIONS

9.1 BS 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention, and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice and undertaking a phase 1 preliminary tree survey to inform the layout and design of the proposed development
- Respecting the constraints posed to development of the site by high or moderate quality trees
- Acting upon arboricultural advice throughout the design process to obtain the best development proposal whilst considering the current and future tree requirements
- No significant trees are being removed and no adverse impact to those retained
- Taking the above into consideration, we can see no viable Arboricultural grounds for refusal.

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10.0 LIMITING CONDITIONS

- Unless stated otherwise:
- Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection.
- The inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.
- This report has been prepared for the sole use and benefit of the client. Any liability of Tree Solutions shall not be extended to any third party.
- No part of this report can be reproduced without the authorisation of *Tree Solutions Ltd*.

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Appendix One

Tree Survey Schedule

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TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

SITE:	LAND AT THE BROW, OVERTON ON DEE, WREXHAM
CLIENT:	MS R FITZHUGH
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	20/03/2024
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	24/AIA/WXM/320

TREE NO. T - Tree G - Group H- Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m) N	S	E	W	STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m^2)
T1	Sycamore	M	17 2S	4	10	6	10	1090	G	• Large prominent tree to site • No obvious defects noted • E.R.C. 40	• No works	A2	13 538m²
T2	Holly	EM	7 0	1.5	1.5	1.5	1.5	250	G	• Understorey tree in group • No significant • E.R.C. 10	• No works	C1	3 28m²
T3	Sycamore	EM	15	2.5	4	3.5	2.5	350	G	• Ivy clad impeding inspection • Appears to be overgrown self-set tree • E.R.C. 20	• No works	B2	4.2 55m²
T4	Sycamore	M	17	3.5	9	6	5.5	700	G	• Trifurcates at 8m • Crown bias south • Prominent in grounds • E.R.C. 40	• No works	A2	8.4 222m²
T5	Ash	EM	15	1.5	5	5	2	350x2 (495)	P	• Reduced vigour with 15% dieback & some large diameter dead wood– suspect Chalara Ash Dieback but needs confirming in summer 24 • E.R.C. ≤10	• Will require removal in near future	C2	5.9 111m²
T6	Horse Chestnut	EM	13	3.5	2.5	4	3	540	M/G	• No significant defects • E.R.C. 20	• No works	B2	6.5 132m²

HEADINGS & ABBREVIATIONS

TREE NO.	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE & DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
BS 5837CATEGORY & SUB-CATEGORY GRADING:	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
BS 5837 RADIUS & BS 5837 RPA:	PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M^2) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

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T7	Western Red Cedar	EM	15 1S	1	2	2.5	1	400	G	• No obvious defects • Part of established group • E.R.C. 20	• No works	B2	4.8 72m²
T8	Holly	Y	4	1.5	1.5	1.5	1.5	100x2 (141)	G	• Small insignificant tree	• Remove for new access	C2	1.7 9m²
T9	Yew	EM	7 0	2.5	3.5	3	2.5	150 200 (350)	G	• As T8	• Remove for new access	C2	4.2 55m²
T10	Malus	M	7 0	2.5	3.5	3	2.5	300	M	• No obvious defects • E.R.C. 10	• Remove for new access	C2	3.6 41m²
T11	Malus	M	5	1	5	2.5	3	320	G	• Small insignificant tree with suppressed form due to proximity to surrounding mature trees • E.R.C. 10	• No works	C2	3.8 46m²
T12	Sycamore	Y	4	2	2	1.5	1.5	100	G	• Small naturally colonised tree • E.R.C. 0	• Remove	C1	1.2 5m²
T13	Sycamore	M	17	3.5	3.5	4	2.5	600	G	• Tall tree on site frontage • Prominent to road users • Minor dead wood in crown to north • E.R.C. 20+	• No works	B2	7.2 163m²
T14	Holly	EM	5	2.5	2.5	2.5	2.5	300	G	• Small insignificant tree • E.R.C. 10	• No works	C2	3.6 41m²
T15	Holly								MD	• In advanced decline/dead	• Recommend coppicing	U	N/A
T16	Magnolia	Y	3	1	1	0.5	0.5	70	G	• Small ornamental • E.R.C. 10	• No works	C3	1 2m²

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T17	Beech	SM	8	5	3.5	3.5	3.5	390	G	• Small naturally colonised tree growing out the side of a Wellingtonia stump • Not visually prominent • E.R.C. 20	• No works at present	C2	4.6 69m²
T18	Wellingtonia	M	20 0	3.5	3.5	4	4	1250+	G	• Large prominent tree of high amenity/landscape value • E.R.C. 40	• No works	A1	15 707m²
T19	Damson	Y	4	2	2	2	2	200	G	• Small insignificant tree • E.R.C. 10	• No works at present	C3	2.4 18m²
T20	Pine (Scots)	M	15	2.5	4	2	2	500	G	• No obvious defects • E.R.C. 20	• No works	B2	6 113m²
T21	Pine (Scots)	EM	15	3	5	3.5	2	350	G	• Stem leans east then self corrects • E.R.C. 10	• No works	C2	4.2 55m²
T22	Ash	EM							P	• In decline due to Chalara Ash Dieback • E.R.C. <5	• Remove	U	N/A
T23	Spruce	EM	16	2.5	2.5	2.5	2	300	M	• Reduced vigour, appears stressed • E.R.C. 10	• No works at present	C2	3.6 41m²
T24	Holly	M	12	2.5	4	3.5	3	500	G	• One central stem with multiple epicormic stems • On edge of steep embankment • Not visually prominent • E.R.C. 10	• No works at present	C2	6 113m²
T25	Willow	M	12	4	4.5	4.5	5	500	G	• Located off site on adjacent garden with no access to survey • Appears in good vitality • E.R.C. 20	• 3rd party tree – no works	B2	6 113m²

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T26	Pine (Scots)	M	15	3	3	5	1.5	600	G	• Off site tree with no access to survey • Past large crown failure to north leaving wounds • E.R.C. 20	• 3rd party tree – no works	B2	7.2 163m²
T27	Sawara Cypress	EM	5	2.5	2.5	2.5	2.5	250	G	• Off-site tree • Small ornamental • E.R.C. 10	• 3rd party tree – no works	C2	3 28m²
T28	Ash	EM	13	7	7	7	7	300x5 (671)	M	• Located off-site with no access to survey • Appears to have been coppiced in past resulting in multi-stem from stool • Reduced vigour with dieback throughout crown from Chalara Ash Dieback • E.R.C. <10	• 3rd party tree – no works but will likely require removal within the next 5 years	C3	8 203m²
G1	Western Red Cedar								MD	• 5 stems topped to 6m leaving stumps • Previous major crown failures evident with large tears on some stems	• Recommend removal	U	N/A
G2	Apple Pear	SM -M	≤3					≤200	M	• Insignificant fruit trees, most trees topped at 2.5/3m • E.R.C. 0	• Remove to create utilisable garden area	C1	2.4 18m²
G3	Lawson Cypress	M	9 0	1.5	1.5	1.5	1.5	≤300	M	• Trees of no value • E.R.C. 0	• Remove for development	C3	3.6 41m²
G4	Lawson Cypress	EM	≤9	1.5	1.5	1.5	1.5	≤160	G	• Linear group (x3) running long boundary of adjacent garden • E.R.C. 10	• 3rd party trees – no works	B2	1.9 12m²

Table 1 **Cascade chart for tree quality assessment**

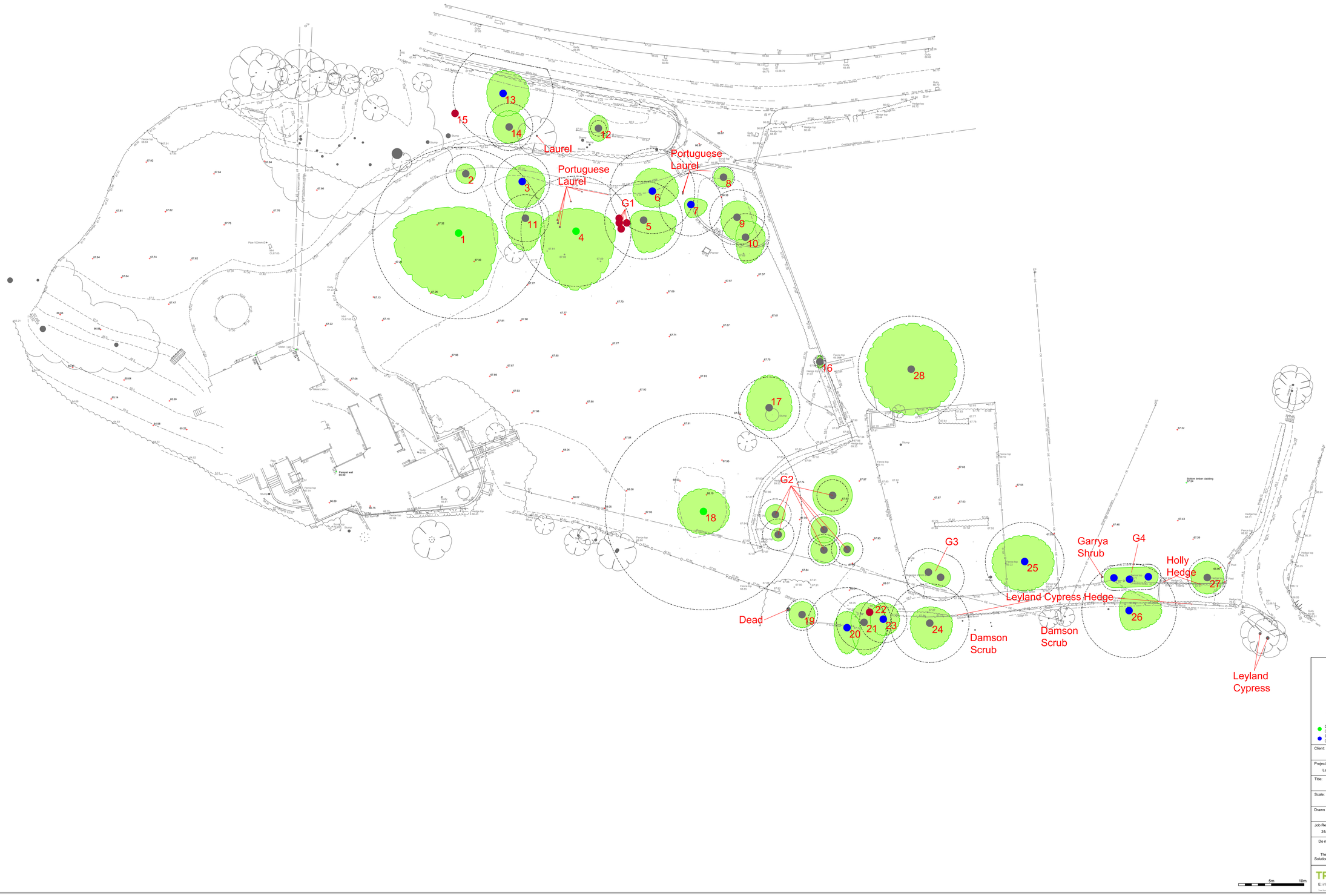
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

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Appendix Two

Preliminary Tree Constraints Plan

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Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

Client: Ms R Fitzhugh	
Project: Land at The Brow, Overton on Dee, Wrexham	
Title: Tree Constraints Plan	
Scale: 1:200@A0	Date: March 2024
Drawn By: DB	Revision: -
Job Ref: 24/AIA/WXM/320	Drawing No: 01

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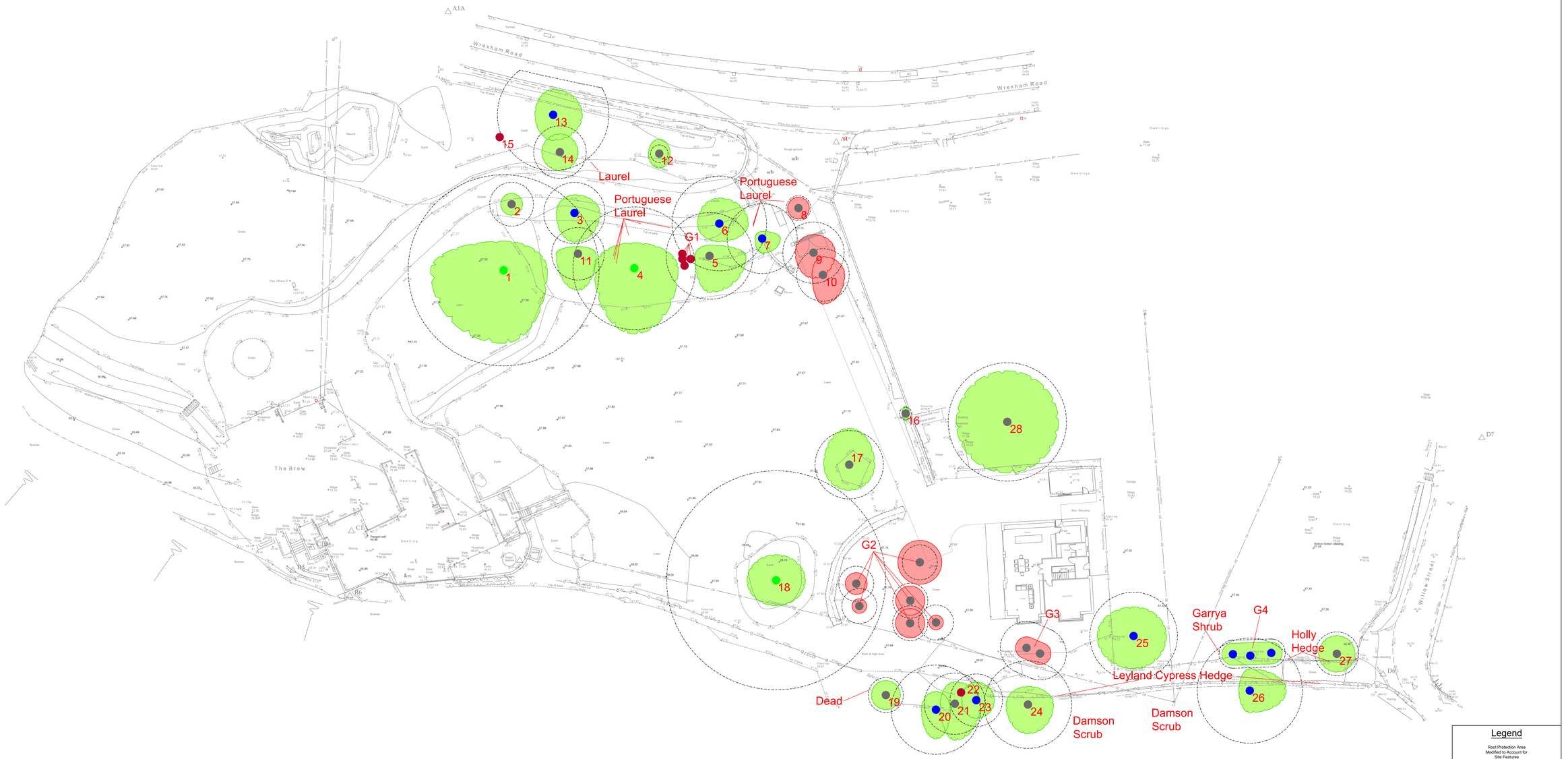
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Appendix Four

Tree Protection Plan

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Legend

Root Protection Area Modified to Account for Site Features

Category — Crown Spread — Tree Number — Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Proposed for Removal

Client: Ms R Fitzhugh	
Project: Land at The Brow, Overton on Dee, Wrexham	
Title: Arboricultural Impact Assessment	
Scale: 1:200@A0	Date: May 2024
Drawn By: DB & AM	Revision: -
Job Ref: 24/AIA/WXM/320	Drawing No: 02

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Appendix Three

Impact Assessment Plan

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Tree Protective Fencing Specification



PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



TREE PROTECTION AREA
KEEP OUT !
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED WITHIN THIS AREA ARE PROTECTED BY PLANNING LEGISLATION AND CAN ONLY BE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

2.0M high Heras (with extra central support bar) mounted on scaffold poles (driven in to the ground) and secured with anti tamper bolts – as illustrated.

Client: Ms R Fitzhugh	
Project: Land at The Brow, Overton on Dee, Wrexham	
Title: Arboricultural Impact Assessment	
Scale: 1:200@A0	Date: May 2024
Drawn By: DB & AM	Revision: -
Job Ref: 24/AIA/WXM/320	Drawing No: 02

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5m 10m

Appendix Five

Tree Protective Measures/Method Statement

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SEQUENCE OF OPERATIONS

From commencement of the above development, the following methodology shall be implemented in the manner and sequence described:

1. Trede surgery works
2. Erect temporary protective fencing
3. Main construction phase
4. Removal of temporary fencing
5. Landscaping within RPA
6. Arboricultural site supervision

1. Tree Surgery Works

1. Before the erection of the temporary protective fencing, all tree removal shall be implemented in accordance with the approved Tree Survey Schedule at ***Appendix* 1**
2. All possible efforts must be made to prevent damage to retained trees including potential root incursion or compaction caused by vehicle access.
3. All arboricultural works shall conform to the recommendations of BS 3998 (2010) 'Recommendations for Tree Work'
4. All operatives shall be equipped with and use personal protective equipment (PPE) in accordance with current Health & Safety Executive current directives and industry codes of practice.
5. Performance of all arboricultural operations and use of equipment shall be in accordance with current Health & Safety Executive current directives and industry codes of practice
6. Any additional access facilitation pruning required shall be undertaken by qualified tree contractors and conform to the recommendations of BS 3998 (2010) 'Recommendations for Tree Work'

2. Erect Temporary Tree Protective Fencing

1. Prior to commencement of any construction, preparation, excavation, or material deliveries the main contractor shall erect the temporary protective fencing as detailed in the 'Tree Protection Specification' and in the location indicated on the Tree Protection Plan.

3. Main Construction Phase

1. There shall be no storage of construction material, site parking, site accommodation or equipment in any area designated as the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing
2. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained. No fires will be lit
3. The site agent shall supervise deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees are not at risk of damage

Cement Mixing

- The cement mixer will be laid on top of plywood boards in a position outside the RPA of any trees. The mixer will be kept in this position throughout all development work.

Avoiding Damage to Stems and Branches

- Care shall be taken when planning site operations in proximity to trees to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without encountering retained trees. Such contact can result in serious injury resulting in safe retention impossible

On Site Storage of Spoil and Building Materials

- Prior to and during all site construction works no spoil will be stored and no cement mixing will take place within the Root Protection Area of any tree on or adjacent to the site even if proposed site work is to be within the crown spread. Any encroachment within this protected area will only be with the prior agreement of Wrexham Council Arboricultural Officer

4. Remove all Temporary Tree Protective Fencing

1. Tree Protective fencing will only be removed upon completion of all construction and subsequent demolition work and once all machinery associated with the works has left site.

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5. Landscaping within RPA of Trees

1. There shall be **no rotovating** of ground within any area designated as a Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing.
2. No hard-landscaping works or excavation for cables or any other service should be installed within the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) without the written consent of the LPA

6. Arboricultural Site Supervision – (ACoW)

1 The ACoW shall give toolbox talk training with the main contractor/sub-contractor on all tree protective measures and working practice within designated RPA's
2 The ACoW shall make visits to site to inspect all tree protection measures during all key development work within proximity to retained trees and when requested by the contractor.

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TREE PROTECTIVE FENCING

1 Before the commencement of any demolition and subsequent construction works on site (other than those set out in the schedule of tree works contained in this document), protective fencing will be erected as detailed on the Tree Protection Plan and as specified below.
2 The fencing will consist of a scaffold framework in accordance with Figure 2 of BS 5837 – 2012 (illustration below) comprising a metal framework, both vertical and horizontal, well braced to resist impacts. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not considered resistant to impact and for this reason will not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area will be rectified immediately.
3 Clearly legible weatherproof signage, stating "Protected Trees – Exclusion Zone" shall be attached to the fencing 1.5m from the ground, facing out of the Tree Protection Zone located at regular intervals along the fence line
4 The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site
5 Other than works detailed within this method statement or approved in writing by the Local Planning Authority (LPA), no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

Protective Fencing Detail

The fence types are shown on the Tree Protection Plan with the following colour key: -

1. Magenta

2.0M high heavy-duty Heras panels (with extra central support bar) mounted on scaffold poles (driven into the ground) and secured with anti-tamper bolts – as illustrated below.



Tree Protective Fencing Specification

Arboricultural Clerk of Works (ACoW)

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