Arboricultural Impact Assessment

Bridgewater
Church Street
Holt
Wrexham
LL13 9JP

Ref:
AMS/BCH/08/24

Date:
9th August 2024

Commissioned by:
Mr D. Edwards
on behalf of
Blueprint Architectural LTD

Prepared by
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Arboricultural Method Statement

&

Tree Protection Plan

Bridgewater

Church Street

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This Tree Protection Plan and Arboricultural Method Statement has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.

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Date	Revision	
9th August 2024		Issued for condition discharge

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Instruction

1.1 Shields Arboricultural Consultancy received instructions from Mr D. Edwards on behalf of Blueprint Architectural LTD. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission for or preparing any documents or plans for this or future applications at this site.

1.2 Planning permission has been granted to undertake alterations to a terrace property, including the erection of a single-story rear extension and alterations to the front elevation under planning reference P/2024/0168. This report is provided to discharge condition 7 of the decision notice. The planning permission is to be in accordance with the approved drawing ref: DC 143/004 which is considered in this report.

1.3 This Arboricultural Method Statement and Tree Protection Plan provides site specific tree protection details for tree protection measures on the site when implementing the above planning permission.

Proposed Development

2.1 Planning permission has been granted in accordance with the approved plan.

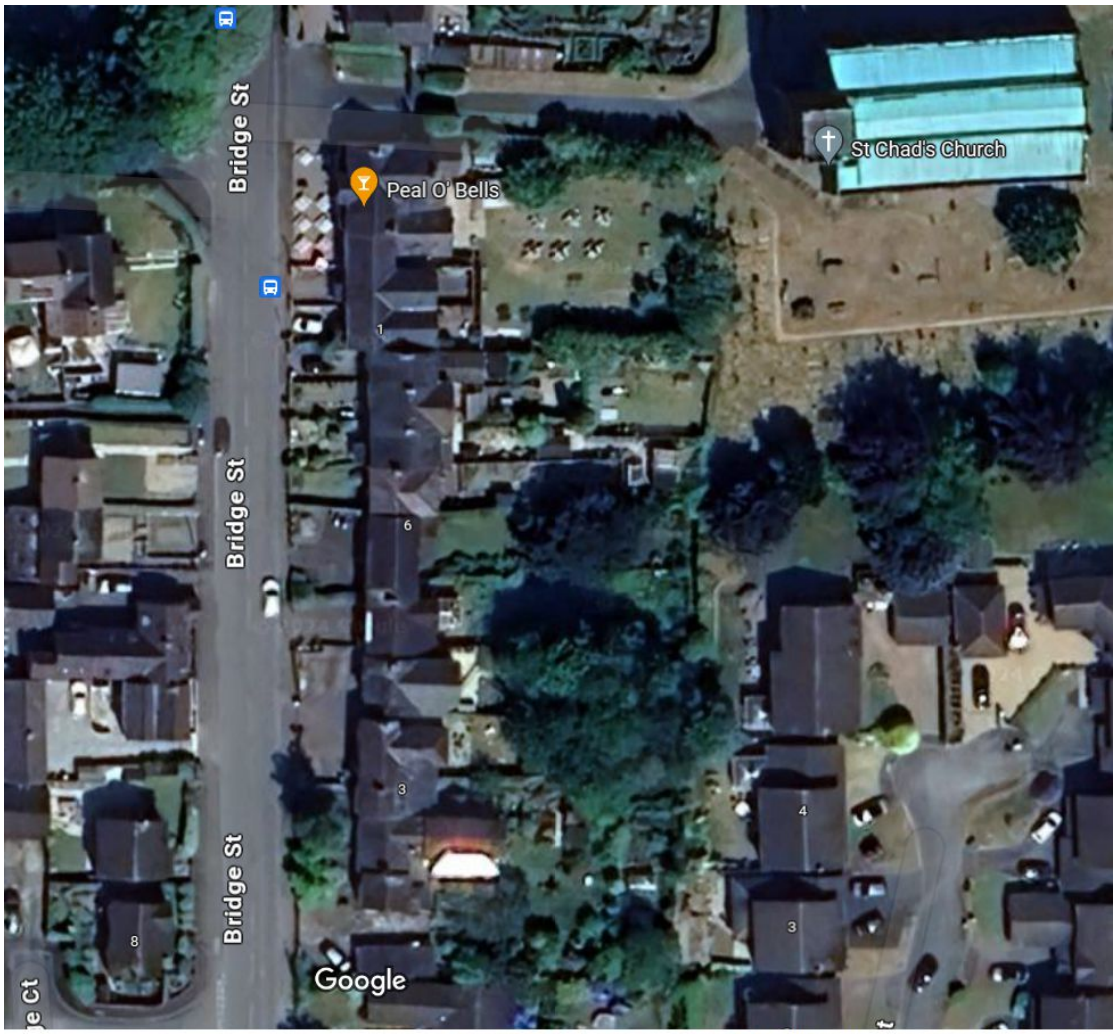


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Site Description

3.1 The approved development site is a period two-story terrace house situated on Church Street in the village of Holt. The property has a small garden fronting on to the highway and a larger, enclosed rear garden and shares boundaries with neighbouring residential properties to the north, east and south. The site is level and extends to approximately 650m^2 and is situated at 18m AOD and is sheltered.

3.2 There is one tree present on the site, situated in the rear garden, close to the north boundary and approximately 19 metres from the existing rear elevation of the house. (Appendix A)



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Soils

3.3 The site is relatively free draining cultivated brown earth. Geological maps indicate deposits of till over sandstone. There are no significant impediments to root development.

*NB. This soil assessment is undertaken in situ using visual and manual techniques and is **only** for the purpose of establishing the influence of site soils on tree growth. The assessment **must not** be relied upon to inform any engineering decisions.*

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Site Operations

Phasing

Phase	Operation	Supervision
Pre-construction	Arboricultural Works	Not Required
Pre-construction	Install tree protection fencing and identify access routes. Install ground protection.	Site visit by SA
Pre-construction	Identify welfare and storage sites and access routes	Site visit by SA
Preliminary meeting and contractor briefing by Supervising Arboriculturalist to explain tree protection measure. Appointment of responsible person to supervise day to day tree protection measures		
Construction Phase One	Demolition and removal of existing structures.	Site supervision by responsible person
Construction Phase Two	Construction of extension.	Site supervision by responsible person. Site visit by SA
Construction Phase Three	Completion of on-site work removal of fencing and ground protection.	Site supervision by responsible person

Details of Plant, Machinery and Heavy Equipment

- Mini excavator 2T, small dumper 1T, mixer, hand tools.

General Description

4.1 The approved development allows the construction of a rear extension along with alterations to the property.

4.2 Access to the site will be from the front of the house and will not pass the Construction Exclusion Zone around the tree.

4.3 Drainage will utilise existing wastewater systems and there is no requirement for any additional excavation.

4.4 Tree work has been recommended to improve conditions in the garden and to benefit the tree. Please see specification and details section 5.0.

Arboricultural Operations

The tree is protected by a Tree Preservation Order and permission to undertake work to the tree must be obtained from the Local Planning Authority. This will require that a separate application for works to a protected tree be made to the LPA.

5.1 The proposal will require the pruning of the canopy of one tree. It is recommended that the work should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000

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000. All operators must hold relevant NPTC certificates. A site-specific risk assessment must be prepared and operators must work to a health and safety method statement. The use of Arboricultural Association Approved Contractors www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons is recommended.

5.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.

Specification of Tree Work

Tree Tag#	Operation
T1	Crown reduce by 1.5m - 2.0m branches on the east side of the canopies where they are encroaching over the patio area. To be pruned back to appropriate growth points. No pruning wounds exceeding 75mm to be made. All work to comply with BS3998: 2010. Clear arisings from the site. Work to be undertaken and trees accessed from site.

Arboricultural Method Statement

6.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.

6.2 This document should be read in conjunction with the Tree Protection Plan ref: BCH/TPP/OL/08/24. The TPP indicates the construction exclusion zone (CEZ) that must be maintained around each retained tree. These areas must remain undisturbed during the construction process and must be protected using suitable fencing or ground protection as specified.

6.3 Copies of the TPP & the AMS must be available on site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.

6.4 All tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The LPA must be informed in writing once the tree protection measures are installed.

6.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections (see 3.17).

6.6 All measurements are given in metric using standard abbreviations.

Fencing and Ground Protection

6.7 The TPP indicates the position of all protective fences.

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6.8 Protective fencing will comprise herras fencing securely fixed to pinned feet or an alternative as agreed with the Local Planning Authority.

6.9 Ground protection is required in the precautionary area and, as access is pedestrian only, will comprise plywood boards placed on mulched bark and secured in place.

6.10 The ground protection must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.

6.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

Working Methods

6.12 All work, including storage and disposal of materials to be undertaken from front of site and outside CEZ.

General Precautions

6.13 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 10m of the trunk of a tree that is to be retained or within any part of the CEZ. Spills kits, suitable for the type fluids, fuels and chemicals stored on site must be available on site and site operatives must have training in their use.

6.14 No fires will be lit within 20m of the trunk of any tree that is to be retained.

6.15 Storage and mixing areas, contactor parking and all site huts must be outside the CEZ.

6.16 Access to the work area is via the main site entrance and must not traverse the CEZ.

6.17 All service and drainage routes, below or above ground must avoid the CEZ. All services are to be installed in accordance with NJUG volume 4 Guidelines.

6.18 To ensure that all tree protection measures are properly installed and maintained the site shall be monitored by Shields Arboricultural Consultancy to the following schedule. Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit. All tree protection measures must remain in place until development work is completed and only removed after receiving written confirmation from the LPA.

Schedule of Inspection

1. On erection of fencing and ground protection prior to commencement.

2. Once during construction.

6.19 Prior to the commencement on site of any work, a competent person is to be appointed to monitor the day to day activities on site. In the case

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of a tree being damaged or where an unexpected event arises it will be for this person to contact Shields Arboricultural Consultancy to seek advice on contingency measures.

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Arboricultural Assessment

Ref. No.	Species	Top Height	Stem Dia mm	N	E	S	W	CC	Age	Rem Cont	Cat.	RPA m^2	Notes	AIA
T1	Acer platanoides (Norway Maple)	13	620	7.5	5.5	7.2	5.2	5.5	M	20+	B2	174	**Condition:** Fair **Notes:** Some indication of declining condition. Reduction in canopy density in upper crown, bark lesions and exudation. Decay pockets in stem. The tree would benefit from root zone improvement treatment and mulching around stem base.	Reasonably significant tree that provides amenity to the site and immediate area but with limited amenity value in the wider area. Will be retained and protected to the required standard.

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Notes

BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality with an estimated life expectancy of at least 40 years.

1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated lifespan of at least 20 years

1 Trees that might be included in a higher category but are downgraded because of impaired condition.
2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

Category U: Trees in such a condition that they cannot realistically be retained as living in the context of the current land use for longer than 10 years. *NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

Bat potential has been assessed in accordance with the guidance provided in BS 8596:2015 and is at the level of a non-specialist scoping survey. This assessment is for preliminary advice and does not negate the requirement for a specialist ecological survey

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Key

Tag No	Identification number for tree		**Species**	Species of tree
Top Height	Estimated height of tree		**Stem Dia.**	Diameter of stem at 1.5 metres
Stems	Number of stems		**N, E, S, W**	Crown spread at compass points
CC	Crown Clearance		**FSB**	Direction of first significant branch
Rem. Cont	Remaining safe life expectancy in years		**RPA**	Root protection area in m^2
Cat.	BS Category (see above)		**AIA**	Arboricultural Implication Assessment
Age	**Y -**	Young Trees		
	SM	Semi Mature		
	EM	Early Mature		
	M	Mature		
	LM	Late Mature exceeds normal life expectancy for species		
	VET	Veteran Tree		
Condition	**Good**	Relatively free from defects and / or major pests and diseases		
	Fair	Some defects, which could be addressed through tree surgery or minor pests or early symptoms of diseases		
	Poor	Substantial defects or terminal decline		
	Dead	Dead		
NB	**#**	Average		
	*	Maximum		
	e	Estimate		

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North

T1-B2

Shields Arboricultural Consultancy

Tree & Woodland Management Solutions

Tree Protection Plan
Overlay
Bridgewater
Church Street
Holt
Wrexham

Cat B Tree

Canopy

RPA

CEZ

Precautionary Area

Temporary Tree Protection Fencing

Drawing No: BCH/TPP/OL/08/24
Drawn By: S. Shields

Scale: 1:100 @ A2

Date: 9th August 2024

Revision:

Do not scale from this drawing all dimensions to be checked on site
Drawing is colour coded and a monochrome copy should not be relied upon

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