north

REDWITHER ROAD

OAK ROAD

EXTENT OF DEVELOPMENT

ARBORICULTURAL IMPACT ASSESSMENT
OVERVIEW PLAN

0 10 20 30 40 50 60 70 80 90 100

SCALE 1:1250 (A1)
SCALE 1:2500 (A3) METRES

see continuation

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations* This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W REFERENCE - tree, group, woodland
- * TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT

- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

OS LICENCE

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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/200	**Revision**	P01	
Title	ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW PLAN (SHEET 1 OF 20)	**Scale**	1:1250 @ A1 / 1:2500 @ A3	**Date**	07/02/2025	

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	FOR INFORMATION	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

REDWITHER ROAD

T18 T17 T16 T15 T14 T13 T12 T11 T10 T9 T8 T7 T6 T5 T4 T3 T2 T1 T19 T20

SHALLOW DITCH

T41 T40 T39 * T23 (2077) * T22 (2076) * T26 (2078) *

T24 T25

G4 G4

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT
- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No** 311/AIA/T/201	**Revision** P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 2 OF 20)	**Scale** 1:250 @ A1 / 1:500 @ A3	**Date** 19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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0

north

T21

G4

G4

G10

G4

G4

OAK ROAD

Notes

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2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*
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FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

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- CATEGORY C - low quality tree / group to be removed
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- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/202	**Revision**	P01
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 3 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	07/02/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G4

G5

G6

REDWITHER BROOK

Notes

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3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations
This drawing must be reproduced in colour

FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT
- CATEGORY A - high quality tree / group to be removed - none
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- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/203	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 4 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G4

G4

G4

G4

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations
This drawing must be reproduced in colour

FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT
- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/204	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 5 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G4

T42

T27 (2079)*

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with BS5837:2012 Trees in relation to design, demolition and construction : Recommendations
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT

- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/205
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 6 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3
		Revision	P02
		Date	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G4

G4

G4

T43

G4

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT
- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project THE OAKS, OAK ROAD
WREXHAM INDUSTRIAL ESTATE

Dwg No 311/AIA/T/206

Revision P02

Title ARBORICULTURAL IMPACT ASSESSMENT (SHEET 7 OF 20)

Scale 1:250 @ A1 / 1:500 @ A3

Date 19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G4

G5

G4

G4

G3

G4

T34

T35

Notes

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2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
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FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
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- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
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FEATURES TO BE REMOVED FOR DEVELOPMENT

- CATEGORY A - high quality tree / group to be removed - none
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- CATEGORY C - low quality tree / group to be removed
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GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/207	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 8 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G7

T33
(2083)

T31

Notes

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2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with BS5837:2012 Trees in relation to design, demolition and construction : Recommendations
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
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- CATEGORY C - low quality tree / group / woodland
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- AREAS OF SCRUB
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- CATEGORY C - low quality tree / group to be removed
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- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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OS LICENCE

Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/208	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 9 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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Cheshire | WA16 6LZ | 07710 498231

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north

T27 (2079) *

T28 (2080) *

T29 (2081) *

T30 (2082) *

G4

G4

G8

G8

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT

- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/209	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 10 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

T44

G4

G4

G4

Notes

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2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT

- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/210	**Revision**	P02	
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 11 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025	

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

T34
T35
T33
(2083)
G3
G4
G4
G2
W2
W2

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT
- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20
METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/211	**Revision**	P02	
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 12 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025	

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

T31

T32

G4

G9

W2

Notes

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2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT

- CATEGORY A - high quality tree / group to be removed - none
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- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
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- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/212	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 13 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G8

G8

9

T38

T36 (2084) *

T37 (2085) *

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
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- EXISTING WATERCOURSE / DITCH

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- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/213	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 14 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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Notes

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2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with BS5837:2012 *Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
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- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
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- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

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- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/214	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 15 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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W2

north

W1

Notes

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3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
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- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
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- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT

- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/215	**Revision**	P02
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 16 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

T38

T36 (2084) *

T37 (2085) *

G8

G8

G8

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with BS5837:2012 Trees in relation to design, demolition and construction : Recommendations
This drawing must be reproduced in colour

FEATURES TO BE RETAINED

- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
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- AREAS OF SCRUB
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- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

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- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL

- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/216
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 17 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3
		Revision	P02
		Date	19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

G8

Notes

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2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
This drawing must be reproduced in colour

FEATURES TO BE RETAINED
- CATEGORY A - high quality tree / group / woodland
- CATEGORY B - moderate quality tree / group / woodland
- CATEGORY C - low quality tree / group / woodland
- CATEGORY U - unsuitable for retention
- ROOT PROTECTION AREA (RPA)
- AREAS OF SCRUB
- T, G, W — REFERENCE - tree, group, woodland
- * — TREE PROTECTED BY INDIVIDUAL TREE PRESERVATION ORDER
- PLANNING APPLICATION BOUNDARY
- EXISTING POND / TANK
- EXISTING WATERCOURSE / DITCH

FEATURES TO BE REMOVED FOR DEVELOPMENT
- CATEGORY A - high quality tree / group to be removed - none
- CATEGORY B - moderate quality tree / group to be removed
- CATEGORY C - low quality tree / group to be removed
- CATEGORY U - unsuitable for retention to be removed
- SCRUB TO BE REMOVED FOR DEVELOPMENT
- REMOVAL FOR HABITAT RESTORATION

GENERAL
- EXISTING OPEN MOSAIC HABITAT (FROM ECOLOGY SURVEY)
- MODERATE QUALITY GRASSLAND (FROM ECOLOGY SURVEY)
- AREA OF PROPOSED PERMANENT DEVELOPMENT
- AREA OF TEMPORARY COMPOUND

ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20 METRES

SCALE 1:250 (A1)
SCALE 1:500 (A3)

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Drawing references	
Tree Constraints Plans	268/TCP/T/100 to 119
Arboricultural Impact Assessment - Tree Removals Plan	268/AIA/T/200 to 219
Arboricultural Method Statement - Tree Works and Tree Protection Plan	268/AMS/T/300 to 319

Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/217	**Revision**	P02	
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 18 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025	

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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Cheshire | WA16 6LZ | 07710 498231

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north

G8

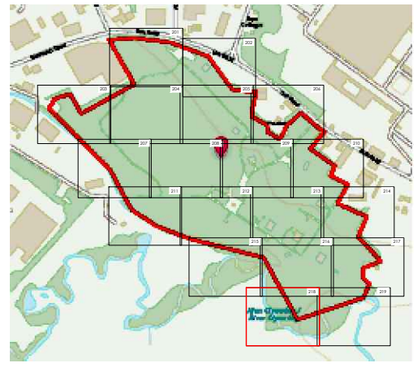
W1

W1

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Location Plan



Legend

Trees categorised in accordance with *BS5837:2012 Trees in relation to design, demolition and construction : Recommendations*
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ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
SCALE 1:500 (A3)
METRES

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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/AIA/T/218	**Revision**	P02	
Title	ARBORICULTURAL IMPACT ASSESSMENT (SHEET 19 OF 20)	**Scale**	1:250 @ A1 / 1:500 @ A3	**Date**	19/05/2025	

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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north

W1

W1

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Location Plan



Legend

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ARBORICULTURAL IMPACT ASSESSMENT

0 5 10 15 20

SCALE 1:250 (A1)
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Project THE OAKS, OAK ROAD
WREXHAM INDUSTRIAL ESTATE

Dwg No 311/AIA/T/219

Revision P02

Title ARBORICULTURAL IMPACT ASSESSMENT
(SHEET 20 OF 20)

Scale 1:250 @ A1 / 1:500 @ A3

Date 19/05/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	For infromation	MD	JD	MD
P02	19/05/2025	FOR INFORMATION	MD	XX	MD

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