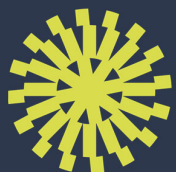


Arboricultural Impact Assessment



Student Roost, Snowden Hall, Wrexham



**Tyler
Grange**

22nd April 2024

TG Report No. 16907_R01_JJ

Report No:	Date	Revision	Authors
16907_R01	22 nd April 2024	-	Jack Jewell, BA(Hons) MLA, CMLI

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Section 1: Introduction

- 1.1 This report has been prepared by Tyler Grange Group Ltd (TG). It sets out the findings of a BS5837 Tree Quality Survey and Arboricultural Impact Assessment in support of an application for the proposed re-development of the existing external courtyard space at Student Roost – Wrexham, Vicarage Hill, LL13 7HN (hereafter referred to as 'the site').
- 1.2 The report identifies the arboricultural impact of the proposed development in the context of local and national planning policy. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.

Site Context

- 1.3 The site comprises a grassed courtyard and outside planting / seating and amenity area with ornamental trees and shrub planting. The site includes a range of levels and surfaces, including areas of grassland, shrub beds and traversed by paved walkways.
- 1.4 The site is contained on all sides by student accommodation / buildings and areas of fenced open storage with boundary beech hedgerow trees.

Proposed Development

- 1.5 The application proposes the implementation of a pavilion and pergola structure to enhance the external space of the Snowden Hall Student Accommodation, including associated hard and soft landscaping and seating areas.
- 1.6 Soft landscaped surroundings will retain the garden feel whilst providing defensible space to the overlooking bedrooms. A garden kitchen and new pavilion are introduced as a focal point of the space, providing a serviced and heated area for study and socialising.
- 1.7 No trees are proposed for removal. Defensive hedging has been proposed around portions of the site boundary to protect the privacy of rooms with overlooking windows.



Section 2: Tree Survey Findings

Tree Survey Summary

- 2.1 The tree survey was completed in accordance with BS5837 and the methodology as detailed at **Appendix 1**. The survey was completed in April 2024. In accordance with best practice a measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context. The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) included to the rear of this report. The TCP includes plotted details of the following in accordance with BS5837:
- Tree quality gradings¹;
 - Root Protection Areas (RPAs)²; and
 - Tree canopy spreads³.
- 2.2 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (**See Appendix 2**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.
- 2.3 Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (**See Appendix 3**). This provides a tabulated record of the trees surveyed, including; reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
- 2.4 A single Category B / moderate value specimen, ref. T1 (Norway Maple) is present on-site, denoted by a blue tree canopy outline as illustrated on the TCP. This level of classification is afforded as a result of the tree's condition and stature as the dominant high canopy specimen on-site. The tree has been lifted and is influenced by the surrounding built form, principally to the northern edge of the crown, and has evidently been subject to previous ground works with drainage covers present to the south and west of the stem.
- 2.5 Remaining trees are Category C specimens, representing trees of low arboricultural quality and value. Category C trees are denoted by a grey tree canopy outline as illustrated on the TCP and are largely downgraded from Category B owing to past management, current condition, limited age or amenity / landscape value.

Planning Policy Context

- 2.6 A summary of the applicable national and local planning policies pertinent to trees and woodlands is included at **Appendix 4** of this report.

¹The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 1.

²a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. See further explanation at Appendix 1.

³Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 1.



Tree Preservation Orders (TPOs) and Ancient Woodland, Ancient, Notable and Veteran Trees

- 2.7 Wrexham County Borough Council have been written to in order to ascertain whether any trees on-site are covered by a Tree Preservation Order (TPO). At the time of writing a response is still awaited.
- 2.8 As shown on the magic.gov.uk website, there are no Ancient Woodlands located on nor within influence of the site.
- 2.9 As shown on the Woodland Trust Ancient Tree Inventory, there are no “Ancient, Notable or Veteran” trees recorded on site. No such trees were identified during the BS5837 tree quality survey of the site.



Section 3: Arboricultural Impact Assessment

- 3.1 This assessment is informed by a composite overlay of the BS5837 tree survey information and proposed development layout as shown on the Tree Retention and Removal Plan ('TRRP') contained to the rear of this report.
- 3.2 No trees are proposed to be removed in order to facilitate the development.
- 3.3 Site-side canopies of tree group G2 will be cut back to the site boundaries as shown on the TRRP to create space for the pergola development, but the tree group will then be managed as a hedgerow and interspersed with new defensive hedgerow planting as part of the proposals.
- 3.4 Tree T1 has an existing lower canopy clearance of 4m to its western lower branch tips and current ground levels and will therefore not need to be lifted over the proposed pavilion structure, nor will T1 need to be reduced.
- 3.5 With the pavilion structure being built within the T1 RPA it is advised that an arboriculturally-sensitive and precautionary excavation technique is adopted for the construction phase, specifically to ensure that any footing excavation is undertaken manually and under supervision. Limiting ground works to hand-tools only and providing arboriculturally site-supervision will enable any significant tree roots associated with T1 to be located with care, and safeguarded. The design of the footings and base for the pavilion may then need to provide flexibility during implementation to enable footings to bridge or avoid tree roots that are identified.
- 3.6 It is recommended that a full Arboricultural Method Statement (AMS) is prepared to discharge an applicable and suitably worded planning Condition, should consent be granted, detailing the above.

Conclusion

- 3.7 A BS5837 tree survey has been undertaken to inform the arboricultural impact of a proposed redevelopment to the external amenity area at Snowden Hall Student Accommodation, Wrexham.
- 3.8 A single moderate value (Category B) tree and a mix of lower value (Category C) trees are present, comprising a mix of predominantly low value and small stature ornamental trees within an enclosed courtyard development.
- 3.9 No trees will be removed in order to facilitate the development although site-side canopies will be cut back for selected trees within G2, with new hedgerow trees being planted to infill gaps and mitigate for the canopy reduction. T1 will not need to be lifted or reduced given current canopy clearances but an arboriculturally sensitive and supervised approach to the ground works in the RPA for the pavilion structure will ensure that any significant tree roots can be located with care and managed through design, likely to entail hand-tool working and bridging or avoidance of notable tree roots, subject to an AMS.
- 3.10 Given the baseline and scope to mitigate for the required removals, the layout is judged to accord on balance with local policy objectives pertinent to trees.



Appendix 1: Tree Survey Methodology, Constraints Mapping and Report Limitations



Appendix 1: Tree Survey Methodology, Constraints Mapping and Report Limitations

Field Work

- A1.1 In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A1.2 Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A1.3 The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A1.4 The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A1.5 Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A1.6 The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.



- A1.7 The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A1.8 The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A1.9 The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



Tree Quality Gradings

- A1.10 The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 2). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.

Root Protection Areas

- A1.11 The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.
- A1.12 Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
- A1.13 Where pre-existing site conditions or other factors indicate that rooting may occur 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 observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:
- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
 - b) topography and drainage;
 - c) the soil type and structure;
 - d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- A1.14 The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies

- A1.15 The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

Limitations

- A1.16 The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate



assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

- A1.17 No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A1.18 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A1.19 The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A1.20 A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 2: Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition		Criteria		Identification on Plan
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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).		DARK RED
		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)		
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	1.Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	Identification on Plan
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)	^ LIGHT GREEN



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 remedial 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 benefits.	MID BLUE
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 150mm	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	S	E	W								
G1	Beech	3m	90.00	0.50	0.50	1.00	1.00	0.00	Young	Good	Fair	C.2	Linear belt of northern boundary hedgerow trees, topped to 3m and cut back along site-side fence line. Bound by hardstanding. Self-set stock interspersed.	1.08m	—
G2	Beech	8 - 9m	100 av	1.50	1.50	1.50	1.50	0.00	Young	Good	Fair	C.2	South eastern boundary linear arrangement of beech trees (approximately 30 stems) bounding open storage / compound area (off-site). Young trees forming a weak screen. Some topped to 3m. Cut back along site-side edge with stems approximately 1m lower than site levels given sloping topography.	1.2m	—
T1	Norway Maple	13m	410	4.00	5.00	4.00	4.50	2.5 (east), 4.5 (west)	Early Mature	Good	Fair - Good	B.1	Focal specimen, rounded high canopy form, lifted over amenity grassland / footway. Drain covers and level changes across base. Shallow rooting with root wash and wear evident. Previously lifted. Minor canopy deadwood noted with crossing laterals, forked at 2m. Good vigour generally.	5.04m	80
T2	Ash	9m	est. 200	1.50	2.50	0.50	2.00	est. 0.5	Young	Fair	Fair	C.1	Self-seeded ash, off-site in adjoining garden area. Stem obscured by boundary fence line. Conflicts to buildings east of stem - will need to be removed to alleviate conflicts as tree matures.	2.4m	18
T3	Norway Maple	4m	est. 100	2.00	2.00	2.00	2.00	est. 0.5	Young	Good	Fair	C.1	Self-set, off-site, base and stem obscured from view. Appears in good health.	1.2m	5
T4	Goat Willow	10m	180	1.50	1.50	3.00	5.00	0.00	Early Mature	Fair	Poor	C.1	Cut back hard along fence line creating imbalanced crown, with canopy biased to west. Bound by hardstanding.	2.16m	15

Appendix 4: Planning Policy Context



Appendix 4: Planning Policy Context

Policy Context

National Planning Policy

- A2.1 Planning Policy Wales, Edition 12, (PPW12, February 2024) is the land use planning policy for Wales and should be taken into account when preparing development plans. It is supplemented by a series of Technical Advice Notes (TANs).
- A2.2 PPW12, paragraph 6.2.1: “Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks”.
- A2.3 PPW12, paragraph 6.4.39: “Planning authorities must protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial green infrastructure function. Planning authorities should consider the importance of trees and woodland, particularly native woodland and valued trees, and should have regard to local authority tree strategies or SPG and the Green Infrastructure Assessment”.
- A2.4 PPW12, paragraph 6.4.40: “Where trees, woodland and hedgerows are present, their retention, protection and integration should be identified within planning applications. Where surveys identify trees, hedgerows, groups of trees and areas of woodland capable of making a significant contribution to the area, these trees should be retained and protected. The provision of services and utilities infrastructure to the application site should also avoid the loss of trees, woodlands or hedges and must be considered as part of the development proposal; where such trees are lost, they will be subject to the replacement planting ratios set out below”.
- A2.5 PPW12, paragraph 6.4.42: “Permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. Where individual or groups of trees and hedgerows are removed as part of a proposed scheme, planning authorities must first follow the step-wise approach as set out in paragraph 6.4.15. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure Further advice in relation to ancient woodland is available on NRW’s website. value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate



must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords”.

- A2.6 PPW12, paragraph 6.4.43: “Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory, work to improve its completeness and use it to ensure the protection of trees and woodland and identify opportunities for more planting as part of the Green Infrastructure Assessment, particularly in terms of canopy cover”.

Local Planning Policy

- A2.7 The site lies within the administrative area of Wrexham County Borough Council. The current adopted Development Plan relevant to the site is the Wrexham Local Development Plan (LDP) 2013 - 2028 (Adopted 20th December 2023).

- A2.8 Policy SP14: Natural Environment states that:

“Development will only be permitted where it seeks to protect, conserve and enhance the natural environment including:

- *Special Areas of Conservation, Special Protection Areas, and Ramsar Sites;*
- *Sites of Special Scientific Interest and National Nature Reserves;*
- *Protected Species and their habitat;*
- *The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty*
- *Local Wildlife Sites;*
- *Local Nature Reserves;*
- *Special Landscape Areas;*
- *Natural landscape features and Green Infrastructure such as trees, hedges and woodland which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;*
- *The quality of natural services including water, soundscape, air and soils; and*
- *Habitats and species of principal importance to Wales”.*

- A2.9 Policy SP19: Green Infrastructure states that:

“Wrexham’s distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development. Development will be required to maintain the extent, quality and connectivity of multifunctional green infrastructure on or near a site, and, where appropriate to enhance it by:

- i. Creating new interconnected areas of green infrastructure between the proposed site and the existing network;*
- ii. Filling gaps in the existing network to improve connectivity;*



- iii. Protecting the features most valuable for both nature and people; and
- iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site-specific basis”.

A2.10 Policy NE3: Trees, Woodlands and Hedgerows states that:

“Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services. Development affecting all existing and new proposed woodlands should:

- i. Support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges;*
- ii. Promote sustainable management to deliver multiple benefits; and*
- iii. Support the relevant aims and objectives of the Wrexham Tree & Woodland Strategy 2016-2026 and all subsequent amendments.*

Where adverse effects cannot justifiably be avoided and sustainable integration is not possible then adequate mitigation will be required. In such cases development should include proposals for the planting of new trees, woodlands, and hedgerows within the site, ensuring connectivity between proposed and existing green infrastructure”.

A2.11 The Wrexham Unitary Development Plan 1996-2011 was supported by Supplementary Planning Guidance (SPGs) and planning guidance notes. Following the adoption of the LDP2 (which supersedes the UDP), the Council reviewed the SPG notes against the LDP. Those that remain in general conformance with the LDP2 will be given reasonable weight. In due course, the SPGs will be updated to reflect the adopted LDP. Those of relevance are listed below:

Wrexham Tree and Woodland Strategy (2016 - 2026)

A2.12 The purpose of this strategy is to deliver the aims and objectives for trees and woodlands in the County Borough by:

- Providing a mechanism to improve the provision and care of trees in the County Borough;
- Ensuring that decisions and activities undertaken in relation to trees are made in a structured and consistent way; and
- Monitoring the action plan and policies for the care, management and enhancement of the County Borough’s tree population.

A2.13 The document sets out in detail the social, economic and environmental benefits of retaining and providing tree cover. The document promotes the use of larger trees and for increasing canopy coverage across the County Borough. The following objectives will ensure that the strategy’s overall aim is delivered:

Objective 1: Increase urban canopy cover relative to available planting space and aim to increase overall urban tree canopy cover to a minimum of 20% by 2026.

Objective 2: Ensure that the County Borough’s tree population is healthy, varied in age and diverse in species.



Objective 3: Sustainably manage, protect and enhance the County Borough's tree population to maximise ecological, social and economic benefits.

Objective 4: Manage the risks to people, property and infrastructure from trees ensuring that they are as low as reasonably practicable, taking into account best practice, legal obligations and the costs of undertaking action in relation to the benefits that trees provide.

Objective 5: Appropriately manage and protect 'Trees of Special Interest' (ancient, veteran & notable trees) ensuring none within the control of the Council are lost due to preventable reasons.

Objective 6: Ensure sufficient data and resources are in place to enable the efficient and sustainable management of the County Borough's tree population.

Objective 7: Promote the value of trees and actively involve the community in the management, protection and enhancement of the County Borough's tree population.

17 Trees and Development:

- A2.14 This leaflet is applicable to trees, hedgerows and 'large significant shrubs'. The value of trees to the amenity of landscape and street scenes is recognised for example by breaking up view lines and screening buildings. The Council will expect tree planting along principal frontages and access routes alongside avenue planting on internal roads where practical. Guidance is provided on species selection.

Woodlands for Wales (2009)

- A2.15 Woodland for Wales is the Welsh Government's fifty year strategy for woodlands and trees in Wales and includes the following policies, amongst many others:
- Trees and woodlands to be used to enhance the quality of the environmental and in doing so, making a positive contribution to biodiversity, landscape and heritage and the reduction of other environmental pressures.
 - That woodlands and trees to be used more creatively in new developments and in the restoration of industrial sites to provide people with better quality, easily accessible green space.

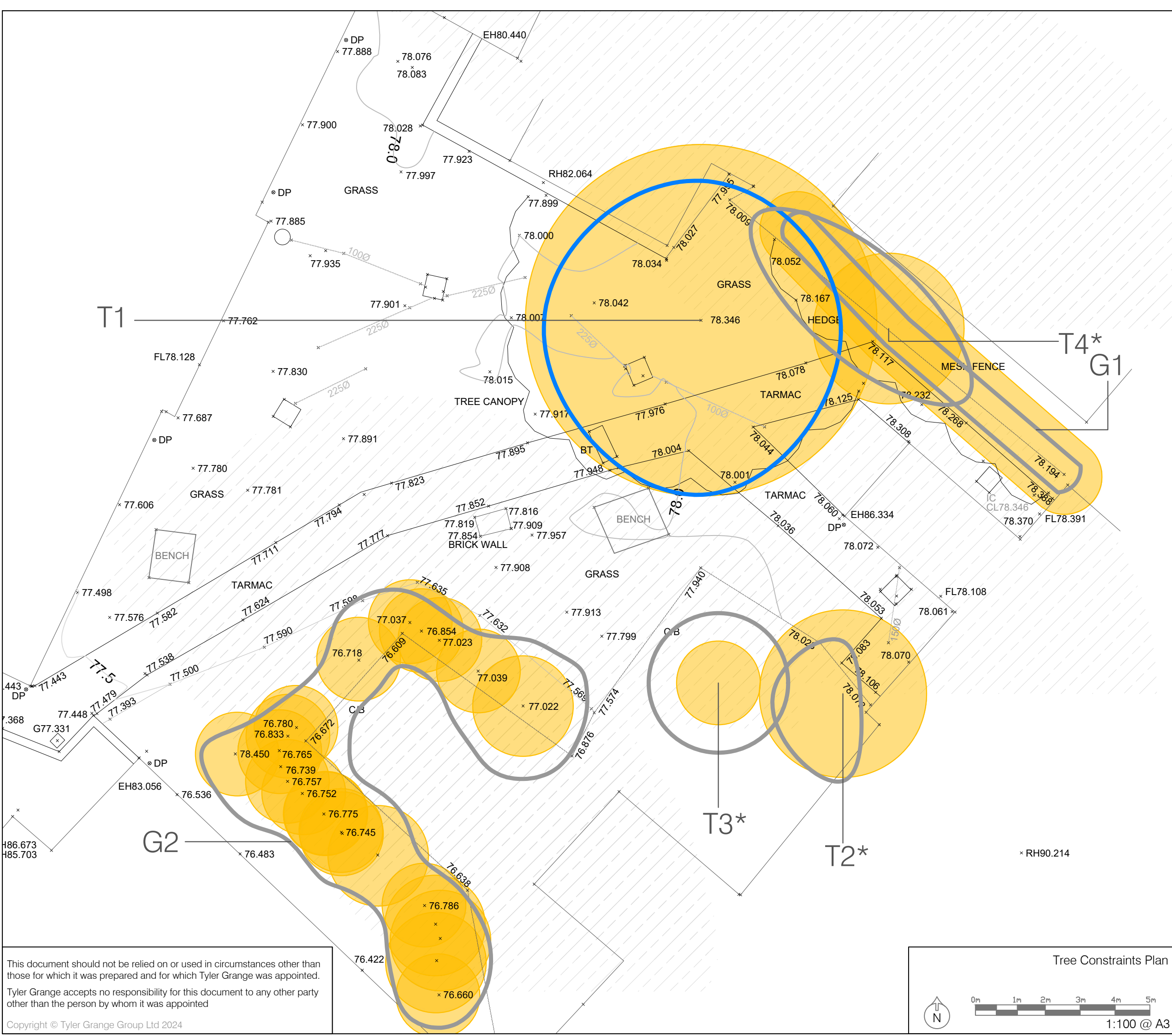


Plans:

16907/P01: Tree Constraints Plan

16907/P02: Tree Retention and Removal Plan





-  Category C - Trees of low quality and value
 -  Category B - Trees of moderate quality and value
 -  BS5837 Canopy Shading Extents
 -  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- * denotes trees not included on topographic survey, plotted approximately based on aerial imagery and site-observations



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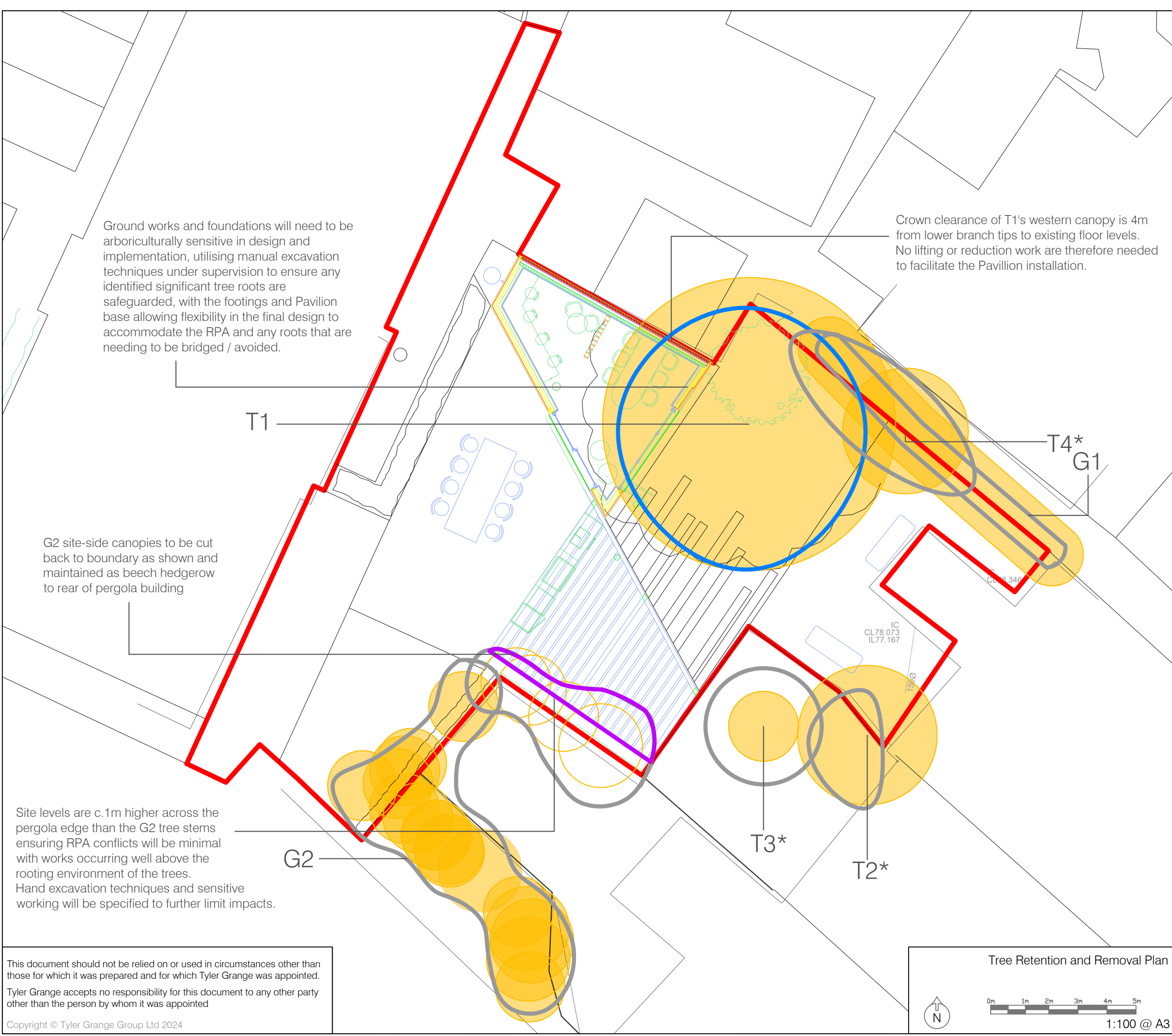
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Tree Constraints Plan



1:100 @ A3

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Drawing No	16907/P01
Date	April 2024



-  Category C - Trees of low quality and value
-  Category B - Trees of moderate quality and value
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
-  G2 crown reduction works
- * denotes trees not included on topographic survey, plotted approximately based on aerial imagery and site-observations



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Tree Retention and Removal Plan



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