

Arboricultural Impact Assessment

Robinwood Activity Centre, Cross Lane, Wrexham

Prepared for:

ROBINWOOD ACTIVITY CENTRE

Our Ref: 22/AIA/WXM/309

December 2022

Tree Solutions Ltd

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1.0 INSTRUCTION

- 1.1 We have been instructed by Robinwood Activity Centres to provide an Arboricultural Impact Assessment (AIA) in order 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 in order to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the proposed development within the grounds of Robinwood Activity Centre, Cross Lanes, Wrexham. As such, all trees within influencing distance to construction areas both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on the accompanying plans.
- 1.3 The stage 1 tree survey was carried out on 21 November 2022 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is sufficient only 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 Six individual trees (T1–T6) and two groups (G1-G2) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 22/AIA/WXM/309, Drawing No. 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 proposed site block plan Ref: RAC-LAW-X-X-DR-A-069001 (Rev P6) provided by Lawray Architects.

2.0 STATUTORY CONTROLS

- 2.1 Several trees within the grounds are subject to a Tree Preservation Order Ref: 116 (2007) and it would appear from the plan that tree number 4 (Lime) is listed as T17 within this Order. This tree is however crossed off and being removed so we would advise seeking written confirmation on this from Wrexham CB Council prior to undertaking any works.

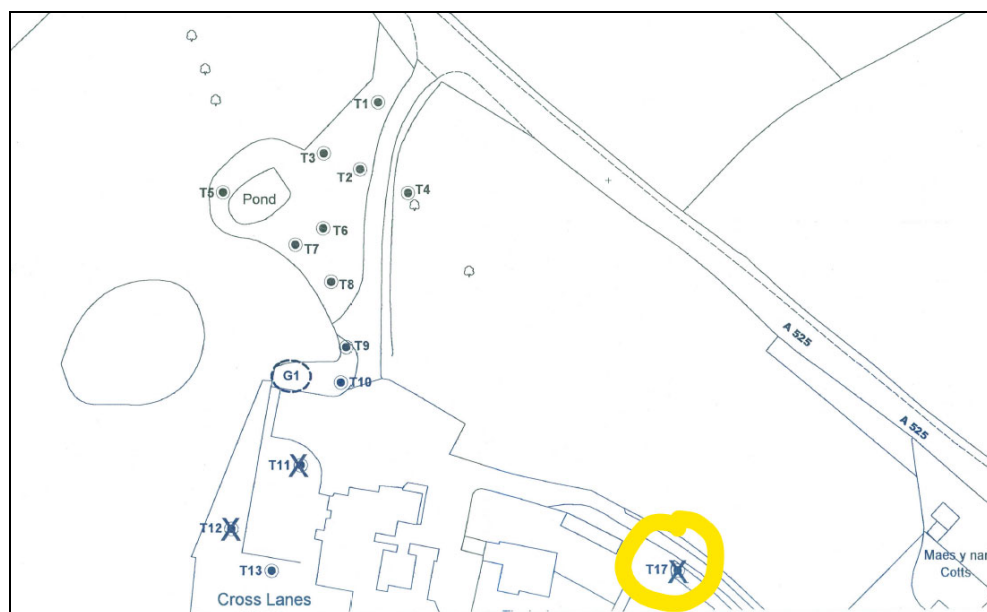


Plate 1 – Extract from WCBC TPO 116 (2007) showing T17 crossed off on plan

SCHEDULE 1 (cont) SPECIFICATION OF TREES		
<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
T8	Lime	E: 337345 N: 347022
T9	Oak	E: 337350 N: 347005
T10	Pine	E: 337455 N: 347010
T11	Beech	E: 337338 N: 346974
T12	Cedar	E: 337319 N: 346956
T13	Oak	E: 337329 N: 346945
T14	Beech	E: 337345 N: 346924
T15	Cedar	E: 337385 N: 346888
T16	Lime	E: 337373 N: 346874
T17	Lime	E: 337439 N: 349945
T18	Oak	E: 337473 N: 346915

A TPO is made in respect of 18 individual trees of various species as specified in the 1st Schedule. The trees are indicated as T1 - T18 on the plan.

Plate 1 – Extract from WCBC TPO 116 (2007) schedule showing T17 removed

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). Bats are also protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Please refer to Ecology reports submitted by Ecology Services Ltd.

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.

3.0 THE SITE

- 3.1 Two areas within the grounds of the activity centre. The shower block is located adjacent to the pond area to the NE and the meeting room is within an area of unutilised land to the east adjacent to the existing high activity buildings. Both areas contain trees around their boundaries.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Shower block and meeting room.

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

5.1 GENERAL

- 5.1.1 The three phases of an AIA were outlined in Section 1. In addition, 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. With the AIA 1, the RPA is only shown indicatively on the preliminary TCP, as its shape may be subject to amendment as the design progresses.
- 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 exclusion 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.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 N/A due to the nature of the application being shower block and meeting room.

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 close 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 all trees have been plotted unmodified as there were no significant underground barriers present to prevent good radial root spread. There is however a substantial garage building adjacent to T1 that will have undoubtedly reduced root activity beyond and areas of hard standing (tarmac) over the RPA of tree numbers 1-5.

7.2 Underground Services

7.2.1 We have considered the broad implications of the provision of underground services but the locations of existing and proposed were not identified on the plans supplied by the Project Architect and in this regard, our advice is of a general nature.

7.2.2 Drainage and service runs may need to be constructed within the rooting areas of retained trees. If this is a requirement of the development it will be necessary to retain significant roots and methods of excavation, such as thrust boring or hand digging, may need to be adopted to ensure that these impacts are acceptable.

7.2.3 As with foundation design, low impact construction methods for services installation are now well established. For more information regarding underground services, reference should be made to the National Joint Utilities Group (NJUG) Publication No. 10. Volume 4 '*Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees*' 2007.

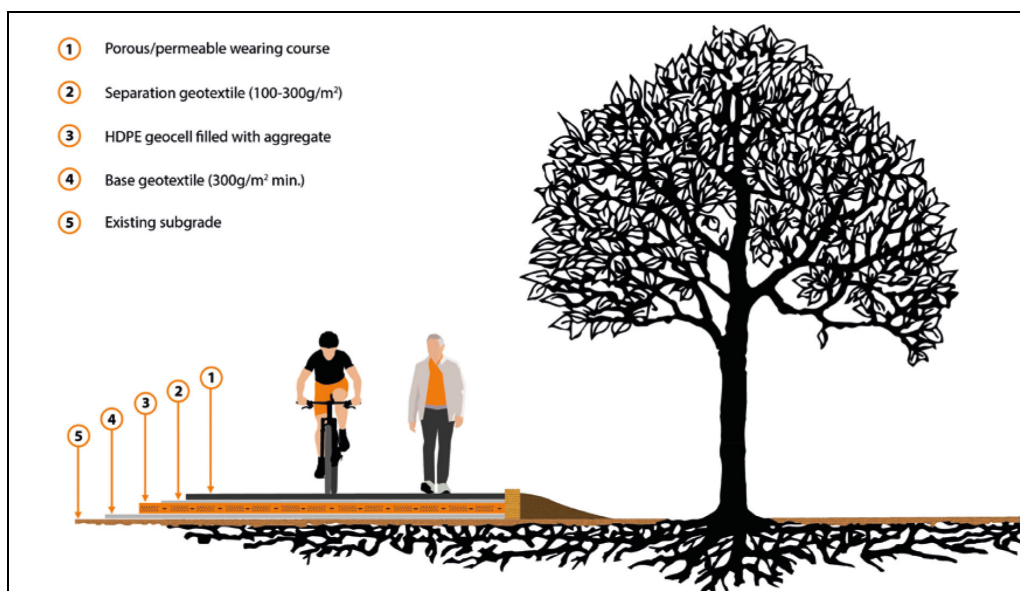
8.0 DEVELOPMENT IMPACT TO TREES

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. We are satisfied that the layout has taken the long-term future of the most important trees and into account and is in accordance with Wrexham County Borough Council Planning Policy EC4, SPG 17 and recommendations contained with BS5837: 2012.

8.2 In order to accommodate the development it will be necessary to remove 1 tree from G1. This is a small, unattractive naturally colonised Sycamore of no existing or future viability/value. It offers no amenity of landscape benefit to the site and would be better removed and replaced with a good quality specimen tree irrespective of this development proposal. For this reason, we advised the architects that this this would be the most appropriate location for the shower block as opposed to impacting on any better-quality surrounding trees.

8.3 There is two development impacts to retained trees as listed below:

1. The proposed meeting room encroaches very marginally ($\leq 1.5\text{m}$) within the RPA of tree numbers 1 & 5. As this incursion is on the outer extremities of the RPA and the fact that there is a garage between T1 and the building we are confident that any necessary excavations will have no adverse impact on the health and vitality of these trees. As a precautionary measure, the applicant has agreed that the excavation will be undertaken under direct supervision of the Arboricultural Clerk of Works (ACoW) with any necessary root pruning being undertaken by them and not construction personnel.
2. Footpath – the proposed footpath encroaches within the RPA of tree numbers 1 & 5. In order to reduce any likely adverse impacts, this will be installed to a no-dig design specification using a three-dimensional cellular confinement system such as 'Cellweb' which will involve the removal of the existing turf layer ($\leq 50\text{mm}$) and installation of a layer of plastic cells. The cells will be of an appropriate size to withstand the desired loading and back filled with a free draining washed stone that contains no fines in order to help maintain adequate gaseous diffusion for tree roots below. The top dressing will be a porous material to be agreed with the LPA. This specification complies with recommendations contained within para. 7.2 of BS5837: 2012. A specific detailed design with cross sectional drawing will be submitted by the project engineer for approval prior to installation.



P2 – Example cross section of no-dig footpath within RPA of trees



P2 – Meeting room site viewed from west



P3 – T1, 4 & 5 (note garage between proposed meeting room and T1)

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 We advise that all proposed revisions having implications for trees should be referred to us for review.

10.0 CONCLUSIONS

- 10.1 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 in order 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 in order to obtain the best development proposal whilst considering the current and future tree requirements
 - Seeking special engineering solutions to reduce any adverse impact to retained trees
 - No trees of any existing or long-term value to be removed to accommodate the works
 - Taking the above into consideration we can see no valid arboricultural grounds for refusal

11.0 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.

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Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

SITE:	ROBINWOOD ACTIVITY CENTRE, CROSS LANE, WREXHAM
CLIENT:	ROBINWOOD ACTIVITY CENTRE LTD
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	21 NOV 2022
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	22/AIA/WXM/309

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)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T1	Oak	M	18 5E	7	9.5	8.5	7.5	1030	M/G	- Large prominent tree - Reduced vigour with tip dieback throughout crown - Garage and tarmac hard standing over primary rooting area - E.R.C. 20+	- Reduce crown by 2m back to suitable inner sub-lateral growth - Monitor for further decline	B2	12.3 480m²
T2	Whitebeam	SM	9	2	3	2.5	3.5	200	M	- Small insignificant tree - No loss in amenity if removed - E.R.C.10	No works	C2	2.4 18m²
T3	Yew	M	15	2.5	2	3.5	3.5	500	M	- No obvious defects - E.R.C.20	No works	B2	6 113m²
T4	Lime	M	600	6	7	5	6	790	G	- Large prominent tree - No obvious defects - E.R.C.40	No works	A2	9.5 282m²
T5	Oak	FM	13	9	9	4	5	1250+	G	- Important tree to site - Recent pruning works - E.R.C.40+	No works	A2	15 707m²
T6	Sycamore	EM	15	5	5	5	5	500	G	- Ivy clad self-set edge tree - E.R.C.20	No works	B2	6 113m²
G1	Oak/Holly	SM	≤9	2	3.5	1.5	4	≤200	G	- Small insignificant trees - E.R.C.10+	No works	C3	2.4 18m²

HEADINGS & ABBREVIATIONS

TREE NO.
SPECIES:
AGE RANGE/LIFE STAGE:
HEIGHT:
CROWN SPREAD:
CROWN CLEARANCE & DIRECTION OF GROWTH:
STEM DIA/MULTI-STEM DIA:
VITALITY:
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:
BS 5837 CATEGORY & SUB-CATEGORY GRADING:
BS 5837 RADIUS & BS 5837 RPA:

REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
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)
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 M²) NOTE - ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

TREE SURVEY SCHEDULE (BS5837: 2012)

Tree Solutions

Arboricultural Consultants

SITE:	ROBINWOOD ACTIVITY CENTRE, CROSS LANE, WREXHAM
CLIENT:	ROBINWOOD ACTIVITY CENTRE LTD
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
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PAGE 2 OF 2

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)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
G2	Sycamore x 2	EM	≤10	2.5	2	1.5	2	≤200	G	- Self-set trees of no existing or future value/viability - E.R.C.10	Remove centre tree in group	C2	2.4 18m²

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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			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

Appendix Two

Preliminary Tree Constraints Plan



Legend

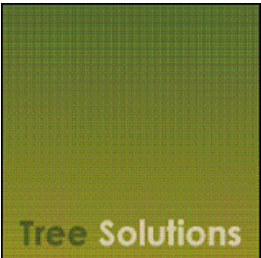
- Root Protection Area
Modified to Account for
Site Features
- Category
- Root Protection Area
- Crown Spread
- Tree Number
- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations.

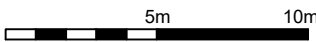
Client:	
Robinwood Activity Centre	
Project:	
Robinwood Activity Centre, Cross Lanes, Wrexham	
Title:	
Preliminary Tree Constraints Plan	
Scale:	Date:
1:250 at A2	November 2022
Drawn By:	Revision:
SD	-
Job Ref:	Drawing No:
22/AIA/WXM/309	01

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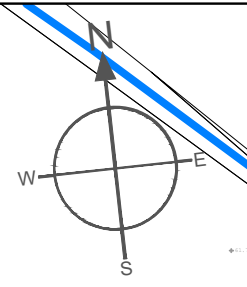


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Appendix Three

Arboricultural Impact Plan



Legend

- Root Protection Area
Modified to Account for
Site Features
- Category
- Root Protection Area
- Crown Spread
- Tree Number
- Category A (High Quality)
 - Category B (Moderate Quality)
 - Category C (Low Quality)
 - Category U (Dead/Dying/In Decline)
 - Tree Proposed for Removal

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Robinwood Activity Centre	
Project: Robinwood Activity Centre, Cross Lanes, Wrexham	
Title: Arboricultural Impact Assessment	
Scale: 1:250 at A2	Date: January 2023
Drawn By: SD & AM	Revision: B
Job Ref: 22/AIA/WXM/309	Drawing No: 02

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