

# Ascerta

Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

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## Arboricultural Impact Assessment

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Land north of Gatewen Road  
New Broughton  
Wrexham  
LL11 6YA

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Ref: P.1511.21

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July 2019

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### Ascerta

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**P.1511.21**

**Arboricultural Impact Assessment**

**Land north of Gatewen Road  
New Broughton  
Wrexham  
LL11 6YA**

**For**

**Bellway Homes Limited (North West)**

**July 2021**

|                                 |                              |
|---------------------------------|------------------------------|
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**Appendix 1**      **Tree Data Tables in accordance with Table 1 of BS5837: 2012**

**Appendix 2**      **Drawing P. 15.11.21.01 *Tree Survey***  
                         **Drawing P. 1511.21.02A *Arboricultural Method Statement***

## EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent to land north of Gatewen Road, New Broughton, Wrexham, LL11 6YA has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 112 residential dwellings which will require the removal of a number of existing trees and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of the Arboricultural Method Statement appended to this report that aims to satisfy the Outline Planning Conditions provided by Wrexham County Borough Council (further details regarding Planning Conditions are provided below);
- The use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas.
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

The Arboricultural Method Statement appended to this report has been prepared to clearly define the actions and measures to be taken in respect of the physical protection of retained trees within and immediately adjacent the proposed development site, in advance of, during and after the completion of the construction phase of the development.

The purpose of this Arboricultural Method Statement is to support the Planning Application P/2018/0674, which was granted by appeal on 15<sup>th</sup> February 2021. Also, to satisfy the LA Planning Conditions listed below:

*11) No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:*

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;*
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;*
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;*
- d) Details of general Arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;*
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;*
- f) Details of all proposed tree works, including felling and pruning.*

*12) No part of the development shall commence until full details for the Arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.*

## **1.0 Introduction**

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land north of Gatewen Road, New Broughton, Wrexham, LL11 6YA and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 7<sup>th</sup> July 2021 by a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

## **2.0 Objectives**

- 2.1** Our client's objective is to develop the site by the construction of 112 residential dwellings.
- 2.2** Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
  - Identify which trees will need to be removed directly as a result of the proposed development of the site;
  - Identify any indirect impact from the proposed development on trees proposed for retention;
  - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
  - Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
  - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

## **3.0 Planning Policy & Relevant Legislation**

- 3.1** Planning Policy Wales (PPW), December 2018 (last updated February 2021), sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with the PPW provide the national planning policy framework for Wales. PPW, the TANs, MTANs and policy clarification letters comprise national planning policy.
- 3.2** The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 3.3** The site lies within the Wrexham County Borough Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.
- 3.4** Checks made with the Local Planning Authority on 14<sup>th</sup> July 2021 indicate that the site is not located within a Conservation Area. However, the Wrexham County Borough Council, Community of Broughton, Tree Preservation Order WCBC 288 / 2018 – ‘Gatewen Village and Disused Railway Line, New Broughton, Wrexham; protects a number of trees on site. Further details of those trees applicable to the Tree Preservation Order are listed within the Tree Data Tables appended to this report. In advance of the commencement of any works to trees within or adjacent the site, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 3.5** British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6** Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

## **4.0 Survey & Survey Methodology**

- 4.1** We have been supplied with a digital copy of the topographical map for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2** Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low / medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.
- 4.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 7<sup>th</sup> July 2021 during intermittent heavy rain weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.
- 4.4** Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.
- 4.5** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.
- 4.6** Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

## 5.0 Survey Results & Impact Assessment

- 5.1 Existing Tree Cover:** Two individual trees, four groups of trees and one hedge were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1511.21.01 *Tree Survey*.
- 5.2 Direct Impact on Trees:** The development of the site as proposed will directly require the removal of T1, G1 (in part), H1 (in part) T2, G3 (in part) and G4.
- 5.3 Compensation:** Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be neutral.
- 5.4 Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.
- 5.5 Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance, the development will require the removal of H1 (in part) for which appropriate compensation by way of new planting can be provided at the landscape stage of the project in line with current planning policy and legislation.
- 5.6 Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site specific actions adopting modern methods of construction as agreed and documented within the Arboricultural Method Statement appended to this report.

## 5.0 Survey Results & Impact Assessment (Continued)

- 5.7 Potential for Shading & Nuisance:** Mature trees in urban and suburban areas add significant value and environmental benefits to properties; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of properties, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in an urban context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.
- 5.8 Boundary Screening:** Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.
- 5.9 Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees as close to their property as they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent properties, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.
- 5.10 Existing Areas of Hard Standing:** There are no existing areas of hard standing to be removed on site, therefore there will be no arboricultural implications in this regard.
- 5.11 Existing buildings/structures to be removed:** There are no buildings to be demolished and therefore there are no arboricultural implications associated to demolition.
- 5.12 Proposed Areas of Hard Standing:** Areas where proposed hard surfaces encroach within or are immediately adjacent root protection areas of retained trees are marked on the drawings appended to this report and the extent of precautionary measures required in order to safeguard retained trees are also indicated.

## 5.0 Survey Results & Impact Assessment (Continued)

- 5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas:** There are no areas within the proposed development where proposed buildings encroach within, or are located immediately adjacent to the Root Protection Areas of retained trees. There is therefore no need in this instance for special construction methodologies over and above the proposed arrangements for tree protection as outlined elsewhere in this report in order to safeguard trees from the impacts of construction works.
- 5.14 Proposed Drainage & Domestic Services:** At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.
- 5.15 Working Space During the Construction Phase:** The site is of a size such that there will be adequate working space throughout the construction phase, with little if any potential impact on retained trees. However, it is essential that construction exclusion zones created to safeguard retained trees are not breached without prior consideration and implementation of control measures to limit any potentially negative impacts on trees.
- 5.16 Access Facilitation Pruning:** There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 Tree work – Recommendations, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.
- 5.17 Protection of Planting Areas:** It is often desirable to fence off areas that are to be newly planted to protect the soil structure; however, works will be required across the majority of the site, therefore there is little scope to set aside areas for such treatment. Provided that adequate provisions are made for ground preparations in advance of the landscape stage, there is unlikely to be a negative impact on the viability of newly planted stock.
- 5.18 Requirement for an Arboricultural Method Statement:** It would be beneficial to agree and implement the Arboricultural Method Statement appended to this report for Tree Protection to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase.

**5.19 Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

## **6.0 Tree Protection Measures**

**6.1** Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

**6.2** In addition to the erection of protective fencing, the attached drawings show areas where it is beneficial to agree the appended Arboricultural Method Statement, this is to ensure tree protection, design & construction teams liaise with the local planning authority tree officer. The appended Arboricultural Method Statement will address and make allowance for the following:

- All forms of access required to the site;
- Site cabins and storage areas;
- Proposed parking for site personnel;
- Phasing of works;
- Space required for excavations (including foundation excavations);
- Any required special construction techniques (for example provision of porous surfaces);
- The location and construction methodology for installation of services in close proximity to retained trees & hedges;
- Any changes in ground levels and any resulting requirement for retaining structures;
- Proposed root zone enhancement measures;
- Working space for cranes, plant and scaffolding; and
- Management of waste products within the site.

**6.3** Over and above the physical tree protection measures that should form the basis for the tree protection method statement, the following details should be provided within the method statement:

- Protection of the soil structure within the proposed planted areas (where applicable);
- Planting operations within the root protection areas of retained trees;
- Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas;
- System of arboricultural site monitoring / schedule of site visits and resulting actions.

## 7.0 Summary of Impacts & Potential Mitigation Factors

- 7.1** Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

*Table 1: Summary of the impacts of the development on trees within / adjacent the site.*

| Issue                                      | Affecting                                                                                                                                                        | Mitigation / Compensation / Special Procedures                                                                                                                                                                                                                                                                            |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trees / hedges to be removed               | T1, G1 (in part), H1 (in part), T2, G3 (in part) and G4.                                                                                                         | Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.                                                                                                                      |
| Indirect physical impact on retained trees | All retained trees.                                                                                                                                              | Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject the appended Arboricultural Method Statement appended to this report. |
| Provision of new hard surfaces             | G1                                                                                                                                                               | Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Careful excavations with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.                                                                     |
| Provision of drainage / services           | Unknown                                                                                                                                                          | Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.                                                                                                                                                                                                                            |
| Access Facilitation Pruning                | G1, G2 and G3                                                                                                                                                    | All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .                                                                                                                                                                                  |
| Protective Fencing                         | To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase. |                                                                                                                                                                                                                                                                                                                           |

- 7.2** On the basis of the above and the contents of this report, it is considered appropriate that the appended Arboricultural Method Statement is implemented to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

## **8.0 Conclusions & Recommendations**

- 8.1** The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.
- 8.2** We recommend that a landscape proposal be prepared for the site, to include where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that the appended Arboricultural Method Statement be implemented to safeguard those trees proposed for retention.

## 9.0 References

Department for Communities and Local Government (March 2012) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

# Appendix 1

|         |                                    |                    |                           |                                                                                                                    |
|---------|------------------------------------|--------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------|
| Site:   | Gatewen Road, Wrexham, LL11 6TB    | Surveyor:          | H. Millner                | <br>Landscape   Trees   Ecology |
| Client: | Bellway Homes Limited (North West) | Survey Date:       | 7 <sup>th</sup> July 2021 |                                                                                                                    |
| Brief:  | Tree Survey to BS5837:2012         | Survey Conditions: | Intermittent Heavy Rain   |                                                                                                                    |

| T. No | Species                             | Ht (m) | Stem DBH (mm) | RPA Radius  | Branch Spread |     |     |     | Ht Crown Clearance (m) | Age Class | P Condition | Structural Condition & General Comments                                                                                                                                                          | Preliminary Recommendations (not to be actioned without a valid planning consent)                                                                        | Est. (yrs) | Cat   |
|-------|-------------------------------------|--------|---------------|-------------|---------------|-----|-----|-----|------------------------|-----------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|
|       |                                     |        |               | (m)         | N             | S   | E   | W   |                        |           |             |                                                                                                                                                                                                  |                                                                                                                                                          |            | Grade |
| H1    | Hawthorn, Ash, Privet.              | 4      | <175          | 2.10        | 1.5           | 1.5 | 1.5 | 1.5 | 0                      | M         | G           | Boundary hedge provides some screening for site. Ash appears in relatively good health- no initial evidence of Ash Die-back Disease.                                                             | Remove in part to facilitate development proposals (access road).                                                                                        | 40+        | C2    |
| T1    | Ash                                 | 13     | 600+ 600      | 10.18       | 6             | 6   | 6   | 6   | 1.5                    | M         | F           | Bifurcate at base, decay evident within union, extensive decay extends into main stem.                                                                                                           | Remove due to poor structural defect / decay at tree base. Provide replacement tree as part of Landscape proposals.                                      | <20        | C1    |
| G1    | Ash, Hawthorn                       | 15     | #100-550      | 1.20 – 6.60 | 5             | 5   | 5   | 5   | 0                      | M         | F           | Provides good screening for the site. Remnant hedgerow, Ash trees developing into larger individual trees within Hawthorn understory.                                                            | Crown lift to 3m within site. Remove poor specimen and any dead standing trees from within understorey. Reduce canopy line away from plots as necessary. | 20+        | B2    |
| G2    | Sycamore, Ash, Hawthorn, Elm, Holly | 18     | #100-600      | 1.20 – 7.20 | 7             | 7   | 7   | 7   | 0                      | M         | F           | Creates a woodland screening for the site. Majority of group is located beyond the red-line boundary. Good health and vigour, with some excellent specimens within group. <b>Subject to TPO.</b> | Crown lift to 3m within site. Remove poor specimen and any dead standing trees from within understorey. Reduce canopy line away from plots as necessary. | 40+        | A2    |
| G3    | Sycamore, Ash, Hawthorn, Elder      | 17     | #300-750      | 3.60 – 9.00 | 6             | 5   | 5   | 4   | 1                      | M         | F/P         | Some dead-standing and fire damaged trees within group from anti-social behaviour. Trees located around an open well. <b>Subject to TPO.</b>                                                     | Remove dead-standing trees as specified on plan.                                                                                                         | 30+        | B2    |

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)  
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*  
Ht Crown Clearance: Canopy ground clearance  
Structural Condition: Description of any observed defects  
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used  
Root Protection Area Radius: Root Protection Area as per BS5837: 2012  
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead  
Preliminary Recommendations: Made in respect of known / intended use of the site  
\* For groups of trees, the stem diameter of the largest tree in the group is generally used  
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres  
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points  
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead  
Est. (yrs): Estimated remaining contribution in years

|         |                                    |                    |                           |                                                                                                                    |
|---------|------------------------------------|--------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------|
| Site:   | Gatewen Road, Wrexham, LL11 6TB    | Surveyor:          | H. Millner                | <br>Landscape   Trees   Ecology |
| Client: | Bellway Homes Limited (North West) | Survey Date:       | 7 <sup>th</sup> July 2021 |                                                                                                                    |
| Brief:  | Tree Survey to BS5837:2012         | Survey Conditions: | Intermittent Heavy Rain   |                                                                                                                    |

Page 2 of 2

Page 2 of 3

| T. No | Species                   | Ht (m) | Stem DBH (mm) | RPA Radius | Branch Spread |   |   |   | Ht Crown Clearance (m) | Age Class | P Condition | Structural Condition & General Comments                                                    | Preliminary Recommendations (not to be actioned without a valid planning consent)                        | Est. (yrs) | Cat   |
|-------|---------------------------|--------|---------------|------------|---------------|---|---|---|------------------------|-----------|-------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------|-------|
|       |                           |        |               | (m)        | N             | S | E | W |                        |           |             |                                                                                            |                                                                                                          |            | Grade |
| G4    | Sycamore, Hawthorn, Elder | 19     | <75-750       | 0.9 – 9.00 | 6             | 6 | 7 | 8 | 0                      | EM-M      | F           | One large Sycamore tree of merit within middle of group. Overall group is of poor quality. | Remove to facilitate development proposals. Provide replacement planting as part of Landscape proposals. | 30+        | C2    |
| T2    | Hawthorn                  | 6      | 320           | 3.84       | 2             | 3 | 2 | 3 | 1.5                    | EM-M      | F           | Individual tree located on site boundary.                                                  | Remove to facilitate development proposals. Provide replacement tree as part of Landscape proposals.     |            |       |

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)  
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*  
Ht Crown Clearance: Canopy ground clearance  
Structural Condition: Description of any observed defects  
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used  
Root Protection Area Radius: Root Protection Area as per BS5837: 2012  
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead  
Preliminary Recommendations: Made in respect of known / intended use of the site  
\* For groups of trees, the stem diameter of the largest tree in the group is generally used  
# Denotes estimated DBH where access was not possible  
<https://Ascerta.Sharepoint.Com/Server/All Jobs/1511.21 Land North Of Gatewen Road, New Broughton, Wrexham LL11 6YA/03 Working/02 Reports/02 TREES/P.1511.21 Tree Data Tables.Docx>

Ht: Approximate height of tree from ground level in metres  
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points  
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead  
Est. (yrs): Estimated remaining contribution in years

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## Appendix 2

Recreation Ground



DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO 30 MG BY BEST FIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA

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KEY

- Existing tree to be retained
- Existing tree to be removed

|            |                                   |             |
|------------|-----------------------------------|-------------|
| Updated to | "BHNW130 Gatewen Road PL01 rev A" | 29/09/21    |
| A          | REV                               | DESCRIPTION |
| REV        | DESCRIPTION                       | DATE        |

# Ascerta

Landscape | Trees | Ecology

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CLIENT:

Bellway Homes Ltd

PROJECT:

Gatewen Road, Wrexham, LL11 6TB

DRAWING TITLE:

Tree Survey

Sheet 1 of 2

SCALE:

1:500 @A1

DATE:

07/07/2021

DRAWN BY:

CP

CHKD BY:

HM

DRAWING No:

P.1511.21.01

REV:

A



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KEY

Existing tree to be retained

Existing tree to be removed

Updated to "BHNW130 Gatewen Road PL01 rev A"

29/09/21

REV

DESCRIPTION

DATE

Ascerta

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CLIENT:

Bellway Homes Ltd

PROJECT:

Gatewen Road, Wrexham, LL11 6TB

DRAWING TITLE:

Tree Survey

Sheet 2 of 2

SCALE:

1:500 @A1

DATE:

07/07/2021

DRAWN BY:

CP

CHKD BY:

HM

DRAWING No:

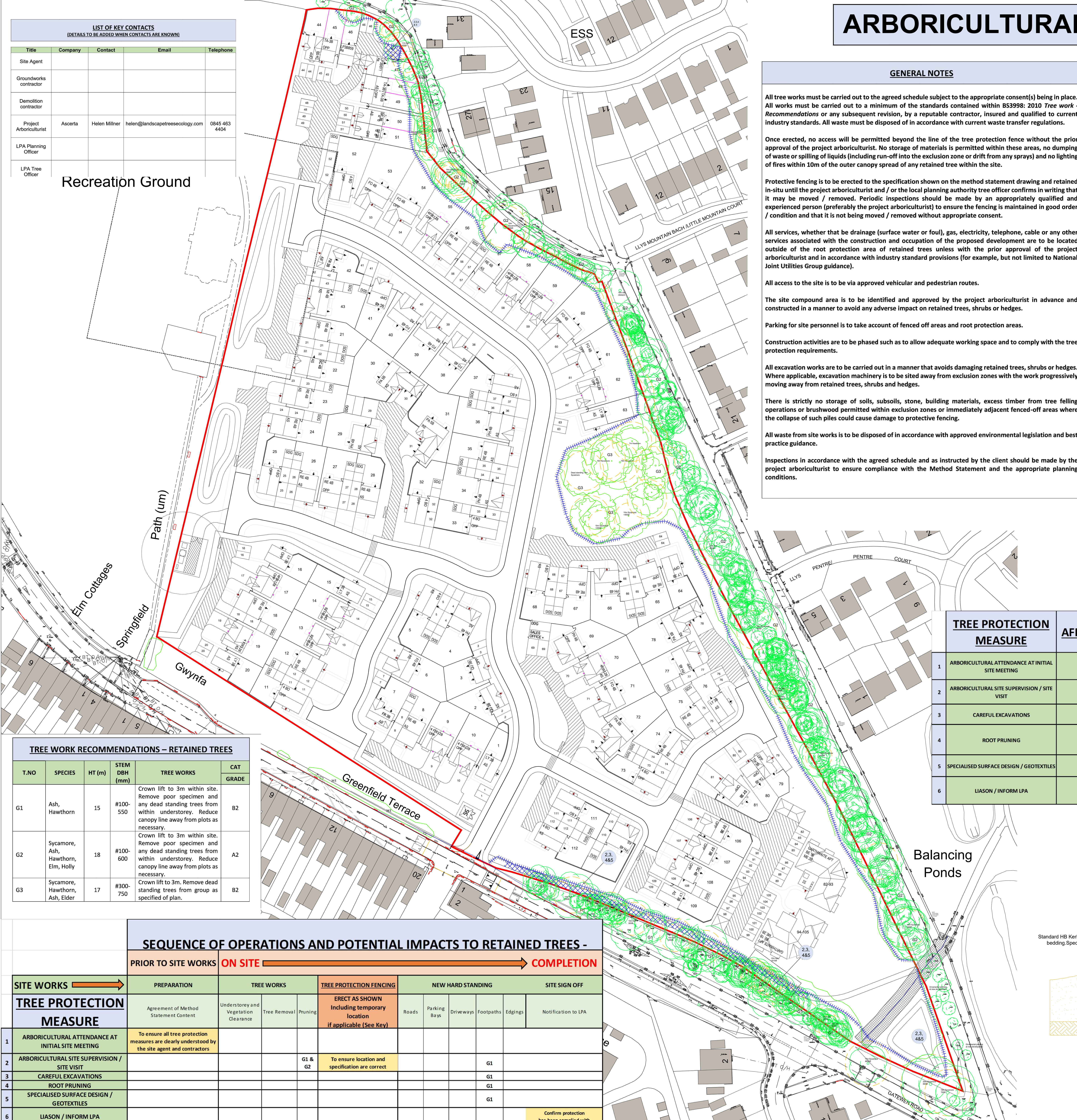
P.1511.21.01

REV:

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100022432

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# ARBORICULTURAL METHOD STATEMENT

## GENERAL NOTES

All tree works must be carried out to the agreed schedule subject to the appropriate consent(s) being in place. All works must be carried out to a minimum of the standards contained within BS3998: 2010 *Tree work - Recommendations or any subsequent revision*, by a reputable contractor, insured and qualified to current industry standards. All waste must be disposed of in accordance with current waste transfer regulations.

Once erected, no access will be permitted beyond the line of the tree protection fence without the prior approval of the project arboriculturist. No storage of materials is permitted within these areas, no dumping of waste or spilling of liquids (including run-off into the exclusion zone or drift from any sprays) and no lighting of fires within 10m of the outer canopy spread of any retained tree within the site.

Protective fencing is to be erected to the specification shown on the method statement drawing and retained in-situ until the project arboriculturist and / or the local planning authority tree officer confirms in writing that it may be moved / removed. Periodic inspections should be made by an appropriately qualified and experienced person (preferably the project arboriculturist) to ensure the fencing is maintained in good order / condition and that it is not being moved / removed without appropriate consent.

All services, whether that be drainage (surface water or foul), gas, electricity, telephone, cable or any other services associated with the construction and occupation of the proposed development are to be located outside of the root protection area of retained trees unless with the prior approval of the project arboriculturist and in accordance with industry standard provisions (for example, but not limited to National Joint Utilities Group guidance).

All access to the site is to be via approved vehicular and pedestrian routes.

The site compound area is to be identified and approved by the project arboriculturist in advance and constructed in a manner to avoid any adverse impact on retained trees, shrubs or hedges.

Parking for site personnel is to take account of fenced off areas and root protection areas.

Construction activities are to be phased such as to allow adequate working space and to comply with the tree protection requirements.

All excavation works are to be carried out in a manner that avoids damaging retained trees, shrubs or hedges. Where applicable, excavation machinery is to be sited away from exclusion zones with the work progressively moving away from retained trees, shrubs and hedges.

There is strictly no storage of soils, subsoils, stone, building materials, excess timber from tree felling operations or brushwood permitted within exclusion zones or immediately adjacent fenced-off areas where the collapse of such piles could cause damage to protective fencing.

All waste from site works is to be disposed of in accordance with approved environmental legislation and best practice guidance.

Inspections in accordance with the agreed schedule and as instructed by the client should be made by the project arboriculturist to ensure compliance with the Method Statement and the appropriate planning conditions.

## IMPORTANT

As a requirement of Wrexham County Borough Council department of Planning, this arboricultural / tree protection method statement has been prepared to clearly define the actions and measures to be taken in respect of the physical protection of retained trees within and immediately adjacent the proposed development site, in advance of, during and after the completion of the construction phase of the development.

The purpose of this method statement is to discharge conditions 11 and 12 of the Planning Consent Notice dated 15th February 2021 under planning application reference P/2018/0674, and which read as follows:

- 11) No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
- a) A specification for tree protection fencing and ground protection measures that comply with British Standard BS37:2012;
  - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
  - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
  - d) Details of general Arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
  - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
  - f) Details of all proposed tree works, including felling and pruning.
- 12) No part of the development shall commence until full details for the Arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

Any deviation from this statement, whether intended or inadvertent, may result in a breach of planning condition(s) and enforcement action may be taken.

All relevant legislation must be taken into consideration prior to the commencement of any works on site, particularly in relation to works to trees. Where statutory controls apply, including Tree Preservation Orders, Conservation Areas, the requirement for a Felling Licence, relevant planning conditions or any statute relating to wildlife protection or protected species, those both instructing and carrying out works that directly or indirectly affect trees must first satisfy themselves that all appropriate consents are in place or that notifications have been served and that statutory timescales have elapsed. Failure to do so is likely to result in enforcement action involving in some cases, criminal prosecution and substantial fines, as well as the potential cessation of all works on site until any and all breaches are fully rectified to the satisfaction of the local planning authority.

The contents of this statement in no way constitutes an instruction to proceed with any works without the full written consent of the relevant local planning authority.

NOTE: Should any queries arise over the content of this document or there be a need for works within or immediately adjacent the Root Protection Areas, the appointed site arborist MUST be contacted for advice in advance. Failure to follow the measures contained within this document could lead to enforcement action being taken.

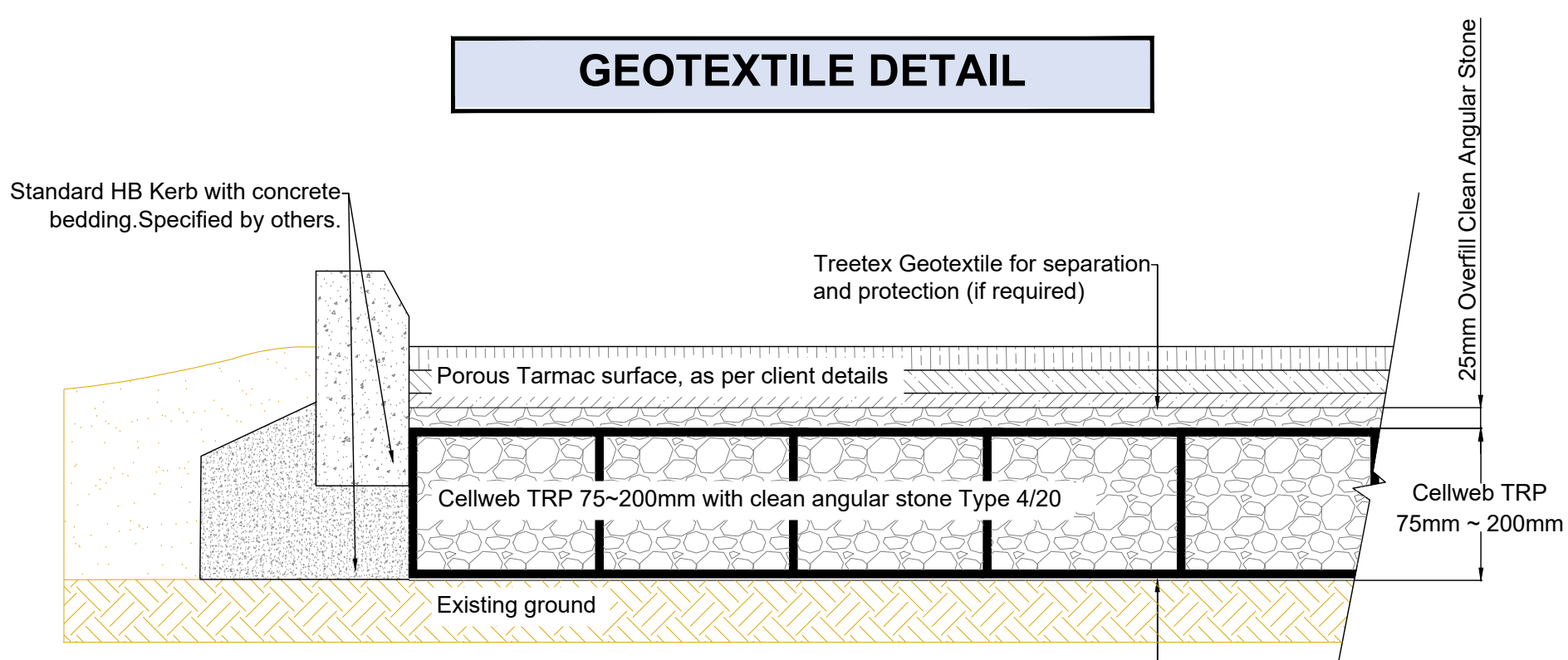
NOTE TO LOCAL AUTHORITY: This document does not imply that Ascerta has been retained to oversee, supervise or manage any aspect of the tree protection proposals at any stage of the development.

Any queries in relation to this document should be referred in the first instance to Ascerta by telephone on 0845 463 4404 or alternatively by email at [info@landscapetreescology.com](mailto:info@landscapetreescology.com)

|   | TREE PROTECTION MEASURE                           | AFFECTING | DESCRIPTION/ SPECIFICATION AND PROCEDURE                                                                                                                                                                                                                                      |
|---|---------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | ARBORICULTURAL ATTENDANCE AT INITIAL SITE MEETING | ALL TREES | Site agent to be briefed on content of this document and location of protective fencing to be marked out on site using fluorescent paint or similar. Site specific tree protection measures to be discussed, including timing, implementation and the need for such measures. |
| 2 | ARBORICULTURAL SITE SUPERVISION / SITE VISIT      | G1        | Project arboriculturist to attend site prior to the commencement of the 'SITE WORKS' task as identified in SEQUENCE OF OPERATIONS - GANTT CHART to oversee and ensure the successful implementation of the identified 'TREE PROTECTION MEASURE'.                              |
| 3 | CAREFUL EXCAVATIONS                               | G1        | Excavations to be carried out using a spade with access only permitted within excluded areas of the site on foot.                                                                                                                                                             |
| 4 | ROOT PRUNING                                      | G1        | Roots exposed during excavations <25mm to be pruned cleanly back to the soil surface using tools appropriate to the task. Roots >25mm to be assessed on site by the project arboriculturist as to whether pruning is safe / appropriate.                                      |
| 5 | SPECIALISED SURFACE DESIGN / GEOTEXTILES          | G1        | Surface to be constructed to the attached specification (see inset). There must be strictly no excavations beyond or deeper than the agreed / permitted extents in order to preserve as much root zone and live roots as possible.                                            |
| 6 | LIASON / INFORM LPA                               | ALL TREES | Ascerta to inform Local Planning Authority that 'TREE PROTECTION MEASURE/S' have been implemented effectively following each supervision visit.                                                                                                                               |

| TREE WORK RECOMMENDATIONS – RETAINED TREES |                                     |        |               |                                                                                                                                                          |
|--------------------------------------------|-------------------------------------|--------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| T.NO                                       | SPECIES                             | HT (m) | STEM DBH (mm) | TREE WORKS                                                                                                                                               |
| G1                                         | Ash, Hawthorn                       | 15     | #100-550      | Crown lift to 3m within site. Remove poor specimen and any dead standing trees from within understorey. Reduce canopy line away from plots as necessary. |
| G2                                         | Sycamore, Ash, Hawthorn, Elm, Holly | 18     | #100-600      | Crown lift to 3m within site. Remove poor specimen and any dead standing trees from within understorey. Reduce canopy line away from plots as necessary. |
| G3                                         | Sycamore, Hawthorn, Ash, Elder      | 17     | #300-750      | Crown lift to 3m. Remove dead standing trees from group as specified of plan.                                                                            |

| SEQUENCE OF OPERATIONS AND POTENTIAL IMPACTS TO RETAINED TREES - |                                                   |                                                                                                 |                                      |              |                         |                                                                           |       |              |           |               |         |                                           |
|------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------|--------------|-------------------------|---------------------------------------------------------------------------|-------|--------------|-----------|---------------|---------|-------------------------------------------|
| PRIOR TO SITE WORKS                                              |                                                   | ON SITE                                                                                         |                                      |              |                         |                                                                           |       |              |           | COMPLETION    |         |                                           |
| SITE WORKS                                                       |                                                   | PREPARATION                                                                                     | TREE WORKS                           |              | TREE PROTECTION FENCING | NEW HARD STANDING                                                         |       |              |           | SITE SIGN OFF |         |                                           |
| TREE PROTECTION MEASURE                                          |                                                   | Agreement of Method Statement Content                                                           | Understorey and Vegetation Clearance | Tree Removal | Pruning                 | ERECT AS SHOWN<br>Including temporary location<br>if applicable (See Key) | Roads | Parking Bays | Driveways | Footpaths     | Edgings | Notification to LPA                       |
| 1                                                                | ARBORICULTURAL ATTENDANCE AT INITIAL SITE MEETING | To ensure all tree protection measures are clearly understood by the site agent and contractors |                                      |              |                         |                                                                           |       |              |           |               |         |                                           |
| 2                                                                | ARBORICULTURAL SITE SUPERVISION / SITE VISIT      |                                                                                                 |                                      |              | G1 & G2                 | To ensure location and specification are correct                          |       |              |           |               | G1      |                                           |
| 3                                                                | CAREFUL EXCAVATIONS                               |                                                                                                 |                                      |              |                         |                                                                           |       |              |           |               | G1      |                                           |
| 4                                                                | ROOT PRUNING                                      |                                                                                                 |                                      |              |                         |                                                                           |       |              |           |               | G1      |                                           |
| 5                                                                | SPECIALISED SURFACE DESIGN / GEOTEXTILES          |                                                                                                 |                                      |              |                         |                                                                           |       |              |           |               | G1      |                                           |
| 6                                                                | LIASON / INFORM LPA                               |                                                                                                 |                                      |              |                         |                                                                           |       |              |           |               |         | Confirm protection has been complied with |



Note: Subbase could be required depending on the existing ground CBR % and the type of traffic on the surface.

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ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.

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### KEY

- Existing tree to be retained
- Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations
- Proposed location of protective fencing - see inset for type / construction detail
- Root protection methodology to be agreed in these areas. Geotextiles/ porous surfacing to be agreed / implemented
- Target note - numbers relate to the attached Table 3 which provides protection details for retained trees.

### ADVISED FENCING SIGNAGE

**TREE PROTECTION AREA**

**KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990) TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER. CONTINUATION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION.

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

Laminated copies of the above sign (or similar if approved by the project arboriculturist) are to be attached to the outside of the protective fencing at 4m intervals such that they are clearly visible to site personnel.

### TREE PROTECTION FENCING

### TREE PROTECTION FENCING

Updated to "BHNW130 Gateway Road PL01 rev A"

A REV DESCRIPTION

29/09/21 DATE

## Ascerta

Landscape | Trees | Ecology

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CUSTOMER: Bellway Homes Ltd

PROJECT: Gateway Road, Wrexham, LL11 6TB

DRAWING TITLE: Arboricultural Method Statement

SCALE: 1:500 @ A0

DRAWING No: 29/09/21

DRAWN BY: CP

CHKD BY: HM

DATE: 07/07/2021

P: 1511.21.02

A