

Stage 1 Tree Survey & Indicative Arboricultural Impact Assessment

Tyn Y Coed, Chester Road, Rossett

Prepared for:

F MC CLEMENTS

Our Ref: 22/AIA/WXM/297 (Rev C)

December 2022

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1.0 INSTRUCTION

- 1.1 We have been instructed by F McClements to carry out a stage 1 tree survey and indicative Arboricultural Impact Assessment 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 regarding arboricultural features in relation to the proposed development at Tyn Y Coed, Chester Road, Rossett, Wrexham. As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on all accompanying plans.
- 1.3 The tree survey was carried out in February 2022 and recently updated in December 2022 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough 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 Twenty-seven individual trees (T1–T27) and two groups (G1–G2) were surveyed and mapped on a Preliminary Tree Constraints & Ref: 22/AIA/WXM/297 (Rev C) Drawing No. 1 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The indicative Arboricultural Impact Assessment is based on the indicative site layout Ref: PL(00)03, Drawing No: 248-07 provided the project architects Mersey Design Group (MDG).

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 Tree numbers 4, 6, 9, 15 & 17 are subject to Wrexham Maelor Borough Council, Tree Preservation Order No 162 (1995). It is however unclear from the data if these are the exact trees. You are therefore advised to seek confirmation on this prior to undertaking any works. Remaining trees across the site are not protected.

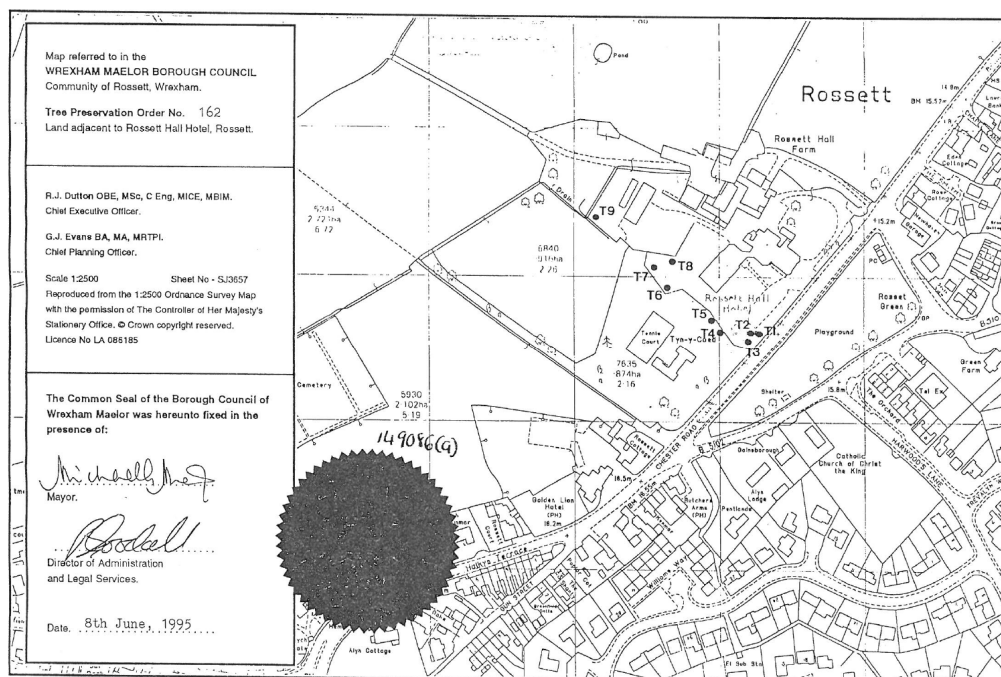


Plate 1 – Extract from map WMBC TPO 162

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), as well as The Conservation (Natural Habitats, &c) (Amendment) Regulations 2007. Refer to Rachel Hacking Ecology report for further information.

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 The site contains an existing detached residential dwelling set within large grounds. There are a mix of trees species around the site boundaries.

4.0 DEVELOPMENT PROPOSAL

- 4.1 10 detached residential dwellings with associated vehicular access and parking.

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 prohibition 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 This is the area above ground dominated by the tree in relation to issues of shading, seasonal debris and safety apprehension. This area is calculated by considering the height and spread of the tree relative to the proposed buildings, cross referenced with intended end use. As such, what is assessed is the likely psychological effect of the tree on the end user.
- 5.4.2 The purpose of identifying CEZ 3 is to protect trees from post development pressure (resentment) by the site's end users, who may, if resentful of the trees, seek to procure excessive pruning treatments or even to have them removed. This is a common Planning Service concern, which has led on many occasions both to refusals of consent and to dismissed Appeals against those refusals.
- 5.4.3 The means of protecting CEZ 3 is likely to include optimising the site layout and room type (especially in relation to new residential dwellings), such that any adverse psychological impacts of the trees are reduced to an acceptable minimum. Key principles include ensuring adequate separation distances between trees and new buildings, in the context of the buildings' end use relative to the location of the tree(s) and avoiding excessive obstruction by trees of critical solar access.

5.5 CEZ 4: NEW PLANTING ZONE

- 5.5.1 In some cases, it may be appropriate to identify and protect areas intended for new landscape planting, which can fail to establish if the soil has been heavily compacted or contaminated during the demolition/construction process. The means of protecting CEZ 4 will either be by fencing it off prior to the start of works on site, or by soil remediation once construction has finished (and prior to the start of planting). Topsoil protection in areas destined for new planting is frequently an economy measure, saving on plant replacement and soil structure remediation.

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 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 trees to the north and east have been modified and are shown running 1.5m within adjacent roads and extending further within the site where a more favourable rooting environment exists.

7.2 Underground Services

- 7.2.1 We have considered the broad implications of the provision of underground services but other than the underground gas main, 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 indicative impact assessment plan. We are satisfied that the proposal has taken the long-term future of the most important trees into account and the layout is in accordance with Wrexham County Borough Council Planning Policy EC4, Supplementary Planning Guidance Note 17 and recommendations contained with BS5837: 2012.
- 8.2 All other trees are to be retained and are unaffected by any development works and we do not foresee any issues of over dominance or excessive shading that could lead to resentments from future occupants as the main belt of trees are located along the northern boundary. Furthermore, this is an indicative layout only with detailed design to be submitted for approval at reserved matters so subject to change if necessary.
- 8.3 Details relating the pavement incursion within the RPA of tree number 3 will be dealt with in the Arboricultural Method Statement if made a condition of consent.

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
- 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.
- No part of this report can be reproduced without the authorisation of *Tree Solutions Ltd*.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

SITE:	TYN Y COED, CHESTER ROAD, ROSSETT
CLIENT:	F MC CLEMENTS
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A HENDERSON
ASSESSMENT DATE:	DEC 2022
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	22/AIA/WXM/297 (REV C)

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	Elm	SM	8 0						P	- Small low-grade scrub that abuts boundary wall - Dieback in crown – (Dutch Elm Disease) and dead wood/broken limbs - E.R.C. 0	• Remove	U	N/A
T2	Sycamore (Tag 2053)	M	20 8W	6	4	5	6	800	G	2 trees @ 300mm centres forming 1 closed canopy specimen - Excessive end loading on lowest lateral - E.R.C. 40	• Remove lowest limb SW	A2	9.6 290m²
T3	Sycamore	M	19	4	6.5	6	6.5	700	G	- Ivy clad - Dead wood in crown - Prominent in landscape - E.R.C. 40	• Remove dead wood	A2	8.4 222m²
T4	Horse Chestnut	M	18	3	2	3	2	560	G	- Located off-site - Possible TPO 162 (T2) - E.R.C. 20	• 3 rd party tree - no works	B2	6.7 142m²
T5	Sycamore	SM	13	2	3.5	1	1	200x 3 (346)	M	- Multi-stem from past coppice - Ivy clad - Unremarkable tree - E.R.C. 10	• Remove if required	C2	4 54m²

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

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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						
T6	Sycamore	EM	16 4S	5	5	4	4.5	410x 3 (710)	G	- Multi-stemmed from past coppice - Possible TPO 162 (T4) - E.R.C. 20	• No works	B2	8.5 228m²
T7	Sycamore	EM	14 1.5S	1	5.5	3	2	450	M/G	- Entirely Ivy clad impeding inspection - Self-set tree - E.R.C. 10	• No works	C2	5.4 92m²
T8	Sycamore	SM	14	1	2	1	1.5	250	M	- Tall drawn form due to overcrowding - E.R.C. 10	• No works	C2	3 28m²
T9	Sycamore	M	15 12S	5	3	3	4	650	M/G	- Crown bias north - Ivy clad - Limb loss east - Unremarkable specimen - Possible TPO 162 (T5) - E.R.C. 10	• No works	C2	7.8 191m²
T10	Sycamore	EM	14 2S	3	5	3	3.5	460	G	- Self-set tree - Hangers in crown - Unremarkable specimen - E.R.C. 10	• Could be considered removal	C2	5.5 96m²
T11	Cherry	EM	13	2.5	2	2	1	200	G	- Drawn form due to suppression - E.R.C. 10	• No works	C2	2.4 18m²
T12	Hemlock	EM	14 0	1.5	2	1.5	1.5	300	G	- No visual defects - E.R.C. 20	• No works	B2	3.6 41m²
T13	Beech (Tag 2024)	M	16 2E	4.5	5.5	7	3	850	G	- No visual defects - E.R.C. 20	• No works	B2	10.2 327m²

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				N	S	E	W						
T14	Sycamore	M	18 2N	9	3	6	4	770	G	- Codominant stems with acute included union & signs of seepage below - E.R.C. 20	Monitor for movement in weak union if retained	B2	9.2 268m²
T15	Beech	M	20 2S	7.5	8.5	8.5	6	720	G	- Large prominent tree - Value would be enhanced by removing surrounding tree leaving this as a standalone feature tree - TPO 162 (T6) - E.R.C. 40+	No works	A2	8.6 235m²
T16	Beech	EM	16	9	4.5	3	5	530	G	- Excessive end loading to north - Poor structural form - E.R.C. 120	No works	B2	6.4 127m²
T17	Pine (Tag 2017)	M	17	4.5	3	2	3	590	G	- No obvious defects - TPO 162 (T7) - E.R.C. 40	No works	B2	7 157m²
T18	Cherry (Tag 2019)	EM	13 3N	5	1.5	2.5	3	370	G	- All crown bias/weight to north - Excessive loading on leader – liable to fracture - E.R.C. 10	Consider crown reduction to alleviate loading	C2	4.4 62m²
T19	Cherry	SM	10	1	1.5	1	2	200	M	- Small tree of no merit - E.R.C. 10	No works	C3	2.4 18m²
T20	Cedar (Deodar)	EM	13	3	3	2	3	530	G	- No visual defects - E.R.C. 20	No works	B2	6.4 127m²
T21	Pine	EM	13	1.5	1.5	1.5	1.5	400	G	- No obvious defects - E.R.C. 20	No works	B2	4.8 72m²
T22	Pine	M	15	4	4.5	6	5	650	G	- Large prominent tree on boundary - E.R.C. 40	No works	A2	7.8 191m²

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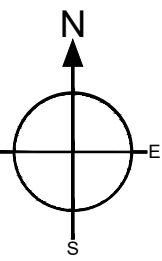
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				N	S	E	W						
T23	Larch	EM	13	1	1	1	1	350	P	In decline	Remove	U	N/A
T24	Pear	SM	6	1	0.5	1	2	150	G	- Small fruit tree - No defects - E.R.C. 10	No works	C3	1.8 10m²
T25	Tulip (Tag 2011)	M	15	5	5	6	5	480x 2 (679)	G	- Codominant stems from base - Lost in corner of site - E.R.C. 20	No works	B2	8 209m²
T26	Sycamore	M	16	5	5	5	7	500	G	- Off-site tree with no access to survey - E.R.C. 20+	3rd party tree – no works	B2	6 113m²
T27	Hemlock	SM	3	2	2	1.5	1.5	200	G	- Small tree of no current landscape value - E.R.C. 10	No works	C3	2.4 18m²
G1	Leyland Cypress x3 Fir x 1	EM	14	4	2.5	2.5	2.5	≤300	G	- Closed canopy group on boundary - E.R.C. 20	No works	B2	3.6 41m²
G2	Apple x 2 Plum x 2	M	7					≤300	G	- Small insignificant trees - E.R.C. 10	Remove if required	C3	3.6 41m²

Table 1 Cascade chart for tree quality assessment

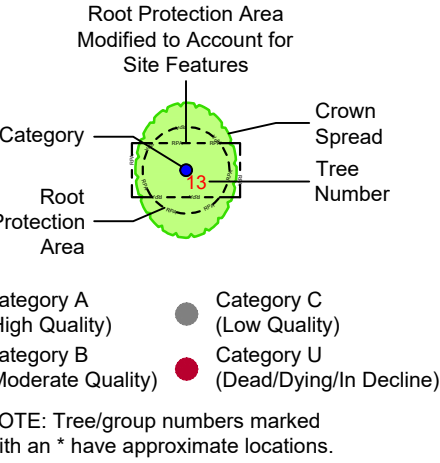
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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



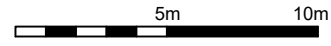
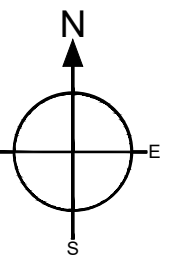
Client:	
F McClements	
Project:	
Tyn Y Coed, Chester Road, Rossett	
Title:	
Preliminary Tree Constraints Plan	
Scale:	Date:
1:250 @ A1	December 2022
Drawn By:	Revision:
NB	C
Job Ref:	Drawing No:
22/AIA/WXM/297	01

Do not scale from this drawing all dimensions to be checked on site.

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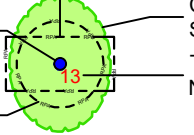
Appendix Three

Indicative Impact Assessment Plan



Legend

Root Protection Area
Modified to Account for
Site Features



- 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:	
F McClements	
Project:	
Tyn Y Coed, Chester Road, Rossett	
Title:	
Indicative Arboricultural Impact Assessment	
Scale:	Date:
1:250 @ A1	December 2022
Drawn By:	Revision:
NB & AM	B
Job Ref:	Drawing No:
22/AIA/WXM/297	02

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