

# ROAVR | GROUP

**Project:** 23\_5837\_04\_07  
**Site:** 1 Maes Alyn, Wrexham, LL11 4PW  
**Client:** Sean Petett



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|                  |                                                |
|------------------|------------------------------------------------|
| Document Title:  | Tree Survey & Arboricultural Impact Assessment |
| Document Author: | Alexander N Barnes - BSc Arb, MArborA          |
| Project Title:   | 1 Maes Alyn, Wrexham, LL11 4PW                 |

#### Revision History.

| Date:      | Version number: | Summary of changes: |
|------------|-----------------|---------------------|
| 26/04/2023 | 1.0             | First Draft         |
| 26/04/2023 | 1.0             | First Issue         |

#### Distribution.

| Approved by:    | Signature | Date:      | Version:               |
|-----------------|-----------|------------|------------------------|
| Matt Harmsworth | MWH       | 26/04/2023 | 1.0                    |
| Sean Petett     | SP        | 26/04/2023 | 1.0                    |
|                 |           |            | Reviewed before issue. |

#### Re-Survey Date.

| Survey Type: | Lifecycle:    | Re-survey Date: |
|--------------|---------------|-----------------|
| BS5837: 2012 | Planning Only | N/A             |

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## Summary:

This is a BS5837 compliant arboricultural assessment report providing detailed and sufficient information for the Local Planning Authority of the tree positions at 1 Maes Alyn.

Our brief has been to obtain details of the tree population on site with a view to assessing their condition and plotting accurate tree positions.

The report details all trees over 75mm at 1.5m above ground level. The position of the trees on the site is illustrated on the tree constraints plan and information about the tree stock and its current condition is given within the arboricultural data tables.

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### Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

### Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **appendices** highlighting tree related information including the **arboricultural data tables**

### Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority

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## Tree Survey & Arboricultural Impact Assessment to BS 5837 2012 of trees at:

1 Maes Alyn, Wrexham, LL11 4PW.

### 1 Scope

- 1.1 We have recently been instructed to undertake an appraisal of mature tree cover at 1 Maes Alyn, Wrexham, LL11 4PW.
- 1.2 The data was collected to the British Standard BS5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' 2012.
- 1.3 The survey has been commissioned to show accurate position of the trees retained within the land at 1 Maes Alyn.
- 1.4 The trees were inspected on the 20/04/2023 following the guidance in the British Standard by ROAVR. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; non invasive techniques were used at this stage. Although a sounding hammer was used to determine the presence of any decay.
- 1.5 The site was assessed and data was collected on all woody vegetation falling within the scope of the British Standard. Trees were grouped or designated woodlands as per the allowance in the British Standard when the area in question was uniform in terms of species, age or geography.

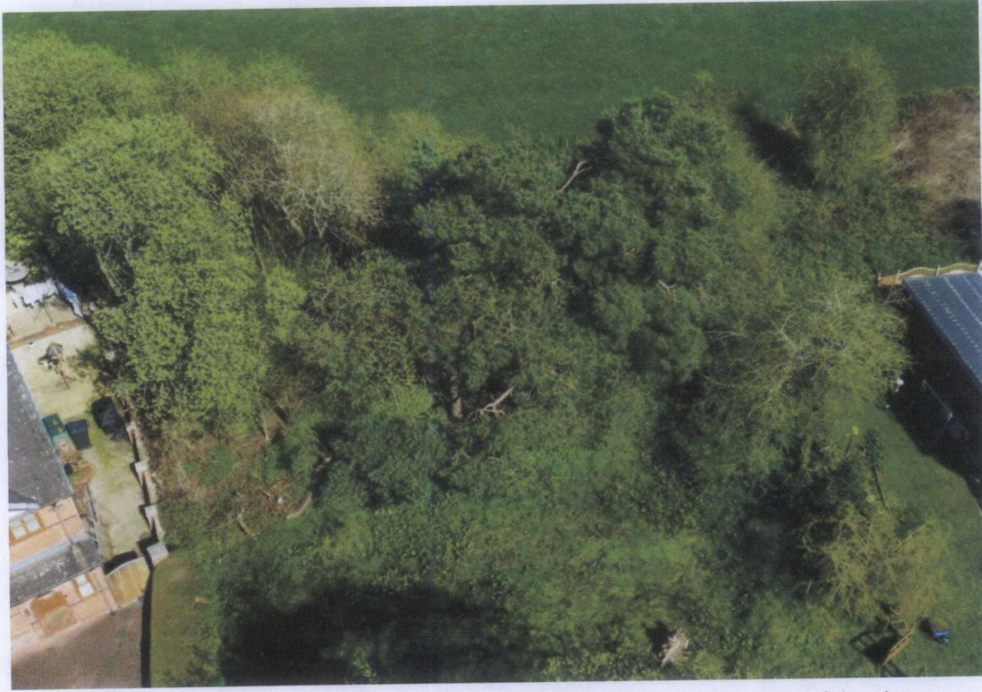
Photographic Plates.



*Aerial image plate showing trees T1 to T10 located in the southern corner of the plot.*



*Aerial image plate showing trees T1 to T10 located in the southern corner of the plot from a different angle.*



*Aerial image plate showing trees T11 to T17 located on the northern side of the plot.*



*Aerial image plate showing all the trees on the plot.*

## 2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Wrexham in the Wrexham County Borough Council control area. The site is located on the north side of the town and has a countryside feel.
- 2.2 The site is home to an area of domestic curtilage land with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential housing. The site is accessed via a small private drive off the adjacent public highway.
- 2.4 A desktop assessment has failed to highlight without direct checks with the local planning authority if the site is located within a Conservation Area or if there are any TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 27/04/2023 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

### 3. Drawings

- 3.1 Appended to this report is a tree constraints plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

#### 4. Limitations

- 4.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 4.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 4.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 4.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 4.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander N Barnes BSc Arb, MARborA  
Consultant Arborist



**Alexander Barnes**

Prepared by: Alexander Barnes  
Checked by: Peter Haine

## Appendix 1 – Site Location



## Appendix 2 – Arboricultural Data Tables

## Appendix 3 – Arboricultural Plans

| Tree Number | Species                                        | Age Class | DBH | Height (crown height) | N | E | S | W | Condition | Life Expectancy | Physical Description | Comments                                                                                                                                               | Management Recommendations | RPA offset from stem | Category Rating |
|-------------|------------------------------------------------|-----------|-----|-----------------------|---|---|---|---|-----------|-----------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------|-----------------|
| T1          | <i>Acer pseudoplatanus</i> (Sycamore)          | M         | 283 | 10(2)                 | 2 | 2 | 2 | 2 | 2         | 10+             | Fair                 | Low vitality. Low bud/leaf density. Off site sycamore directly adjacent to the boundary wall. Restricted rigging area has lead to some slight decline. | /                          | 3.4                  | 36.32           |
| T2          | <i>Crataegus monogyna</i> (Hawthorn)           | M         | 100 | 6(1)                  | 1 | 1 | 1 | 1 | 1         | <10             | Poor                 | Ivy on tree. Unable to inspect stem due to ivy.                                                                                                        | /                          | 1.2                  | 4.52            |
| T3          | <i>Aesculus hippocastanum</i> (Horse Chestnut) | M         | 693 | 15(1)                 | 1 | 4 | 4 | 3 | 4         | 20+             | Fair                 | Ivy on tree.                                                                                                                                           | /                          | 8.32                 | 217.5           |
| T4          | <i>Salix caprea</i> (Goat Willow)              | M         | 520 | 10(2)                 | 2 | 3 | 3 | 3 | 3         | 10+             | Poor                 | Low vitality. Low bud/leaf density. Major deadwood in crown.                                                                                           | /                          | 6.24                 | 122.34          |
| T5          | <i>Salix caprea</i> (Goat Willow)              | M         | 350 | 10(2)                 | 2 | 3 | 3 | 3 | 3         | 10+             | Poor                 | Low vitality. Major bark wounding on stem. Low bud/leaf density. Major deadwood in crown.                                                              | /                          | 4.2                  | 55.42           |
| T6          | <i>Salix caprea</i> (Goat Willow)              | M         | 350 | 10(2)                 | 2 | 3 | 3 | 3 | 3         | 10+             | Poor                 | Low vitality. Major bark wounding on stem. Low bud/leaf density. Major deadwood in crown.                                                              | /                          | 4.2                  | 55.42           |
| T7          | <i>Salix caprea</i> (Goat Willow)              | M         | 300 | 10(2)                 | 2 | 3 | 3 | 3 | 3         | 10+             | Fair                 | /                                                                                                                                                      | /                          | 3.6                  | 40.72           |
| T8          | <i>Salix caprea</i> (Goat Willow)              | M         | 420 | 10(2)                 | 2 | 3 | 3 | 3 | 3         | 10+             | Fair                 | Deadwood in crown.                                                                                                                                     | /                          | 5.04                 | 79.81           |
| T9          | <i>Salix caprea</i> (Goat Willow)              | M         | 200 | 10(2)                 | 2 | 4 | 4 | 4 | 4         | 10+             | Fair                 | /                                                                                                                                                      | /                          | 2.4                  | 18.1            |
| T10         | <i>Salix caprea</i> (Goat Willow)              | M         | 200 | 10(2)                 | 2 | 4 | 4 | 4 | 4         | 10+             | Fair                 | Ivy on tree.                                                                                                                                           | /                          | 2.4                  | 18.1            |
| T11         | <i>Salix caprea</i> (Goat Willow)              | M         | 400 | 10(2)                 | 2 | 4 | 4 | 4 | 4         | 20+             | Fair                 | Inaccessible tree due to pond in the way best estimations made on dbh. From a visual inspect tree appears to be in good health.                        | /                          | 4.8                  | 72.39           |
| T12         | <i>Pinus sylvestris</i> (Scots Pine)           | M         | 250 | 5(2)                  | 2 | 2 | 4 | 2 | 2         | 20+             | Fair                 | Inaccessible tree due to pond in the way best estimations made on dbh. From a visual inspect tree appears to be in good health.                        | /                          | 3                    | 28.28           |
| T13         | <i>Pinus sylvestris</i> (Scots Pine)           | M         | 400 | 10(4)                 | 4 | 4 | 4 | 4 | 4         | 20+             | Fair                 | Inaccessible tree due to pond in the way best estimations made on dbh. From a visual inspect tree appears to be in good health.                        | /                          | 4.8                  | 72.39           |
| T14         | <i>Pinus sylvestris</i> (Scots Pine)           | M         | 400 | 15(3)                 | 4 | 4 | 2 | 4 | 4         | 20+             | Fair                 | Inaccessible tree due to pond in the way best estimations made on dbh. From a visual inspect tree appears to be in good health.                        | /                          | 4.8                  | 72.39           |
| T15         | <i>Pinus sylvestris</i> (Scots Pine)           | M         | 500 | 15(3)                 | 4 | 4 | 4 | 4 | 4         | 20+             | Fair                 | Inaccessible tree due to pond in the way best estimations made on dbh. From a visual inspect tree appears to be in good health.                        | /                          | 6                    | 113.11          |
| T16         | <i>Crataegus monogyna</i> (Hawthorn)           | M         | 350 | 8(1)                  | 1 | 2 | 2 | 2 | 2         | 20+             | Fair                 | Ivy on tree.                                                                                                                                           | /                          | 4.2                  | 55.42           |
| T17         | <i>Salix X chrysocoma</i> (Weeping Willow)     | Y         | 100 | 4(1)                  | 1 | 2 | 2 | 2 | 2         | 20+             | Fair                 | Young ornamental weeping willow.                                                                                                                       | /                          | 1.2                  | 4.52            |

