

EXTENDED PHASE 1 HABITAT SURVEY & DAYTIME BAT SURVEY

TYN Y COED, CHESTER ROAD,
ROSSETT, WREXHAM

APRIL 2022



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APPENDIX A: PHASE 1 HABITAT MAP



1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Fiona McClements, via Mersey Design Group Limited, to carry out an Extended Phase 1 Habitat Survey & Daytime Bat Survey at Tyn Y Coed, Chester Road, Rossett, Wrexham (O.S. grid reference: SJ 36755 57375 – see Figure 1). The proposed development site currently comprises a detached dwelling, with a disused tennis court and mature gardens, most of which have been recently cleared. To the north and south lie commercial properties and residential dwellings. Chester Road borders the site to the east and to the west lies disused land.

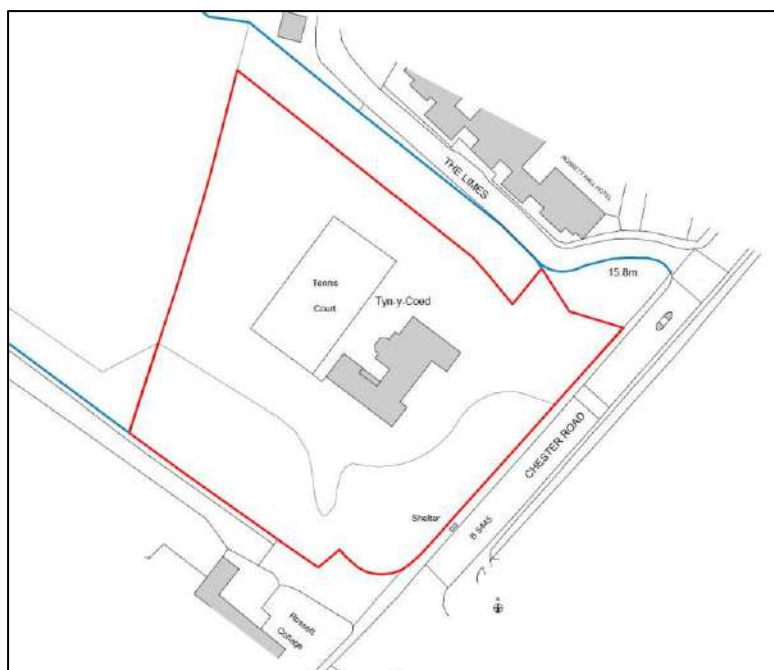


Figure 1 showing the location of the site (courtesy of MDG)

Description of Development

- 1.2 The site will be the subject of a planning application to demolish the existing building and construct 10no. dwellings on the site. An Extended Phase 1 Habitat Survey is required to provide an overview of the habitats present within the site and to assess any potential protected species issues on the site. A daytime bat survey is required to assess the potential use of the property by bats.

Biodiversity in Planning

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 6 of the Planning Policy Wales (December 2018) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

2.0 METHODOLOGY

Extended Phase 1 Habitat Survey

- 2.1 A Phase 1 Habitat survey was undertaken to JNCC standards (JNCC, 2010). The site was walked and each habitat was assigned a Phase 1 habitat category. Species lists were taken at locations of botanical interest. All botanical nomenclature follows Stace, 2019. A Phase 1 map was produced showing habitat boundaries.
- 2.2 During the Extended Phase 1 survey, the habitats were assessed for their potential to support protected species. This included, for example, looking for signs of Badger activity (e.g. setts, paths, latrines and hairs on fences), assessing any waterbodies on site or near the site for their potential to support Great Crested Newt and assessing any habitats for nesting birds.
- 2.3 The site was also surveyed for invasive, non-native plant species such as Japanese Knotweed and Giant Hogweed.

Daytime Bat Survey

- 2.4 A daytime bat survey of the site was undertaken to search for, and to assess the potential for, a bat roost.
- 2.5 An external assessment of the building on the site was undertaken, which included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges. An internal assessment was also carried out, with particular focus on gaps in walls, cracks in roof beams, and any evidence of bat activity, such as bat droppings, in the internal spaces.
- 2.6 A ground-level assessment of any trees affected by the proposals was also undertaken. This involved a search for potential roosting features (PRF's), including peeled bark, knot holes and branch splits.
- 2.7 A pair of close-focussing binoculars, a high-powered torch and, where necessary, an endoscopic camera, were used to search for evidence of bats.

Personnel and Seasonal Timing

- 2.8 Andy Harmer (Principal Ecologist) and Sam Harmer (Ecologist) carried out the surveys on the 12th April 2022. Both surveyors are experienced ecologists and fully trained in habitat surveys and protected species assessments. April is a sub-optimal month for botanical work, however given the habitats present on site, a thorough assessment could be undertaken. Daytime bat surveys can be undertaken at any time of year. The weather at the time of the survey was mild, calm and wet.

Survey Constraints

- 2.9 The site was fully accessible. There were no constraints to the survey.



3.0 RESULTS

HABITATS

- 3.1 The Phase 1 Habitat Map can be found at Appendix A.

Bare Ground (Hardstanding and Cleared)

- 3.2 The site supports hardstanding, at the disused tennis court (see Photograph 1), access driveway and parking areas. Much of the vegetation, including trees, on site has been recently cleared and this has left bare ground (see Photograph 2).



Photograph 1 showing the hardstanding at the tennis court



Photograph 2 showing the cleared bare ground on site

Amenity Grassland

- 3.3 Amenity grassland occurs across a lot of the site, as mown lawns (see Photograph 3). The habitat is species-poor and include mostly Perennial Rye-grass *Lolium perenne* with Annual Meadow-grass *Poa annua*, Creeping Buttercup *Ranunculus repens* and Red Fescue *Festuca rubra*.



Photograph 3 showing the amenity grassland

Introduced Shrub

- 3.4 Small shrub beds occur on site (see Photograph 3). These include amenity varieties such as roses, conifers and bulbs.



Photograph 4 showing the one of the shrub beds



Mixed Plantation Woodland

- 3.5 A belt of coniferous and deciduous trees exists along the western and part of the southern boundary (see Photographs 5 and 6). These include Lawson's Cypress *Chamaecyparis lawsoniana*, Sycamore *Acer pseudoplatanus*, Variegated Holly *Ilex* var., Cherry *Prunus* var., Hemlock *Tsuga* sp. and Leyland Cypress *C. x leylandii*.



Photograph 5 showing the plantation woodland belt along the western boundary



Photograph 6 showing plantation woodland belt along the southern boundary

Spoil Heaps

- 3.6 Spoil heaps occur on site (these can be seen in numerous photographs above). They comprise brash piles, bonfire remains and garden waste.



Scattered Trees

- 3.7 A small number of scattered trees exist on site, including fruit trees and trees that form part of a deeper tree belt along the northern boundary (see Photograph 7). Species include Sycamore *Acer pseudoplatanus*, Apple *Malus* var. and Beech *Fagus sylvatica*.



Photograph 7 showing the scattered trees

Existing Building and Other Structures

- 3.8 A detached dwelling exists on site as well as two sheds. These are described in detail within the daytime bat survey results, below.

PROTECTED SPECIES

Great Crested Newt

- 3.9 Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 3.10 No waterbodies exist on the site. No ponds could be found within 250 metres of the site. The site supports limited suitable Great Crested Newt terrestrial habitat, within the remaining shrub beds and tree belts. The site is disturbed and the open ground and amenity grassland offer sub-optimal habitat for Great Crested Newt.

Bats

- 3.11 All bat species are European Protected Species. This is implemented in the UK through the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Bats are also protected under The Wildlife and Countryside Act 1981 (as amended).
- 3.12 A detached dwelling and two sheds exist on site. These are described below.

Dwelling – External Survey

- 3.13 The dwelling is part single-storey and part double-storey, with an attached garage and is in use. It is constructed of brick, which has been mostly rendered and painted white. The garage remains as exposed brick (see Photographs 8 and 9). The brickwork and render are in good condition, with no missing bricks or mortar. The window panes are all intact and the window and door frames are flush to the surrounding masonry. A glass conservatory exists at the rear and this is also intact.



Photograph 8 showing the exterior of the dwelling at the rear



Photograph 10 showing the front of the dwelling

- 3.14 The building has pitched, tiled roofs (see Photographs 10 and 11). All tiles are in place, with no missing or slipped tiles. Most are covered in moss. Where chimneys and ventilation pipes occur, the lead flashing is intact and flush to the tiles. The chimney stacks are intact.



Photograph 10 showing the roof at the front of the dwelling



Photograph 11 showing the roof at the rear as well as lead flashing

- 3.15 The roof edges are generally well-sealed, with most mortar intact although parts are crumbling (see Photograph 12). Soffits and bargeboards exist in places. These are mostly intact and flush to the walls (see Photograph 13), but some have small gaps between wooden panels.



Photograph 12 showing the roof edge at the garage



Photograph 13 showing the soffits at the two-storey section

Dwelling – Internal Survey

- 3.16 The ground and first floor rooms of the dwelling are in use and well-sealed. They do not support suitable bat roosting habitat.
- 3.17 Two loft spaces are present; one above the single-storey section and one above the two-storey section. The garaging is open to the roof. The single-storey loft void is shallow, with a layer of insulation (see Photograph 14). It was difficult to access the whole void. The roof timbers are in excellent condition and offer no gaps or cavities for bats to exploit. The roof void is boarded. The internal walls are intact. The roof tiles are lined and the lining is intact. A small number of bat droppings (<5) were found scattered on top of the insulation.



Photograph 14 showing the roof void above the single-storey part of the dwelling

- 3.18 The double-storey loft void is also shallow, with a deep layer of insulation (see Photograph 15). It was difficult to access the whole void. The roof timbers are in excellent condition and offer no gaps or cavities for bats to exploit. The roof void is boarded. The internal walls are intact. The roof tiles are lined and the lining is intact. A small number of bat droppings (<5) were found scattered on top of the insulation.



Photograph 15 showing the roof void above the double-storey part of the dwelling

- 3.19 The row of garages is open to the roof, with no voids or cavities (see Photograph 16). The roof timbers are in excellent condition. The roof is lined with bitumen felt and this is intact. The garages are well-lit and the internal walls are all intact. No evidence of bat activity was found within the row of garages.



Photograph 16 showing the interior roof of the garaging

Sheds

- 3.20 A wooden shed with a pitched bitumen felt roof exists on site (see Photograph 17). This is in good condition and offers no suitable bat roosting opportunities. A woodstore also exists on site (see Photograph 18). This is open, with no walls and also offers no suitable bat roosting opportunities.



Photograph 17 showing the shed



Photograph 18 showing the woodstore

Trees

- 3.21 The mature trees on site were searched for potential roosting features (PRFs), and none were found within the remaining mature trees. All mature trees are to be retained.

Badger

- 3.22 Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 and The Wildlife and Countryside Act 1981 (as amended). These Acts, for example, make it illegal to disturb a Badger whilst it is in a sett, to kill, injure or take a Badger and to obstruct the entrance to a Badger sett.
- 3.23 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity such as latrines or snuffle holes was located on site.

Nesting Birds

- 3.24 All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (as amended).

- 3.25 The scattered trees and tree belts provide suitable bird nesting habitat.

INVASIVE SPECIES

- 3.26 Variegated Yellow Archangel *Lamium galeobdolon* subsp. *argentatum* exists on site, within the ground beneath the tree belts (see Photograph 19). This is a non-native, invasive species and is listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended), making it an offence to allow this species to spread into the wild.



Photograph 19 showing the Variegated Yellow Archangel on site.

PROTECTED SITES

- 3.27 No statutory protected sites lie on the site or immediately adjacent to the site boundary. The nearest statutory protected site is Marford Quarry Site of Special Scientific Interest (SSSI), which lies 1.3km to the south-west of the site. Vicarage Moss Ramsar and SSSI lies 3.1km to the south. Old Pulford Brook Meadows SSSI lies 3.4km from the site to the east. River Dee and Bala Lake Special Area of Conservation (SAC) lies 3.5km to the east.
- 3.28 The site lies within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on the protected sites nearby. The proposed development type is not listed as being a concern to nearby protected sites.
- 3.29 No non-statutory protected sites exist on or adjacent to the site.

4.0 ASSESSMENT

HABITATS

- 4.1 The Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey.
- 4.2 The site mostly comprises mown amenity grassland and bare ground (either hardstanding or recently cleared ground). These are habitats of low ecological value, which offer a limited pollen and nectar source for invertebrates and no cover from predation. The tree belts and scattered trees provide suitable habitat for nesting birds.

Development Context

- 4.3 The development proposals involve the loss of the majority of the habitats on site, with the retention of the mature trees. No landscaping is proposed but it is recommended that the garden spaces are turfed with a species-rich amenity grassland and bird and bat boxes are erected onto retained trees.

PROTECTED SPECIES

Great Crested Newt

- 4.4 No ponds exist on the site. No ponds could be located within 250m of the site. Given the lack of breeding habitat in the locality, and the limited suitable terrestrial habitats on site, it is considered reasonably unlikely that Great Crested Newt occurs on site. No further amphibian survey work is required.

Bats

- 4.5 A small number of scattered bat droppings were found within both loft voids of the dwelling. The building is well-maintained and very few potential bat access points were found. The building is located close to good quality bat foraging and commuting habitat (the tree belts and surrounding landscape). No evidence of a bat roost of high conservation concern, such as a maternity bat roost, was found. The dwelling is considered to offer **moderate** bat roost suitability and two dusk emergence surveys are recommended. These would allow a robust characterisation of the bat roost present and allow a derogation licence to be applied for.
- 4.6 No bat droppings or other evidence of bat activity was found within the sheds on site and these are considered to offer **negligible** bat roost suitability. No further survey work is required on these.
- 4.7 The trees are to be retained but do not support potential roosting features (PRFs). The trees offer **negligible** bat roost suitability. The tree belts are to be retained and therefore, there is expected to be no deleterious impact upon suitable bat foraging and commuting habitat on site.

Badger

- 4.8 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity was located. Badgers are not considered to be a constraint on development.

Nesting Birds

- 4.9 The site does support suitable nesting habitat for birds, within the scattered mature trees and tree belts. If any work to the scattered trees or tree belts will proceed within the bird nesting season (which is generally March-August), then a nesting bird check will be required immediately prior to any work.

INVASIVE SPECIES

- 4.10 Variegated Yellow Archangel is present on site. This is an invasive, non-native species and should be removed using an approved methodology as part of the site clearance works.

PROTECTED SITES

- 4.11 No statutory or non-statutory protected sites lie within the proposed development site or immediately adjacent. The nearest statutory protected site is Marford Quarry SSSI, which lies 1.3km to the south-west of the site. At this distance, and with barrier habitats between the SSSI and the proposed development site, there is expected to be no deleterious impact on the SSSI or any other protected site from the development.

5.0 RECOMMENDATIONS

Further Surveys

5.1 Protected species are a material consideration when a planning authority is considering a planning application. The presence of protected species, the effect of the proposed development and suitable mitigation, if required, must be established before planning permission can be granted. Following the findings from the Extended Phase 1 Habitat Survey, the following survey will be required:

- **Bats** - Two dusk emergence surveys (or dawn re-entry surveys) of the dwelling are required to determine the type of bat roost present. A minimum of four surveyors are required and these surveys must be undertaken between May and September. If an active bat roost is present, a derogation licence will be required prior to demolition and bat mitigation must be designed into the site.

5.2 Depending on the timings of vegetation removal (if any), the following survey may be required:

- **Nesting Birds** - If any work to the scattered trees or tree belts needs to be carried out within the bird nesting season (which is generally March to August), then a nesting bird survey will be required immediately prior to work commencing.

Habitat Enhancement

5.3 General recommendations to bring biodiversity gain to the site are:

- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
- Bird boxes and/or bat boxes should be erected on the retained trees.
- Trees and hedgerow planting of native species on site, particularly on the boundaries.

6.0 REFERENCES

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JNCC. *Phase 1 Habitat Survey – a technique for environmental audit*. JNCC, Updated 2010.

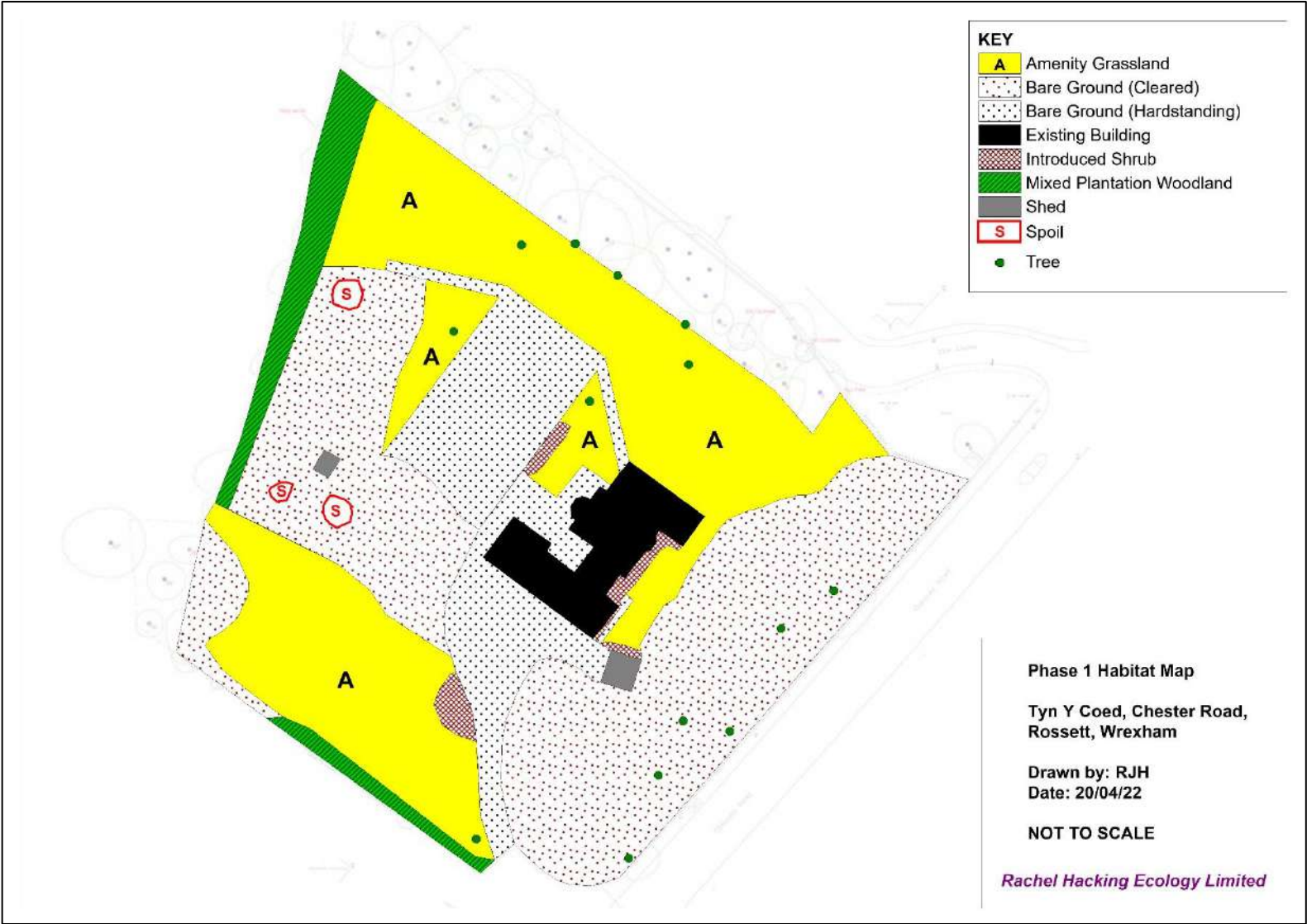
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National Planning Policy Framework (February 2019). Ministry of Housing, Communities & Local Government

Preston, C.D., Pearman, D. & Dines, T. (2002). *New Atlas of the British and Irish Flora*. Oxford University Press.

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APPENDIX A – PHASE 1 HABITAT MAP





Tan y Coed

Chester Road, Rossett

Transport Statement

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1. Project Brief

To provide a Transport Statement in support of an outline planning application for a residential development of land at Chester Road, Rossett.

Development proposals have previously been submitted and discussed with WCBC officers as part of the informal pre-application process; a copy of the Highway Officer's response is included as an appendix to this report.

2. Location and Description of the property

2.1 The site has an area of approximately 0.2Ha and lies to the west of the B5445, close to the centre of Rossett.

2.2 The site currently contains a single residential dwelling set in a substantial garden area. Development proposals include demolition of the existing property and construction of ten replacement houses.

2.3 The existing property is accessed through a gateway off a shared private road located opposite the B5102, Holt Road junction.

2.4 Chester Road is the former route of the A493 trunk road but all through traffic was diverted to the re-aligned Wrexham Bypass in 1990. Chester Road was re-numbered as the B5445 and provides a link for local traffic between the villages of Gresford, Rossett and Pulford lying between Wrexham and Chester. The road past the site is subject to a 20mph speed restriction that was imposed in 2005.

3 Development Proposals

- 3.1 The application will be submitted in outline only; an indicative layout has been prepared, with a copy included in the appendices.
- 3.2 Proposals indicate a total of 10no. replacement houses served from a road constructed to highway adoptable standard. Concerns have previously been expressed in relation to any increase in the number of traffic movements through the existing access and the potential conflict with customers accessing the co-op store. Development proposals include closure of the existing gateway and the provision of a new vehicular access.
- 3.3 The B5445 past the site is subject to a 20 mph speed restriction; TAN18 Transport would suggest corresponding visibility requirements of 2.4x25m in both directions.
- 3.4 The proposed access will be located on a relatively straight section of road; the following photographs indicate the access location and the extents of potential visibility. The junction visibility splays will be created by removal of a section of boundary wall at the access location; the splays will largely fall across the existing 1.6m wide footway.





3.5 Some concern has been expressed regarding the close proximity of the proposed access to existing speed cushions and central splitter island. The positioning/relocation of traffic calming features is controlled by the Traffic Calming Regulations and is outside of the control of the applicant or any future developer. Should the Highway Authority consider the relocation of the speed cushions to be essential, it would not be unreasonable for the Council's costs, incurred in the relocation of the features, to be covered by a Unilateral Undertaking or Section 104 agreement as part of any planning consent. A swept path diagram showing the turning movements of an 11.2m refuse truck has been included in the appendices.

3.6 Car parking provision within Wrexham is covered by Local Planning Guidance Note 16. The suggested maximum provision for residential development is two spaces for 2 or 3 per bed-roomed houses and three spaces for four bed-roomed properties; garage space is not included in the assessment of parking spaces. The indicative layout shows a minimum of two car parking spaces provided on the driveway of each property although it is accepted that the final layout and provision of spaces will be subject to a further detailed planning application. The proposed garage spaces will be appropriate for the storage of bicycles.

3.7 The TRICS database of traffic surveys has been utilized to determine potential levels of traffic generation. Generation rates vary significantly depending upon the location and nature of the development site; a conservative view has been adopted with the scope of surveys restricted to isolated rural developments. TRICs data is included in the appendices.

3.7 Maximum generation rates per dwelling are shown to be as follows:

	Arrivals	Departures	Total
AM Peak 08.00-09.00	0.41	0.69	1.10
PM Peak 17.00-18.00	1.00	0.75	1.75

3.8 Total generation from a development of 7no. dwelling would be:

	Arrivals	Departures	Total
AM Peak 08.00-09.00	4	7	11
PM Peak 17.00-18.00	10	8	18

3.9 Traffic generation rates of this nature are not considered to be significant in terms of either the operation of the proposed accesses or of the impact on the larger highway network.

4 Highway Safety

4.1 A search of the Crash Map database has been undertaken with results shown in the appendices. The search has revealed two incidents occurring within 250m of the proposed access during the past five years. Both incidents occurred on Holt Road and are not relevant to the

operation of the proposed development. The closest and most recent incident occurred during the evening of 9 November 2020, a car turning right at the Holt Road junction collided with a pedestrian resulting in slight injury.

5 Sustainable Travel

- 5.1 The site is located close to the centre of Rossett and approximately 8km from the town centres of both Wrexham and Chester and lies on public bus route. There are a number of community facilities within comfortable walking or cycling distance and adequate provision of pedestrian/cycle facilities including footways and dropped crossings with tactile paving.
- 5.2 Appropriate walking distances are dependent upon the location of the specific development; guidelines indicating acceptable walking distances are provided in the Chartered Institution of Highways and Transportation (CIHT) document, “Guidelines for Providing Journeys on Foot”, as shown in the following table.

	Town centres (m)	Commuting/School Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

Table 4.1 – CIHT Guideline Acceptable Walking Distances

- 5.3 In respect of acceptable cycle distances, “Local Transport Note 2/08: *Cycling Infrastructure Design*”, published by DfT, states that many utility cycle trips are less than three miles (approximately five kilometres), but for commuter journeys a distance of over five miles (approximately eight kilometres) is not uncommon.

5.4 The following table indicates distances and travel times to a number of destinations.

Facility	Location	Travel Distance Km	Walking time Minutes	Cycling time Minutes
Education	St Peter's Primary School	0.45	5	1
	Darland High School	0.55	6	1
Supermarket	Co-op	0.1	1	1
Post Office	Station Road	0.55	6	1
Bank/Cash dispenser	Co-op store	0.1	1	1
Doctor/Medical Centre	Alyn doctors Station Road	0.65	8	3
Pharmacy	Rossett Pharmacy Chester Road	0.2	3	1
Children's play area (equipped)	The Green	0.1	1	1
Public Park	The Green	0.1	1	1
Bus stop	Chester Road	0.1	1	-
Rail Station	Wrexham General	8.5	-	36
	Wrexham Central	10.1	-	37
	Chester	11.2	-	40
Public house	The Golden Lion	0.1	2	1
	The Alyn	0.4	5	2
Restaurant	The Hideout bistro	0.1	1	1
	Rossett Hall	0.1	2	1
Fast food take away	Sun Wah	0.5	6	1
Employment	Rossett Business Village	1.3	16	4
Retail Centre	Broughton Shopping Park	8.4	-	25
	Wrexham Town Centre	8.5	-	36
	Chester Town Centre	11.0	-	35

- 5.4 Bus service no.1 stops on Chester Road directly outside of the site frontage. This Wrexham to Chester service runs at 20 minute intervals between Wrexham and Chester, Monday to Saturday between the hours of 06:00 and 23:00. A Sunday service runs at 30 minute intervals between 08:30 and 23:00. A copy of the bus timetable is included within the appendices.
- 5.5 The analysis indicates that the proposed development is situated in a sustainable location and frequency of the bus service could, if needed, justify car parking provision at a lower rate than the maximum allowable by LPGN no.16.

6 Conclusion

It has been shown that the proposed development will not generate a significant increase in the volume of traffic using the highway. There is no significant accident history in the area and the generated traffic will have no significant impact on the safe operation of the highway. Appropriate visibility splays can be provided at the proposed access and large vehicles can adequately negotiate around the splitter island. The site is in a sustainable location with easy access to local community facilities.

Based upon the above, there can be no highway related argument against the proposed redevelopment of the site.

Appendices

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Highway Planning Solutions

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Gofynner am/Ask for
Rhif Cyswilt/Contact No
E-bost/E-mail

ET/DC/Pre/2022/007
22nd March 2022
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Colin Simpson

Dear Sir

Proposed Residential Development (10 no. Dwellings) Land @ Tyn y Coed, Chester Road, Rossett.

I refer to your email / enquiry dated 16/03/2022 in respect of the above.

Access

The proposed development site is located off the B5445 Chester Road which is a classified road subject to a 20mph speed limit.

Assuming typical vehicle speeds of 20mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The provision of such splays would require modifications to the existing boundary wall. It would appear that this area is within a conservation zone. This detail will need to be confirmed by the Planning Department.

Existing Bus Stop

There is an existing bus stop located in the southbound lane almost directly opposite the proposed access. I understand that the existing bus service operates every 10-12 minutes. Any vehicles turning right into the access are likely to have impeded forward visibility when buses are occupying the bus stop which is of concern. However, given the relatively low number of dwellings being proposed and associated traffic movements, it may not justify any objection to such a development in this instance.

Rydym yn croesawu goheblaeth yn Gymraeg. Byddwn yn ymateb i unrhyw oheblaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedl.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



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Speed Cushions

The proposed access appears to be located directly opposite the existing speed cushions located on Chester Road. I would recommend that these speed cushions are re-located so they do not affect turning movements into the site. I would recommend that the applicant liaises with our Traffic Section on this matter.

Refuge Island

There is an existing pedestrian refuge located to the north of the proposed access on Chester Road. Any larger vehicles eg/ refuse vehicles exiting the site may have difficulty negotiating this refuge when turning left. I would recommend that appropriate swept path details are submitted indicating the required movements of an 11.2m long refuse vehicle in the northerly direction.

Proposed Layout

Comments as follows (based on 10 dwellings):-

- The proposed estate road will need to be constructed to WCBC adoptable standards.
- An access width of 4.8m, 6m kerb radii, 2m footways would be considered acceptable. Alternatively, 1.8m service strips could be provided but footways into the site just beyond a rumble strip / accessway ramp (with crossing points / tactiles) would be required.
- A 30m centreline radius would be considered adequate.
- A turning head to WCBC adoptable standards would be required (see attached details).
- Swept Path details of an 11.2m refuse vehicles accessing, negotiating, turning and exiting the estate road will need to be submitted.
- Parking provision in accordance with WCBC LPGN 16 requirements and WCBC Standard Driveway Details (see attached details).
- A scheme of street lighting for the internal estate will be required. I would recommend that the applicant liaises with our Street Lighting Section (Contact: Paul Rogers) on Tel: 01978 729673 for further advice.
- In terms of Active Travel design guidance, I would recommend that you discuss with my colleague Daniel Morris (Tel: 01978 729689).

Surface Water Drainage

Details of a suitable surface water drainage system will need to be submitted / approved. I would recommend that the applicant contacts our SABs Section to discuss / agree a suitable drainage system.

I have no objections in principle to the proposed development on highway grounds. The developer will need to enter into a s.38 / 278 agreement with the Council in order to construct the proposed development site.

Construction Traffic Management Plan (including details of contractor parking)

In order to construct the proposed scheme, I would recommend that the developer / applicant submits a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'R. Khan' or similar, written in a cursive style.

Chief Officer, Environment & Technical

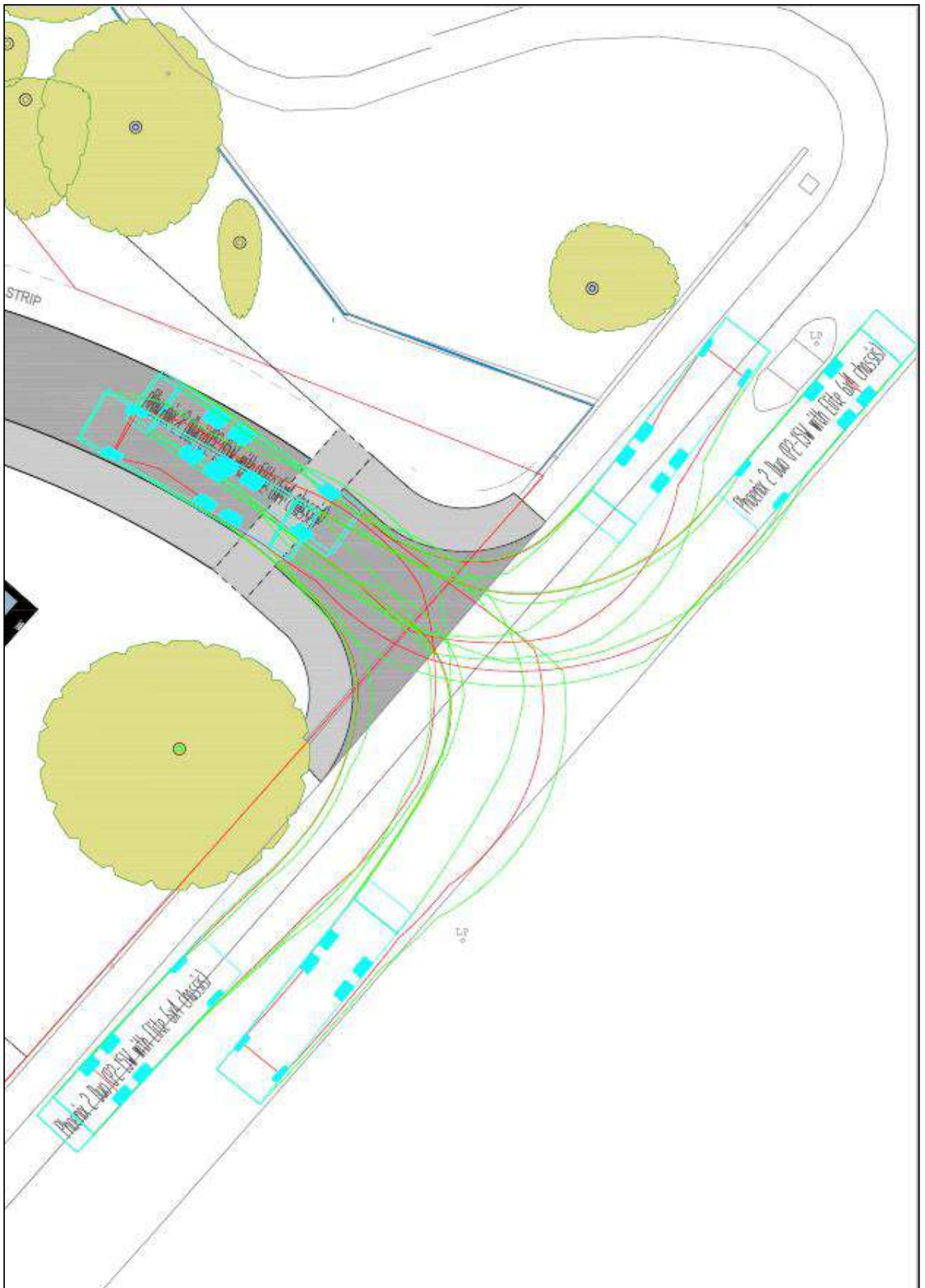


Application site

Site Location

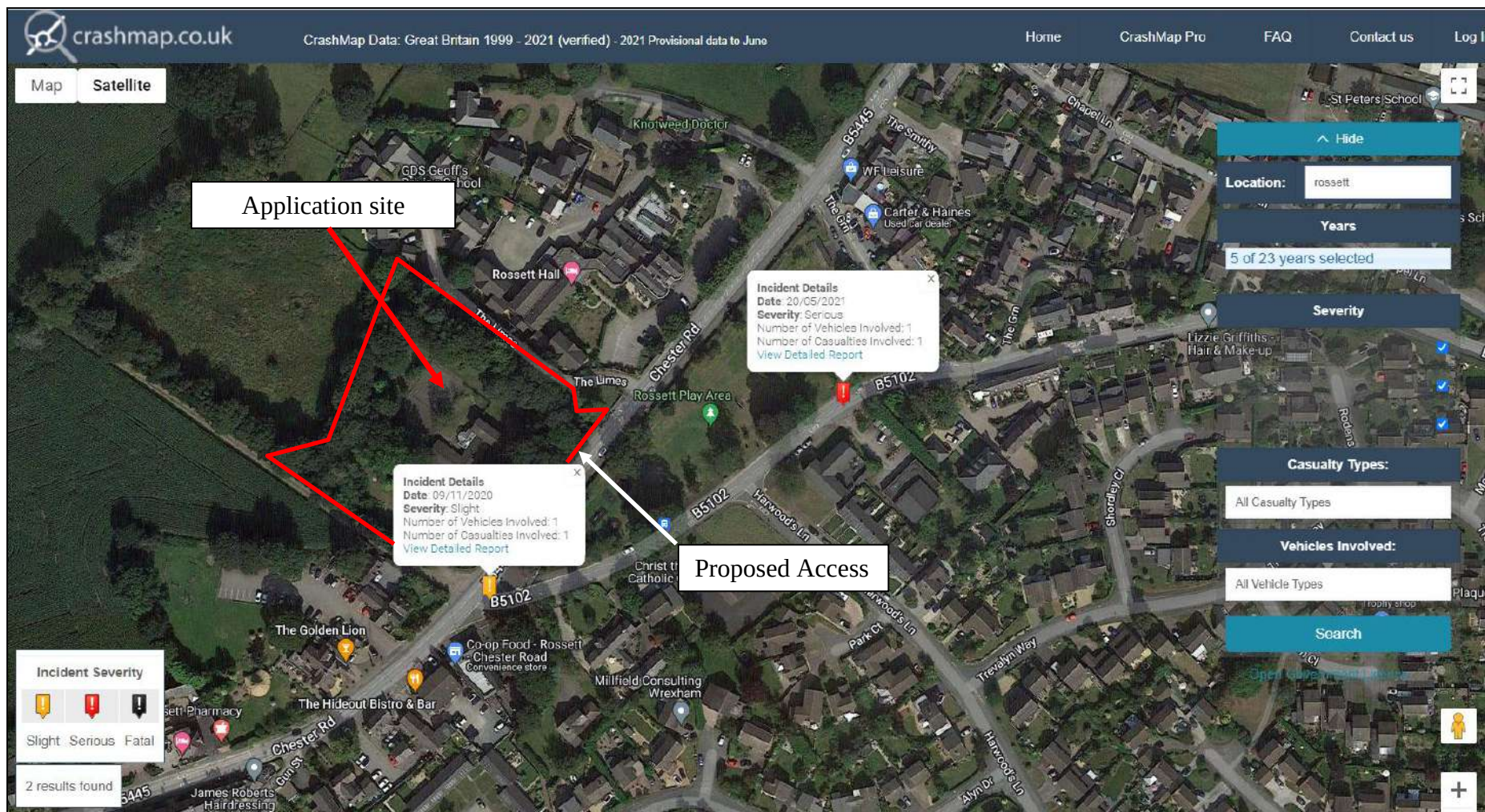


Proposed development



Swept path of an 11.2m long refuse truck

Traffic Accident Data



5 Year Accident Records



crashmap.co.uk

Validated Data

Crash Date: Monday, November 09, 2020 **Time of Crash:** 6:15:00 PM **Crash Reference:** 202060Y165022

Highest Injury Severity:	Slight	Road Number:	B5102	Number of Casualties:	1
Highway Authority:	Wrexham	Number of Vehicles:	1	OS Grid Reference:	336777 357282
Local Authority:	Wrexham County Borough				
Weather Description:	Fine without high winds				
Road Surface Description:	Wet or Damp				
Speed Limit:	30				
Light Conditions:	Darkness: no street lighting				
Carriageway Hazards:	None				
Junction Detail:	Other junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/Faq
To subscribe to unlimited reports using CrashMap Pro visit www.crashmap.co.uk/Home/Premium_Services



crashmap.co.uk

Validated Data

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneouvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	-1	Female	26 - 35	Vehicle is in the act of turning right	Offside	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Pedestrian	Male	11 - 15	In carriageway, crossing elsewhere	Crossing from driver's offside

For more information about the data please visit: www.crashmap.co.uk/home/Faq

To subscribe to unlimited reports using CrashMap Pro visit www.crashmap.co.uk/Home/Premium_Services

Public Transport

1 Wrexham to Chester Rail Station

via Gresford, Marford, Lavister and Chester Business Park - Valid from Sunday, March 6, 2022 to Thursday, July 7, 2022

Monday to Friday - Chester Railway Station

	1	1	1		1	1	1		1	1	1		1	1		1	1
Wrexham Bus Station	0540	0600	0620		40	00	20		1800	1820	1850		20	50		2220	2250
Marford Red Lion Hotel	0555	0615	0635	Then at	55	15	35	past each	1815	1835	1903	Then at	33	03	past each	2233	2303
Chester Business Park Lakewood	0609	0629	0650	these mins	10	30	50	hour until	1830	1850	1916	these mins	46	16	hour until	2246	2316
Chester Railway Station	0623	0643	0705		25	45	05		1845	1905	1930		00	30		2300	2330

Monday to Friday - Wrexham Bus Station

	1	1		1	1	1		1	1	1	1	1		1	1		1	1	1
Chester Railway Station	0629	0649	Then at these mins	09	29	49	past each hour until	1829	1854	1914	1939	2005	Then at these mins	35	05	past each hour until	2235	2305	2335
Chester Kings School	0640	0700		20	40	00		1840	1903	1923	1948	2014		44	14		2244	2314	2344
Marford Red Lion Hotel	0700	0720		40	00	20		1900	1921	1941	2006	2032		02	32		2302	2332	0002
Wrexham Bus Station	0715	0735		55	15	35		1915	1934	1954	2019	2045		15	45		2315	2345	0015

Saturday - Chester Railway Station

	1	1	1		1	1	1		1	1	1		1	1		1	1
Wrexham Bus Station	0540	0600	0620		40	00	20		1800	1820	1850		20	50		2220	2250
Marford Red Lion Hotel	0555	0615	0635	Then at	55	15	35	past each	1815	1835	1903	Then at	33	03	past each	2233	2303
Chester Business Park Lakewood	0608	0628	0650	these mins	10	30	50	hour until	1830	1850	1916	these mins	46	16	hour until	2246	2316
Chester Railway Station	0621	0641	0705		25	45	05		1845	1905	1930		00	30		2300	2330

Saturday - Wrexham Bus Station

	1	1		1	1	1		1	1	1	1	1		1	1		1	1	1
Chester Railway Station	0629	0649	Then at these mins	09	29	49	past each hour until	1829	1854	1914	1939	2005	Then at these mins	35	05	past each hour until	2235	2305	2335
Chester Kings School	0640	0700		20	40	00		1840	1903	1923	1948	2014		44	14		2244	2314	2344
Marford Red Lion Hotel	0700	0720		40	00	20		1900	1921	1941	2006	2032		02	32		2302	2332	0002
Wrexham Bus Station	0715	0735		55	15	35		1915	1934	1954	2019	2045		15	45		2315	2345	0015

Sunday - Chester Railway Station

	1	1		1	1		1	1	1	1	1	1					
Wrexham Bus Station	0815	0845		15	45		past each	1815	1850	1950	2050	2150	2250				
Marford Red Lion Hotel	0830	0900	Then at	30	00		hour until	1830	1903	2003	2103	2203	2303				
Chester Business Park Lakewood	0845	0915	these mins	45	15		hour until	1845	1916	2016	2116	2216	2316				
Chester Railway Station	0900	0930		00	30			1900	1930	2030	2130	2230	2330				

Sunday - Wrexham Bus Station

	1	1		1	1		1	1	1	1	1	1					
Chester Railway Station	0914	0944		14	44		past each	1914	1935	2035	2135	2235	2335				
Chester Kings School	0925	0955	Then at	25	55		hour until	1925	1944	2044	2144	2244	2344				
Marford Red Lion Hotel	0945	1015	these mins	45	15		hour until	1945	2002	2102	2202	2302	0002				
Wrexham Bus Station	1000	1030		00	30			2000	2015	2115	2215	2315	0015				

TRICs Data

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : M - MIXED PRIVATE/AFFORDABLE HOUSING
 VEHICLES

Selected regions and areas:

05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
06	WEST MIDLANDS	
	WO WORCESTERSHIRE	1 days
08	NORTH WEST	
	LC LANCASHIRE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	DH DURHAM	1 days
10	WALES	
	WR WREXHAM	1 days
11	SCOTLAND	
	HI HIGHLAND	2 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Filtering Stage 2 selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Number of dwellings
 Actual Range: 16 to 285 (units:)
 Range Selected by User: 16 to 285 (units:)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/94 to 27/09/12

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	1 days
Tuesday	1 days
Wednesday	3 days
Thursday	1 days
Friday	2 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	6 days
Directional ATC Count	2 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Edge of Town	7
Neighbourhood Centre (PPS6 Local Centre)	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	6
Village	1
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Filtering Stage 3 selection:

Use Class:

C3 8 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

Not Known	1 days
1,001 to 5,000	1 days
5,001 to 10,000	2 days
10,001 to 15,000	2 days
20,001 to 25,000	1 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

Not Known	1 days
25,001 to 50,000	1 days
50,001 to 75,000	1 days
75,001 to 100,000	3 days
125,001 to 250,000	1 days
250,001 to 500,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

Not Known	1 days
0.6 to 1.0	6 days
1.1 to 1.5	1 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Not Known	3 days
No	5 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

LIST OF SITES relevant to selection parameters

The 'browse and select' feature in TRICS was used to choose the sites to be included in this selected set. The TRICS user browsed the full list of sites for this land use category and selected directly from this list.

1	CB-03-M-03	SEMI-DETACHED		CUMBRIA
	MOORCLOSE ROAD			
	SALTERBECK			
	WORKINGTON			
	Edge of Town			
	No Sub Category			
	Total Number of dwellings:	82		
	Survey date: MONDAY	20/06/05		Survey Type: MANUAL
2	DH-03-M-02	SEMI DET. & DETACHED		DURHAM
	PUDSEY WALK			
	DARLINGTON			
	Edge of Town			
	Residential Zone			
	Total Number of dwellings:	39		
	Survey date: WEDNESDAY	10/11/10		Survey Type: MANUAL
3	HI-03-M-03	SEMI DETACHED		HIGHLAND
	HOME FARM ROAD			
	PORTREE			
	Edge of Town			
	Residential Zone			
	Total Number of dwellings:	32		
	Survey date: FRIDAY	26/08/94		Survey Type: DIRECTIONAL ATC COUNT
4	HI-03-M-04	SEMI DETACHED		HIGHLAND
	GENERAL BOOTH ROAD			
	KINMYLIES			
	INVERNESS			
	Edge of Town			
	Residential Zone			
	Total Number of dwellings:	62		
	Survey date: WEDNESDAY	22/07/98		Survey Type: DIRECTIONAL ATC COUNT
5	LC-03-M-03	MIXED HOUSES		LANCASHIRE
	HIGH ROAD			
	HALTON			
	NEAR LANCASTER			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total Number of dwellings:	81		
	Survey date: WEDNESDAY	14/06/06		Survey Type: MANUAL
6	LE-03-M-01	SEMI DETACHED		LEICESTERSHIRE
	RYDER ROAD			
	BRAUNSTONE FRITH			
	LEICESTER			
	Edge of Town			
	Residential Zone			
	Total Number of dwellings:	16		
	Survey date: THURSDAY	27/09/12		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

7	WO-03-M-02	SEMI DETACHED		WORCESTERSHIRE
	PRESTWICH AVENUE			
	PERRYWOOD			
	WORCESTER			
	Edge of Town			
	Residential Zone			
	Total Number of dwellings:	126		
	Survey date: FRIDAY	08/03/02		Survey Type: MANUAL
8	WR-03-M-01	HOUSING		WREXHAM
	MONGER ROAD			
	WREXHAM			
	Edge of Town			
	Residential Zone			
	Total Number of dwellings:	285		
	Survey date: TUESDAY	23/09/03		Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

RANK ORDER for Land Use 03 - RESIDENTIAL/M - MIXED PRIVATE/AFFORDABLE HOUSING
VEHICLES

Ranking Type: **TOTALS** Time Range: 08:00-09:00
 WARNING: Using 85th and 15th percentile highlighted trip rates in data sets of under
 20 surveys is not recommended by TRICS and may be misleading.
 15th Percentile = No. **7** LE-03-M-01 Tot: 0.250
 85th Percentile = No. **2** DH-03-M-02 Tot: 0.667

<u>Median Values</u>	<u>Mean Values</u>
Arrivals: 0.144	Arrivals: 0.145
Departures: 0.283	Departures: 0.340
Totals: 0.426	Totals: 0.484

Rank	Site-Ref	Description	Town/City	Area	DWELLS	Day	Date	Trip Rate (Sorted by Totals)			Park Spaces Per Dwelling
								Arrivals	Departures	Totals	
1	HI-03-M-03	SEMI DETACHED	PORTREE	HIGHLAND	32	Fri	26/08/94	0.406	0.688	1.094	
2	DH-03-M-02	SEMI DET. & DE	DARLINGTON	DURHAM	39	Wed	10/11/10	0.026	0.641	0.667	1.54
3	LC-03-M-03	MIXED HOUSES	NEAR LANCASTER	LANCASHIRE	81	Wed	14/06/06	0.148	0.321	0.469	1.99
4	WO-03-M-02	SEMI DETACHED	WORCESTER	WORCESTERSHIRE	126	Fri	08/03/02	0.119	0.317	0.436	
5	WR-03-M-01	HOUSING	WREXHAM	WREXHAM	285	Tue	23/09/03	0.168	0.249	0.417	
6	CB-03-M-03	SEMI-DETACHED	WORKINGTON	CUMBRIA	82	Mon	20/06/05	0.146	0.268	0.414	1.74
7	LE-03-M-01	SEMI DETACHED	LEICESTER	LEICESTERSHIRE	16	Thu	27/09/12	0.063	0.188	0.250	1.13
8	HI-03-M-04	SEMI DETACHED	INVERNESS	HIGHLAND	62	Wed	22/07/98	0.081	0.048	0.129	

This section displays actual (not average) trip rates for each of the survey days in the selected set, and ranks them in order of relative trip rate intensity, for a given time period (or peak period irrespective of time) selected by the user. The count type and direction are both displayed just above the table, along with the rows within the table representing the 85th and 15th percentile trip rate figures (highlighted in bold within the table itself).

The table itself displays details of each individual survey, alongside arrivals, departures and totals trip rates, sorted by whichever of the three directional options has been chosen by the user. As with the preceeding trip rate calculation results table, the trip rates shown are per the calculation factor (e.g. per 100m2 GFA, per employee, per hectare, etc). Note that if the peak period option has been selected (as opposed to a specific chosen time period), the peak period for each individual survey day in the table is also displayed.

RANK ORDER for Land Use 03 - RESIDENTIAL/M - MIXED PRIVATE/AFFORDABLE HOUSING
 VEHICLES

Ranking Type: **TOTALS** Time Range: 17:00-18:00
 WARNING: Using 85th and 15th percentile highlighted trip rates in data sets of under
 20 surveys is not recommended by TRICS and may be misleading.

15th Percentile = No. 7 LE-03-M-01 Tot: 0.313
 85th Percentile = No. 2 CB-03-M-03 Tot: 0.793

<u>Median Values</u>	<u>Mean Values</u>
Arrivals: 0.365	Arrivals: 0.414
Departures: 0.253	Departures: 0.269
Totals: 0.618	Totals: 0.683

Rank	Site-Ref	Description	Town/City	Area	DWELLS	Day	Date	Trip Rate (Sorted by Totals)			Park Spaces Per Dwelling
								Arrivals	Departures	Totals	
1	HI-03-M-03	SEMI DETACHED	PORTREE	HIGHLAND	32	Fri	26/08/94	1.000	0.750	1.750	
2	CB-03-M-03	SEMI-DETACHED	WORKINGTON	CUMBRIA	82	Mon	20/06/05	0.500	0.293	0.793	1.74
3	DH-03-M-02	SEMI DET. & DE	DARLINGTON	DURHAM	39	Wed	10/11/10	0.590	0.128	0.718	1.54
4	WO-03-M-02	SEMI DETACHED	WORCESTER	WORCESTERSHIRE	126	Fri	08/03/02	0.373	0.270	0.643	
5	LC-03-M-03	MIXED HOUSES	NEAR LANCASTER	LANCASHIRE	81	Wed	14/06/06	0.358	0.235	0.593	1.99
6	WR-03-M-01	HOUSING	WREXHAM	WREXHAM	285	Tue	23/09/03	0.239	0.144	0.383	
7	LE-03-M-01	SEMI DETACHED	LEICESTER	LEICESTERSHIRE	16	Thu	27/09/12	0.125	0.188	0.313	1.13
8	HI-03-M-04	SEMI DETACHED	INVERNESS	HIGHLAND	62	Wed	22/07/98	0.129	0.145	0.274	

This section displays actual (not average) trip rates for each of the survey days in the selected set, and ranks them in order of relative trip rate intensity, for a given time period (or peak period irrespective of time) selected by the user. The count type and direction are both displayed just above the table, along with the rows within the table representing the 85th and 15th percentile trip rate figures (highlighted in bold within the table itself).

The table itself displays details of each individual survey, alongside arrivals, departures and totals trip rates, sorted by whichever of the three directional options has been chosen by the user. As with the preceeding trip rate calculation results table, the trip rates shown are per the calculation factor (e.g. per 100m2 GFA, per employee, per hectare, etc). Note that if the peak period option has been selected (as opposed to a specific chosen time period), the peak period for each individual survey day in the table is also displayed.

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

May 2022

Tree Solutions Ltd

T: 01244 389114

E: info@tree-solutions.co.uk

W: www.tree-solutions.co.uk

Contents:

1.0	Instruction
2.0	Statutory Controls & Planning Policy
3.0	The Site
4.0	Development Proposal
5.0	General Constraints Data – Construction Exclusion Zones
6.0	Survey Methodology
7.0	Juxtaposition of Trees & Structures
8.0	Demolition/Development Impact to Trees
9.0	Proposed Revisions
10.0	Conclusions
11.0	Limiting Conditions

<i>Appendix 1</i>	Tree Survey Schedule
<i>Appendix 2</i>	Preliminary Tree Constraints Plan
<i>Appendix 3</i>	Indicative Arboricultural Impact Plan

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 March 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 Forty individual trees (T1–T40) and two groups (G1–G2) were surveyed and mapped on a Preliminary Tree Constraints & Ref: 22/AIA/WXM/297 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 6, 8, 11, 18 and 21 are subject to Wrexham Maelor Borough Council, Tree Preservation Order No 162 (1995). As such, statutory planning consent is required prior to undertaking any works to these trees.

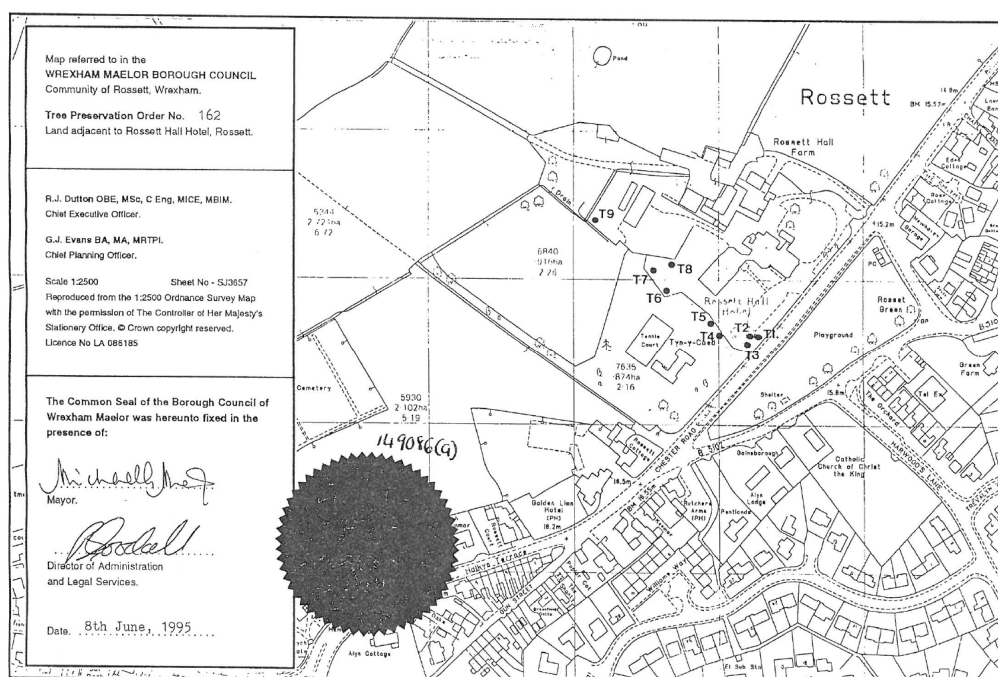


Plate 1 – Extract from map WMBC TPO 162

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 No trees require removal in order to accommodate the proposed layout, we have however recommended that the following be removed to allow for better cohesion between trees and the dwellings to ensure both can coexist without future undue pressure to fell or prune. This will leave trees that provide an attractive mature landscape feature to the development whilst enhancing the overall amenity value they afford the locale.
- Tree number 29 & 30 – both trees are rapidly reaching the end of their nature life expectancy and therefore unsuitable to retain in the long-term within the garden space of family homes
 - Tree number 34 – low grade tree of no viability
 - Two areas of low-grade Holly scrub
- 8.3 All other trees are to be retained and are unaffected by any development works. With the above tree removal and some remedial crown management, we do not foresee any issues of over dominance or excessive shading that could lead to resentments from future occupants. Furthermore, this is an indicative layout only with detailed design to be submitted for approval at reserved matters so subject to change if necessary.
- 8.4 Details relating the pavement incursion within the RPA of tree number 5 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

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)

Tree Solutions

Arboricultural Consultants

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

SURVEYOR:	A HENDERSON
ASSESSMENT DATE:	MAY 2022
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	22/AIA/WXM/297

PAGE 1 OF 6

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	EM	16	0.5	1	2.5	5	480	M	- Entirely Ivy clad – top failed to east – all remaining crown with bias west - E.R.C. 10	• Could be considered for removal	C2	5.7 104m²
T4	Holly	EM	7	2.5	2.5	2.5	2.5	270	M/G	- Small understorey tree of no particular merit - No visual amenity outside site boundary - Provides evergreen screen to road beyond - E.R.C. 0	• No works	C2	3.2 33m²

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)

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JOB REFERENCE:	22/AIA/WXM/297

PAGE 2 OF 6

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						
T5	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
T6	Horse Chestnut	M	18	3	2	3	2	560	G	- Located off-site - Possible TPO 162 (T2) - E.R.C. 20	3rd party tree - no works	B2	6.7 142m²
T7	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
T8	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
T9	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
T10	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
T11	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
T12	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

TREE SURVEY SCHEDULE (BS5837: 2012)

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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						
T13	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
T14	Hemlock	EM	14	1.5	2	1.5	1.5	300	G	- No visual defects - E.R.C. 20	No works	B2	3.6 41m²
T15	Beech (Tag 2024)	M	16	4.5	5.5	7	3	850	G	- No visual defects - E.R.C. 20	No works	B2	10.2 327m²
T16	Sycamore	M	18	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
T17	Beech	M	20	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
T18	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
T19	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
T20	Cherry (Tag 2019)	EM	13	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
T21	Cherry	SM	10	1	1.5	1	2	200	M	- Small tree of no particular merit - E.R.C. 10	No works	C3	2.4 18m²

TREE SURVEY SCHEDULE (BS5837: 2012)

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SURVEYOR:	A HENDERSON
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VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	22/AIA/WXM/297

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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						
T22	Cedar (Deodar)	EM	13	3	3	2	3	530	G	- No visual defects - E.R.C. 20	• No works	B2	6.4 127m²
T23	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
T24	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
T25	Larch	EM	13	1	1	1	1	350	P	In decline	• Remove	U	N/A
T26	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
T27	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
T28	Lawson Cypress	M	12	4	3	3	3	400x 2 (566)	G	- Unremarkable tree of no particular value - E.R.C. 10	• No works	C2	6.7 145m²
T29	Cherry	FM	15 2N	7	1	2	4	520	M	- Fully mature tree that is rapidly reaching the end of it safe & useful life expectancy - Decay at base of stem to south - E.R.C. 10	• Remove & replace	C2	6.2 122m²
T30	Cherry	FM	15 4N	8	2	2	5	560	G	As T29	• Remove & replace	C2	6.7 142m²
T31	Holly (Variegated)	M	9 0	1.5	1	1.5	1.5	220	G	- Attractive specimen tree - E.R.C. 20	• No works	B2	2.6 22m²

TREE SURVEY SCHEDULE (BS5837: 2012)

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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						
T32	Sycamore	EM	17	4.5	1	4	4	450 250 (515)	G	- Multi-stemmed from past coppice - E.R.C. 20	• No works	B2	6.2 120m²
T33	Sycamore	EM	15	3	1.5	3.5	4	200x 3 (346)	G	- Multi-stemmed from past coppice - E.R.C. 20	• No works	B2	4.2 54m²
T34	Sycamore	SM	9	2	2	2.5	3	300	M	- Low grade tree with poor structural form - Top failed - E.R.C. 10	• Remove	C2	3.6 41m²
T35	Sycamore (Tag 1975)	EM	13	2.5	3	3	2.5	420	G	- Self-set tree with no obvious defects - E.R.C. 20	• No works	B2	5 80m²
T36	Holly	M	12	2	2	2	2	400	G	- No visual defects - E.R.C. 10	• No works	C2	4.8 72m²
T37	Acacia (Tag 1974)	M	12	3	5	1.5	2.5	550	M	- Low grade tree with reduced vigour - Not a candidate for long-term retention adjacent to dwelling/s - E.R.C. 10	• Crown clean or remove	C2	6.6 137m²
T38	Sycamore	M	16	5	5	5	7	500	G	- Off-site tree with no access to survey - E.R.C. 20+	• 3 rd party tree – no works	B2	6 113m²
T39	Pine	M	13	1	2.5	3	2	450	G	- Leans south & crown bias south - E.R.C. 20	• No works	B2	5.4 92m²
T40	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

TREE SURVEY SCHEDULE (BS5837: 2012)

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				N	S	E	W						
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

Root Protection Area
Modified to Account for
Site Features

Category

Root
Protection
Area

Crown
Spread
Tree
Number

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

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

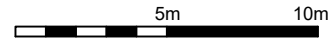
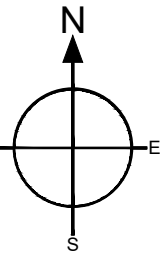
Client: F McClements	
Project: Tyn Y Coed, Chester Road, Rossett	
Title: Preliminary Tree Constraints Plan	
Scale: 1:250 @ A1	Date: May 2022
Drawn By: NB	Revision: B
Job Ref: 22/AIA/WXM/297	Drawing No: 01
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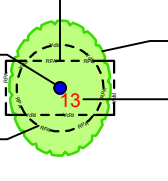
Appendix Three

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:
1:250 @ A1

Date:
May 2022

Drawn By:
NB & AM

Revision:
A

Job Ref:
22/AIA/WXM/297

Drawing No:
02

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