



Welsh-Wood

Arboricultural Consultancy

Pre-Development Site Survey

Arboricultural Impact Assessment

BS5837:2012 Trees in Relation to Design,
Demolition and Construction

Regarding: Station Road

Rhostyllen, Wrexham

LL14 4BB

Ref: NEB 19025 AIA Ver 1

Executive Summary

- S1** Welsh-Wood Arboricultural Consultancy have been instructed by Mr. Steve Griffin, Director at S.G. Estates, to undertake a tree survey in relation to construction of a residential dwellings at Station Road, Rhostyllen, Wrexham LL14 4BB. The listed address, currently a vacant plot, contains a number of trees, predominantly around the boundary, with grass and scrub dominating the site interior.
- S2** A site visit was undertaken on 21st November 2019. In total 8 individual trees and 5 tree groups were recorded, predominantly Sycamore, Hazel and Cypress species, including several trees situated off-site in the adjacent public open space. The trees are generally of a good condition, capable of making a lasting contribution to the landscape however, under current design proposals it would be prudent to remove 2 individual trees and 1 tree group to prevent future conflict and nuisance.
- S3** There is a negligible incursion into the root protection areas (RPA) for 3 tree groups and it has been suggested that the tree protection fencing is established at a lesser distance from the trees where such an incursion exists; an additional maximum 1m has been allowed to permit development operations. The RPA percentage incursion following this does not exceed 3%. Recommendations relating to any other works that may be proposed within the RPA at a later date, such as soft landscaping or boundary retaining features, have been made within this report however it must be noted that no further works resulting in significant ground disturbance should be tolerated within the RPA of retained trees.
- S4** The site does not fall within a Conservation Area, however, is subject to an Area Tree Preservation Order No. 131: 2008. This information was provided by Wrexham County Borough Council.
- S5** It must be noted that trees provide essential habitat for birds and bats and as such any proposed works must be carried out in full consideration of the law. Birds, bats and their habitats are afforded protection within the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010 (as amended).

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1.0 Introduction

- 1.0.1 This report details the findings of a tree survey at the listed address (the site) and has been prepared in compliance with BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

1.1 *Brief/Instruction*

- 1.1.1 Welsh-Wood Arboricultural Consultancy has been instructed by Mr. Steve Griffin, Director at S.G. Estates, to undertake a survey of all trees on or within influence of the site in order to facilitate development.
- 1.1.2 The site is currently a vacant residential plot with a few trees established around the boundary. Several of the trees are situated off site to the north on land maintained by Wrexham County Borough Council.
- 1.1.3 The report will be issued in two parts; part 1, the Arboricultural Impact Assessment, will accompany the planning application, and on approval of a design plan and once planning consent has been granted part 2, the Arboricultural Method Statement, will be issued.

1.2 *Qualifications and experience of surveyor*

- 1.2.1 The author holds the Higher National Certificate in Arboriculture, and LANTRA Professional Tree Inspector qualifications, and has worked in the arboricultural industry for 18 years as a Local Authority Tree Officer, Arboricultural Consultant and Lecturer in Arboriculture.

1.3 *Documents Provided in Advance*

- 1.3.1 The following documents were provided prior to the tree survey:
- Topographical survey
 - Proposed design, SK 4

1.4 *Relevant background information & scope of this report*

- 1.4.1 This report has been commissioned to support a planning application for development of a residential dwelling on site with a garage and three parking spaces.

- 1.4.2 The survey is intended to appraise the quality of the tree stock and identify which trees, if any, should be removed and how retained trees should be protected in order to make a positive landscape contribution to the site in future years.
- 1.4.3 The survey was undertaken independently of any specific proposals for development on the site in order to provide an objective assessment of their quality. This report then considers the trees within the context of the proposed development and, following consultation with WCBC, makes recommendations for the successful retention of trees where ever possible in harmony with the new development.

1.5 Caveats and Limitations

- 1.5.1 This report relates specifically to the condition of the trees upon the day that the inspection was carried out.
- 1.5.2 Inspection was carried out from ground level, with use of binoculars where necessary. No climbing inspection was conducted. Where access to parts of the site or trees on adjacent land was not possible, estimates have been made regarding tree dimensions. This will be made clear in the tree and group schedules where relevant.
- 1.5.3 No detailed analysis of soil samples was undertaken. Root areas and possible underground conflict interaction were only investigated insofar as a surface visual inspection.
- 1.5.4 All legal documentation and information given to and used for the purposes of this report by Welsh-Wood Arboricultural Consultancy is presumed accurate.
- 1.5.5 The report is valid only for typical weather conditions. Healthy trees, or parts of healthy trees, may fail in unusually high or unpredictable winds or violent storms and as such the consequences of such weather phenomena are unforeseeable. It follows that Welsh-Wood Arboricultural Consultancy cannot be held liable for any such failures.
- 1.5.6 Where trees fall under the protection of the Local Council, permission may be required before works begin. It should be noted that the Local Council may not share the views presented in this report.
- 1.5.7 All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means; electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without the written permission of Welsh-Wood

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2.0 Data collection

2.0.1 Tree survey data included:

- Tree reference number
- Species listed by common name
- Height in metres to the nearest 0.5m
- Stem diameter in mm, measured in accordance with Annex C of BS5837:2012
- Branch spread in metres at 4 cardinal points
- Height above in metres ground level of:
 - First significant branch and direction of growth
 - Lowest part of the canopy
- Life stage (newly planted / young / semi-mature / mature / over-mature / veteran)
- General observations
- Preliminary management recommendations
- Estimated remaining contribution in years (<10 / 10+ / 20+ / 40+)
- Category grading (U, A, B or C)

2.0.2 The trees were surveyed using current visual tree assessment (VTA) methods and where necessary sounded with a rubber-ended mallet to ascertain the need to investigate further defects or issues regarding structural stability/longevity.

2.0.3 The Visual Tree Assessment methodology (VTA) as devised by Prof. Dr. Claus Mattheck is an internationally recognised industry standard for tree inspection.

2.0.4 These suggestions are the author's professional recommendations and in no way hold any legal or official capacity.

N	A new or recently planted tree established for no more than 5 years in its present location.
Y	A young tree planted/established for no more than 10 years in its present location.
SM	A semi-mature tree which is well established but with some growth to make before reaching its full potential size.
M	A mature tree at or near its potential maximum size which is still growing vigorously.
OM	An over mature tree in decline.
V	A veteran tree; in the advanced stage of its life and displaying numerous characteristics such as unusually large girth, cavities, water pockets, large quantities of dead wood etc.

Table 1. The classification system used to describe each trees age class. The age class legend can be used in conjunction with individual tree data found in the sectional appendix of this paper. Please note this is a general age class classification and users should be aware that this information is species specific.

Station Road, Rhosyllen, Wrexham LL14 4BB

Undertaken by N Brewin Welsh-Wood Arboricultural Consultancy, January 2020

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2.1 Site Visit

- 2.1.1 A site visit was undertaken by the author on 21st November 2019. The weather conditions during the site visit were overcast and dull posing a minor constraint to assessment as the trees appeared somewhat silhouetted however, no repeat assessment for the purpose of completing this report is deemed necessary.
- 2.1.2 Restrictions to assessment also existed in the form of dense ivy growth and epicormic growth. No further action to address this constraint to survey is thought necessary at this time.

2.2 Site description

- 2.2.1 The listed address consists of a vacant residential plot adjacent to a row of existing properties.
- 2.2.2 The site borders a public open space to the north, Station Road to the East, the adjacent residential plot to the south and a driveway servicing the residential properties of Heritage Gardens to the west.
- 2.2.3 The site is accessed via the public highway Station Road although pedestrian access is also currently achievable from Heritage Gardens.
- 2.2.4 The topography of the site is predominantly flat however a slight slope exists from east to west at the western site extents.
- 2.2.5 The site does not appear overly exposed or subject to any prevailing wind.
- 2.2.6 The trees exist as formal tree planting and established self-set specimens, predominantly against the northern site boundary and within the adjacent public open space, although there are a few on site trees. In addition there are two hedges against the southern boundary with the adjacent residential plot. The site interior consists of grass and scrub.
- 2.2.7 BT wires, and an LV pole and stay wire, are located at the south east corner of the site, bordering Station Road.
- 2.2.8 No detailed analysis of soil samples was undertaken however a desktop analysis revealed that the soil type recorded for this location, confirmed using the Cranfield Soil & Agrifood Institute website (CSAI) supported by DEFRA, is *freely draining acid loamy soils*. It is advised that any

proposed development takes into account guidance provided in NHBC 2019 Section 4.2 – Building Near Trees.

2.2.9 The site does not fall within a Conservation Area, however, is subject to an Area Tree Preservation Order No. 131: 2008.

2.2.10 All trees surveyed were classified in accordance with Table 2; the tree classification system set out in BS 5837: 2012 Trees in Relation to Design, Demolition and Construction.

2.2.11 The trees were plotted utilising the topographical survey provided however, some on site trees were not included on the topographical survey and as such have been plotted by hand and using comparison with aerial imagery. This relates solely to the hedges situated at the southern site boundary.