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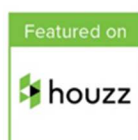
Arboricultural Method Statement

**PLANNING APPLICATION FOR A SINGLE STOREY SIDE EXTENSION TO TUPA,
PENLEY, WREXHAM, LL12 0LU**



Photo courtesy of Google Maps

July 2022



Context/Introduction

This report presents information required to discharge Condition 4 attached to the planning permission granted on the Decision Notice of application reference MAE P/2022/0270 for a single storey side extension to the dwelling Tupa, Penley. Condition 4 is as follows;

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

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

Information relating to Condition 5 also will be provided for the proposed landscaping scheme as presented on PL05. Condition 5 is as follows.

Within six months of the first use of the development, trees, and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

The purpose of this report is to make an appraisal of the trees that stand on the aforementioned site, evaluating their condition and the amenity value of the trees to determine how they impose on the development proposals. The report provides assessments on any tree that is to be removed and how retained trees can be protected during the process of the development. Information will be provided to cover the following criteria: an evaluation of the condition and amenity value of the trees on site. How the proposed development is likely to impact upon the trees. Information on any trees that are designated for removal. Information on how the trees retained will be protected during the development process.

The survey only consisted of a visual tree assessment, no further methods or equipment were used to identify conditions of the relevant trees. The survey was conducted from ground level and the weather conditions of clear skies that gave fair visibility. Crown spread and trunk girths and canopy heights were measured, although in some instances, undergrowth prevented close access to some trees. In these instances, measurements were estimated based off accessible specimens of similar species and size nearby. Trees are living organisms and although their condition and structures can be assessed, total confidence in this is not realistic as going forward, the lifespan of the tree can be highly unpredictable and susceptible to climate conditions etc.

Proposal

The proposal will be a new extension built to produce new habitable spaces for the existing dwelling. A “link style” element will project out of the existing gable end, stepped in on either side to give distinction from the existing building. The roof pitch will mimic the asymmetrical roof of the existing dwelling, with a single roof window on the front elevation, facing South-West which will gather sunlight in the evening, a full height glazed panel on the front and rear will provide light into the new spaces within the “link style” part of the extension.

The main body of the extension will be perpendicular to the house. This will have the continuation of the standing seam Kingspan roof, but with vertical charred wood clad walls. The front gable will house a window to provide natural light into the bedroom. The rear, with a corner sliding door, gives a view over the garden from the proposed master bedroom.



Access to the site will be from the existing shared access track which leads to a hardstanding parking area adjacent to the dwelling which shall not be altered from its current form.

Impacts/Mitigation

A total of three small specimens are to be removed. These are low grade of minimal size, and their removal is either because of poor health or their infringement on a nearby tree. A net gain in biodiversity across the site will sufficiently mitigate against the loss of three specimens and the proposed planting across the wider site (outside the application area) will have a large positive contribution to the wildlife of the local area.

Fencing should be erected prior to any development work commencing on site as per the indicated barrier areas shown on PL04. The RPA protective barriers, orange broken lines should be erected to create construction exclusion zones. The RPA barriers shall be erected around T1 at the front of the property and along the North edge of the site to segregate the woodland beyond. All protective fencing shall ensure the storage of materials and manoeuvring of construction machinery cannot take place within a proximity to trees which cause harm or damage to the roots or branches of the specimens. Appropriate methods of fencing are shown below in Figure 2 & 3.

Temporary ground protective cover would be deemed necessary along the existing entrance track to ensure the entire area of the RPZ of T1 is sufficiently protected from excess volumes of larger vehicle traffic during construction. It would not be seen as necessary to make the ground protection a permanent measure as the track is an existing element of the landscape and the proposal (apart from during construction) would not see a significant increase in the volume of motor vehicles passing over the track, nor would it result in the long-term parking of any vehicles within the RPZ. There are no ground works being undertaken in any RPZ and no other significant specimen will be subject to damage by construction traffic. The access must not result in changes to the existing soil structure with corresponding damage to the health and condition of the tree's root system. Section 9.3 of BS5837:2012 makes provision for such situations by recommending that access/working zones within the protection areas may be acceptable when created by using a combination of barriers and appropriate ground protection: In this instance steel road plates or an alternative system such as 'Groundtrax' should be used.

Protective fencing and temporary ground protection areas are to remain in place until the completion of all construction related work on site. Contractors working on-site are to be made aware of the installed protection measures and all fencing is to be regularly checked, specially after any adverse weather conditions that could have displaced any part and inspected to ensure no damage had occurred which could impact the effectiveness of the protection measures and in turn the safety of the trees.

The proposed landscaping scheme submitted on drawing PL05 shows the proposed scheme for the garden of the dwelling. Besides from the existing entrance track and driveway, there are raised planting beds, ponds, and pathways to the rear of the dwelling. Timber garden shed to the North of the dwelling and new planting is being introduced. A hornbeam hedge is proposed alongside the driveway at the West boundary of the site as well as new individual specimens A, B, C, D, E, F, G. These new specimens are as follows.

A - *Cornus contraversa*

B - Wych Hazel

C - *Cornus kousa chinensis*

D - *Acer palmatum dissectum*

E - *Prunus serrula*

F - *Butula Jacquemontii*

G - Common Hazel

Figure 2 Default specification for protective barrier

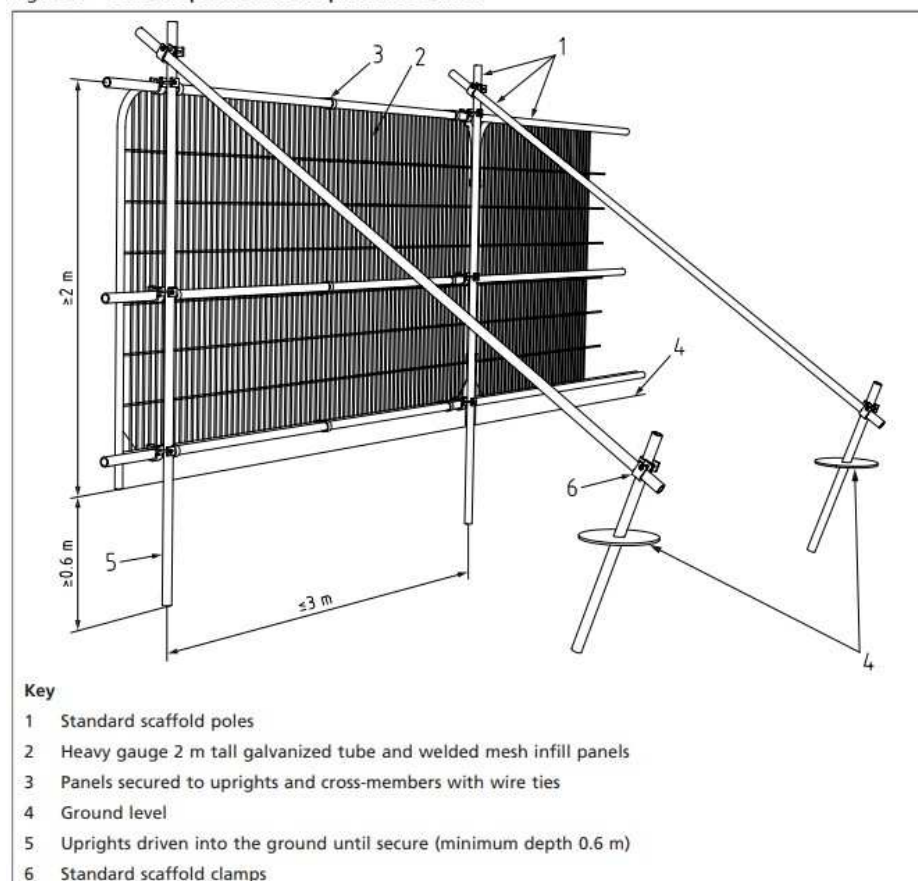


Figure 3 Examples of above-ground stabilizing systems

