

Arboricultural Impact Assessment

Land at
Wynona
Station Road
Rossett
Wrexham

Ref:
AIA/WSR/12/21

Date:
6th December 2021

Commissioned by:
Mr I. Humphreys

Prepared by
S. Shields

Arboricultural Impact Assessment

Wynona
Station Road
Rossett
Wrexham

This Arboricultural Impact Assessment has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.

Planning permission is being sought to develop site to provide a modular educational building.

All trees on and immediately adjacent to the site have been surveyed and assessed in accordance with the recommendations of BS5837: 2012. The survey assessed five individual trees, one group of trees and one hedgerow, ranging in quality and amenity value from moderate (2) to low (1) with (4) considered unsuitable for retention in the current context.

The proposed development would require the removal of only the category U trees and hedgerow, but this would not significantly impact on the amenity provided by the trees on the site or wider area.

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Date	Revision	
6 th December 2021		Issued for Planning

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Instruction

- 1.1 Shields Arboricultural Consultancy received instructions from Mr I. Humphreys to undertake an arboricultural impact assessment at the above location. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission for or preparing any documents or plans for this or future applications at this site.
- 1.2 Planning permission is being sought to develop site to provide a replacement dwelling following the demolition of the existing structure. A site layout plan ref: H125/005 has been provided and is considered in this report.

Scope & Limitations

- 2.1 The purpose of the report is to assess the environmental and amenity values of all trees on or adjacent to the area affected by the proposed development and is based on a site assessment undertaken 20th November 2021 by S. Shields, principal consultant Shields Arboricultural Consultancy. The report will assess the long-term contribution that the trees can make to the area and the arboricultural implications of retaining them and seek to find a satisfactory juxtaposition between the trees and the new development. The report will assess the potential impact that may arise as a result of the proposed construction works and make recommendations for protecting trees, hedges and shrubs where appropriate
- 2.2 The report is prepared in accordance with the recommendations of the British Standard Document BS 5837: 2012 'Trees in Relation to Construction'.
- 2.3 This report is not an ecological assessment and does not identify habitats or constitute a protected species survey.

Statutory Controls & Obligations

- 3.1 Forestry Act; the felling of trees is controlled by the Forestry Act, which requires that a felling licence is obtained prior to cutting down any trees. The Forestry Act does not apply to the felling of trees growing within an orchard, private garden, churchyard or public open space. The Forestry Commission has the responsibility for enforcing the Forestry Act.
- 3.2 Tree Preservation Orders & Conservation Areas; Local Authorities have specific powers under the Town & Country Planning Act 1990 as amended, to protect trees through the use of Tree Preservation Orders. Where trees are protected under such orders it is a criminal offence (subject to any exemptions for which provision may be made by the act or order) to undertake, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. Similar controls apply to all trees growing within a designated Conservation Area.

- 3.3 Bats, wild birds and other protected species; The Wildlife & Countryside Act & the Conservation (Natural Habitats & C.) Regulations make it an offence to disturb or destroy bats and bat roosts and wild birds and their nests. Other species of plant and animal are also protected. These creatures often inhabit trees and sufficient care must be taken to ensure they are not affected during forestry and arboricultural works.

Site description

- 4.1 The proposed development site is situated off Station Road and occupies a plot of land between the road and the River Alyn. The site currently supports a dwelling that has fallen into a state of disrepair and the garden has become overgrown with ruderal weed and sapling tree growth. The site has boundaries with the highway to the north, a dental practice to the east the river to the south and a residential property to the west. Access is from Station Road.
- 4.2 The site is tiered with the dwelling on the higher elevation to the north of the plot and a lower tier forming the garden area and part of the river flood plain. There are a number of trees on the site, the most significant are along the riverbank, with minor vegetation to the north and east of the property.



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Soils

- 4.3 The site is free draining, although the lower tier could be periodically waterlogged. Geological maps indicate alluvial deposits of sand and gravel over a sandstone, mudstone conglomerate lithology. The highway to the north, river to the south and existing structures would create barriers to root development.

*NB. This soil assessment is undertaken in situ using visual and manual techniques and is **only** for the purpose of establishing the influence of site soils on tree growth. The assessment **must not** be relied upon to inform any engineering decisions.*

Development Proposal

- 5.1 Planning permission is being sought to develop site to provide a replacement residential dwelling.



Site Plan 1:250

1	Client: [redacted]	1:1
2	Project: [redacted]	1:1
3	Drawn by: [redacted]	1:1
4	Check: [redacted]	1:1
5	Scale: [redacted]	1:1
6	Project: Proposed replacement dwelling at, Station Road, Rossett, Wrexham, LL12 0HE.	
7	Title: Planning: Site & Location Plan	Scale (A3): 1:250 & 1:1250
8	Drawn by: J. Teagater	Date: Sep 2020
9	Drawing No: H125/005	Sheet: 1 of 1
blueprint architectural solutions 		
Office 366, Redcliffe Business Tower, Wrexham, LL12 0XT Tel: 01928 555555 www.blueprintarchitectural.co.uk © blueprint architectural solutions		

Tree Survey Methodology

- 6.1 All trees within and adjacent to the site have been assessed where they are within 15 m of any area that may be disturbed as a result of the proposed development and have a stem diameter over 75mm at 1.5 metres. Measurements have been taken in accordance with the procedures and protocols set out in BS 5837: 2012 and the Forest Mensuration Handbook. Height measurements are approximate unless otherwise stated. Trees have been assessed as individuals, groups or woodlands as appropriate. Where access to trees has been restricted, either as a result of their situation on private land or where vegetation or ground conditions are unfavourable, an estimation of trunk diameter has been made. This entails using a set of callipers to

approximate the measurement. Estimates are rounded up to provide a margin. This technique has only been used where there is a sufficient buffer between the RPAs and any area disturbed by development. Where trees are in woodlands or groups only the outside edge trees are assessed unless there are larger trees with RPAs or crowns that would overlap the edge trees.

- 6.2 BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.

Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.

The most significant or valuable trees are placed in the categories, A & B. Site design should make provision to retain trees in these categories and most Local Planning Authorities will insist upon this (or in exceptional circumstances will require that significant compensation planting is incorporated into the design), whilst trees that should not be a constraint to development are recorded with a C category. Trees categorised as U are in a poor condition and should be removed prior to the commencement of work.

6.3 Where trees are to be retained, it is necessary to ensure that they are suitably protected to avoid damage during the construction phase of the development. It is also important to consider any long term implications, such as issues with shading or leaf litter that may arise as a result of tree retention.

6.4 To ensure that trees are not adversely affected by the construction works it is necessary to:

- a. The avoidance of physical damage to the aerial parts of the trees (i.e. Impact and other damage to trunk and branches)
- b. The avoidance of damage to retained trees as a result of the severance or other physical damage to their roots
- c. Preserve of the character of the soil, through the avoidance of any activity that would cause it to become compacted or otherwise disturbed or disrupted, and to avoid contamination by potentially harmful substances
- d. To ensure free gaseous exchange is permitted between the upper layers of soil and the atmosphere
- e. To ensure adequate (but not excessive) water supply to the soil and hence to tree roots

This would normally be achieved by establishing an area, known as a construction exclusion zone (CEZ) around each tree. The CEZ is derived from the root protection area (RPA) and the crown spread of the tree. The RPA represents the area occupied by the tree's root system and is calculated for each tree based on its stem diameter and the ground conditions present taking account of and any impediment to rooting. The RPA should represent the most probable position of the tree's root system.

The CEZ must be considered sacrosanct and be maintained completely undisturbed. No construction should take place within this area and it should not be used for storage of materials or fuels. Access for vehicles machinery or personnel is prohibited and to ensure that it is not damaged by construction activity it must be suitably protected during the construction phase, using robust fencing or alternative ground protection methods, to prevent disturbance and damage occurring.

6.5 In addition to the implications that a new development may have for existing trees it is also important to assess any long-term issues or concerns that may arise as a result of retaining trees close to a new dwelling or structure. This can include problems associated with leaf litter and other debris that may fall from trees, the potential that a tree has to cause damage to a structure in the future, any on-going maintenance requirements that may arise and the level of shade that the tree may cast, it is particularly important to consider the effects of shading where trees are to the south of houses and gardens. Trees can also cause feelings of apprehension to the occupiers of nearby

buildings and can have an over-bearing impact on a property if adequate space is not provided.

- 6.6 The report assesses all trees with regard to their size, position and natural characteristics, and taking into account of their future growth makes provides recommendations as to their long-term suitability for retention.

Arboricultural Assessment

- 7.1 Full details of the tree surveyed are provided in appendix A. and their relative positions, crown spreads, root protection areas are indicated on the attached plans.
- 7.2 No checks have been undertaken to establish the status of the trees with regards to Tree Preservation Orders or Conservation Areas, however all the trees may be subject to the Forestry Act (see section 3.1) and some hedges subject to the Hedgerow regulations (see section 3.3). No trees or hedges should be felled, lopped, topped or in otherwise removed or damaged without prior permission from the relevant authority.
- 7.3 The survey recorded five individual trees one group of trees and one hedgerow which are categorised as follows:

Category	Quantity
Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)	0
Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)	2
Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.	1
Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.	4

Arboricultural merits and the significance of the trees in the landscape

- 7.4 The site and surrounding area are residential in character with a few garden and municipal trees along with a belt of trees following the river edge.
- 7.5 There are no veteran trees or areas of ancient woodland on or adjacent to the site.

Policy Considerations

- 7.6 Section 6.4.24 – 6.4.26 of Planning Policy Wales states that:

‘Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a 123 See Paragraph 6.2.2 of Technical

Advice Note 5: Nature Conservation and Planning

<https://gov.wales/technical-advice-note-tan-5-nature-conservation-and-planning> 124 Tree Cover in Wales' towns and cities see

<https://naturalresources.wales/media/4123/tree-cover-in-wales-towns-and-cities-2014-study.pdf> valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade and shelter, a sustainable energy source and building materials. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.

'Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard, where appropriate, to local authority tree strategies or SPG. Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.'

'Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection should prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory.'

'The protection and planting of trees and hedgerows should be delivered, where appropriate, through locally specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs). They should also be incorporated into Green Infrastructure Assessments and plans.'

7.7 The Wrexham Unitary Development Plan Policy EC4 – Hedgerows, Trees and Woodland advises that

'Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to

valuable trees, important hedgerows or ancient woodland sites will not be permitted.'

This policy should be considered with reference to Local Planning Guidance Note 17 'Trees & Development' [Local Planning Guidance Note No 17 - Trees and Development \(wrexham.gov.uk\)](http://wrexham.gov.uk).

Design Considerations

- 7.8 Owing to the layout of the site and constraints imposed by the flood plain, there would be very little impact on trees of value. The site design should consider providing some tree and shrub planting to the road frontage. Additionally, ensuring the river corridor and riparian zone are maintained and not degraded would help with long-term landscape and habitat value of the site and it is recommended that only site suitable native species are planted in this area and any invasive weed growth controlled.
- 7.9 In addition to the ensuring that the trees are not damaged by the construction process, consideration should also be given to the future implications associated with the retention of the trees in the terms of their influence on the new properties. To ensure a harmonious relationship between the trees and the proposed dwellings it is necessary to allow adequate separation so that the trees do not exert an overbearing influence, are so close as to promote worries about tree safety and avoid problems associated with leaf litter and shading. It is particularly important to consider the effects of shading where trees are to the south of houses and gardens. It is recommended that no occupied property is sited within a distance equivalent to 50% of the mature height of a tree (see appendix A), which should be increased to 60% if the tree is directly to the south of a property.
- 7.10 All services both under and over ground must be located outside the CEZ around retained trees. All services must be installed in compliance with NJUG chapter 4 recommendations.

Arboricultural Impact

Impact	Category A	Category B	Category C	Category U
Tree Removal				H5, T6, G7
Facilitative Pruning Required				
RPA Encroachment				
Potential Shading				
Proximity Issues				

- 7.11 The proposed development would require the removal of only category U trees and hedgerow, all others can be retained and protected.
- 7.12 There is significant separation distance between the proposed dwelling and the retained trees which would be sufficient to prevent any negative impact on residential amenity resulting from the retained trees.

Landscaping

- 7.13 It may be considered appropriate to plant a new specimen tree on the site in order to off-set the loss of the category U trees. A tree planting requirement could be a condition of planning permission being granted.

Arboricultural Operations

Permission to remove any tree must be obtained from the Local Planning Authority and must not be undertaken until a Full Planning Permission has been granted and all pre-commencement conditions have been discharged. In cases where trees are protected by Tree Preservation Orders or Conservation Areas additional consent may be required.

- 8.1 The proposal will require work to trees, subject to obtaining any required permissions it is recommended that the work should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000 000. All operators must hold relevant NPTC certificates. A site-specific risk assessment must be prepared and operators must work to a health and safety method statement. The use of Arboricultural Association Approved Contractors www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons is recommended.
- 8.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.

Arboricultural Method Statement

- 9.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.
- 9.2 This document should be read in conjunction with the Tree Protection Plan ref: WSR/TPP/12/21. The TPP indicates the construction exclusion zone (CEZ) that must be maintained around the retained trees. This area must remain undisturbed during the construction process and must be protected using suitable temporary fencing to prevent access.
- 9.3 Copies of the TPP & the AMS must be available on site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.
- 9.4 All tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The LPA must be informed in writing once the tree protection measures are installed.
- 9.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections (see 9.17).
- 9.6 All measurements are given in metric using standard abbreviations.

Fencing and Ground Protection

- 9.7 The TPP indicates the position of all protective fences.
- 9.8 Protective fencing will comprise herras fencing securely fixed in place or as agreed with the Local Planning Authority.
- 9.9 Ground protection is not required on this site
- 9.10 The protective fencing and ground protection must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.
- 9.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

General Precautions

- 9.12 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the trunk of a tree that is to be retained or within any part of the CEZ. Spills kits, suitable for the type fluids, fuels and chemicals stored on site must be available on site and site operatives must have training in their use.
- 9.13 No fires will be lit within 20m of the trunk of any tree that is to be retained.
- 9.14 Storage and mixing areas, contactor parking and all site huts must be outside the CEZ.
- 9.15 Access to the work area is via the main site entrance and must not traverse the CEZ.
- 9.16 All service and drainage routes, below or above ground must avoid the CEZ. All services are to be installed in accordance with NJUG volume 4 Guidelines.
- 9.17 To ensure that all tree protection measures are properly installed and maintained the site shall be monitored by Shields Arboricultural Consultancy to the following schedule. Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit. All tree protection measures must remain in place until development work is completed and only removed after receiving written confirmation from the LPA.

Schedule of Inspection

- 1. Prior to work commencing to inspect tree protection fencing and ground protection.
- 9.18 Prior to the commencement on site of any work, a competent person is to be appointed to monitor the day to day activities on site. In the case of a tree being damaged or where an unexpected event arises it will be for this person to contact Shields Arboricultural Consultancy to seek advice on contingency measures.

Conclusion

- 10.1 The proposed development will not have an impact on the arboricultural resource or amenity of the area and is not contrary to national or local planning policy in respect of trees.

S.J.A. Shields

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P. Dip. Arb. (RFS), MSc. Arb. & Urban For. (UCLan)

M.Arbor.A, MICFor.

Chartered Forester

6th December 2021

Arboricultural Assessment

Ref. No.	Species	Top Height	Stem Dia mm	N	E	S	W	CC	Age	Rem Cont	Cat.	RPA m ²	Notes	AIA
T1	Acer pseudoplatanus (Sycamore)	16	520	7.8	7.4	4.1	8.2	6	M	20+	B2	122	Condition: Fair Notes: Recent tree surgery, asymmetry in crown structure.	Reasonably attractive site feature but amenity value mainly within the site. Can be retained and protected to the required standard through the development. Unlikely to negatively impact on the development in the future.
T2	Unknown (Unknown)	12	250					5	OM	<10	U	28	Condition: Dead Notes: Dead tree on riverbank, possibly in adjacent garden.	Removal is advised on grounds of arboricultural management.
T3	Acer pseudoplatanus (Sycamore), Crataegus monogyna (Hawthorn), Fraxinus excelsior (Ash)	14	250	3	3	3	3	4	M	20+	C2	28	Condition: Good Notes: Small group on riverbank. RPA may be affected by river.	Minor feature in the site and wider landscape. Can be retained and protected to the required standard through the development. Unlikely to negatively impact on the

														development in the future.
T4	Alnus glutinosa (Common Alder)	14	380	5.3	5	5	4.1	4	M	20+	B2	65	Condition: Good Notes: Part of group extending east along riverbank. Good habitat value.	Reasonably attractive feature in the site and wider landscape. Can be retained and protected to the required standard through the development. Unlikely to negatively impact on the development in the future.
H5	Acer pseudoplatanus (Sycamore) Ligustrum sp. (Privet)	5	50					0	M	<10	U	1	Condition: Poor Notes: Overgrown and gappy boundary hedge.	Unattractive feature with no public amenity value, recommend removal and replacement, if required.
T6	Malus (Apple)	6	300					4	OM	<10	U	41	Condition: Good Notes: Moribund tree overrun with ivy.	Unattractive feature with no public amenity value, recommend removal and replacement, if required.
G7	Acer pseudoplatanus (Sycamore)	5	150					4	SM	<10	U	10	Condition: Fair Notes: Self-set trees growing between existing house and adjacent hall.	Unattractive feature with no public amenity value, and unsustainable in this location. recommend removal and

															replacement, if required.
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Ultimate Heights of Main Species

Sycamore 18

Alder 18

Notes

BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.

Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.

Bat potential has been assessed in accordance with the guidance provided in BS 8596:2015 and is at the level of a non-specialist scoping survey. This assessment is for preliminary advice and does not negate the requirement for a specialist ecological survey

Key

Tag No	Identification number for tree	Species	Species of tree
Top Height	Estimated height of tree	Stem Dia.	Diameter of stem at 1.5 metres
Stems	Number of stems	N, E, S, W	Crown spread at compass points
CC	Crown Clearance	FSB	Direction of first significant branch
Rem. Cont	Remaining safe life expectancy in years	RPA	Root protection area in m ²
Cat.	BS Category (see above)	AIA	Arboricultural Implication Assessment
Age	Y - Young Trees SM Semi Mature EM Early Mature M Mature LM Late Mature exceeds normal life expectancy for species VET Veteran Tree		
Condition	Good Relatively free from defects and / or major pests and diseases Fair Some defects, which could be addressed through tree surgery or minor pests or early symptoms of diseases Poor Substantial defects or terminal decline Dead Dead		

Tree Constraints Plan
Wynona
Station Road
Rossett
Wrexham

Key

Cat U Tree

Cat B Tree

Cat C Tree

RPA

RPA Cat C

Canopy

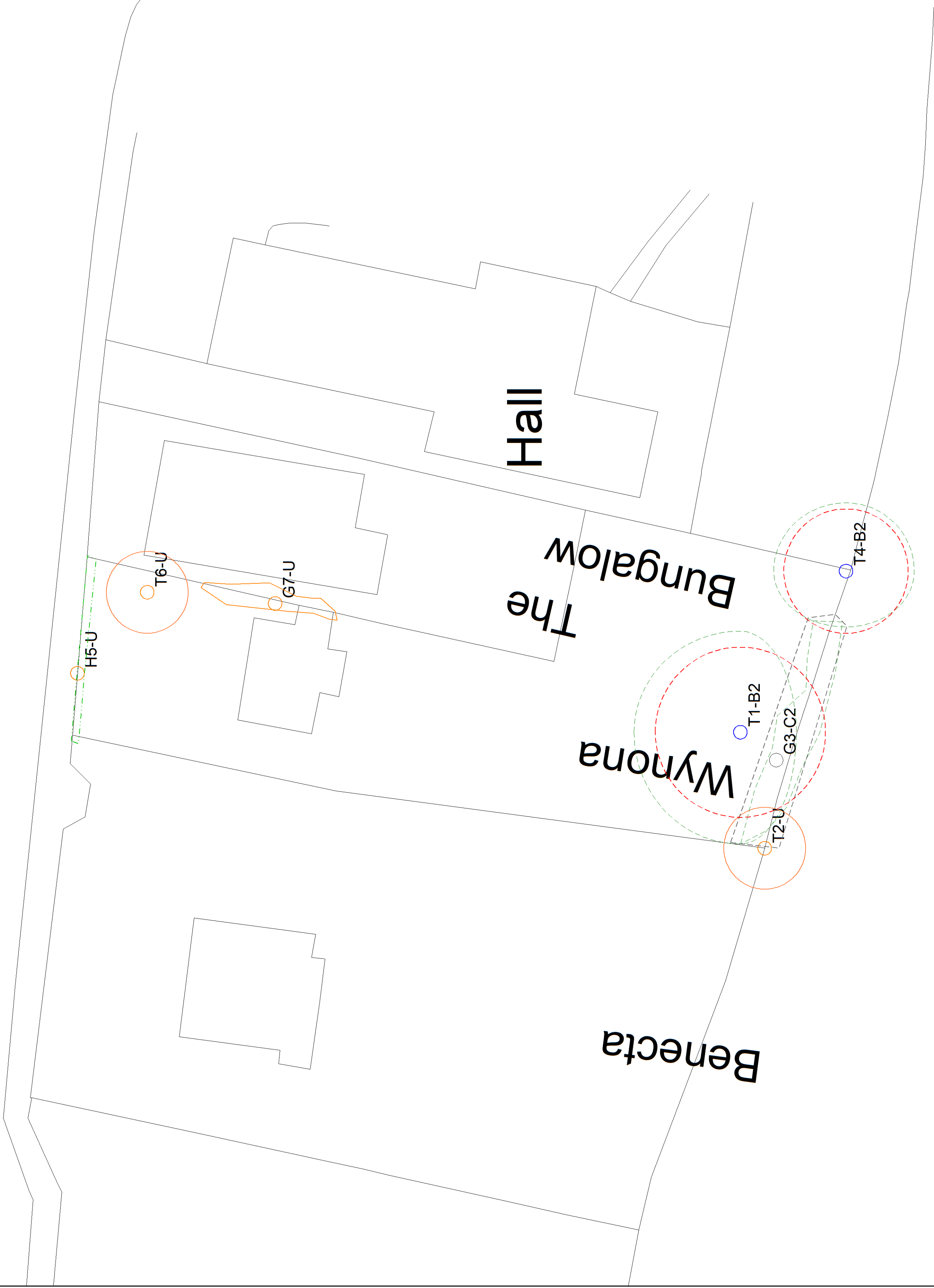
Canopy Cat U

Hedgerow

Drawing No: WSR/TCP/12/21/
Drawn By: S. Shields
Scale: 1:200 @ A2
Date: 6th December 2021
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Tree Constraints Plan
Overlay
Wynona
Station Road
Rossett
Wrexham

Key

Cat U Tree

Cat B Tree

Cat C Tree

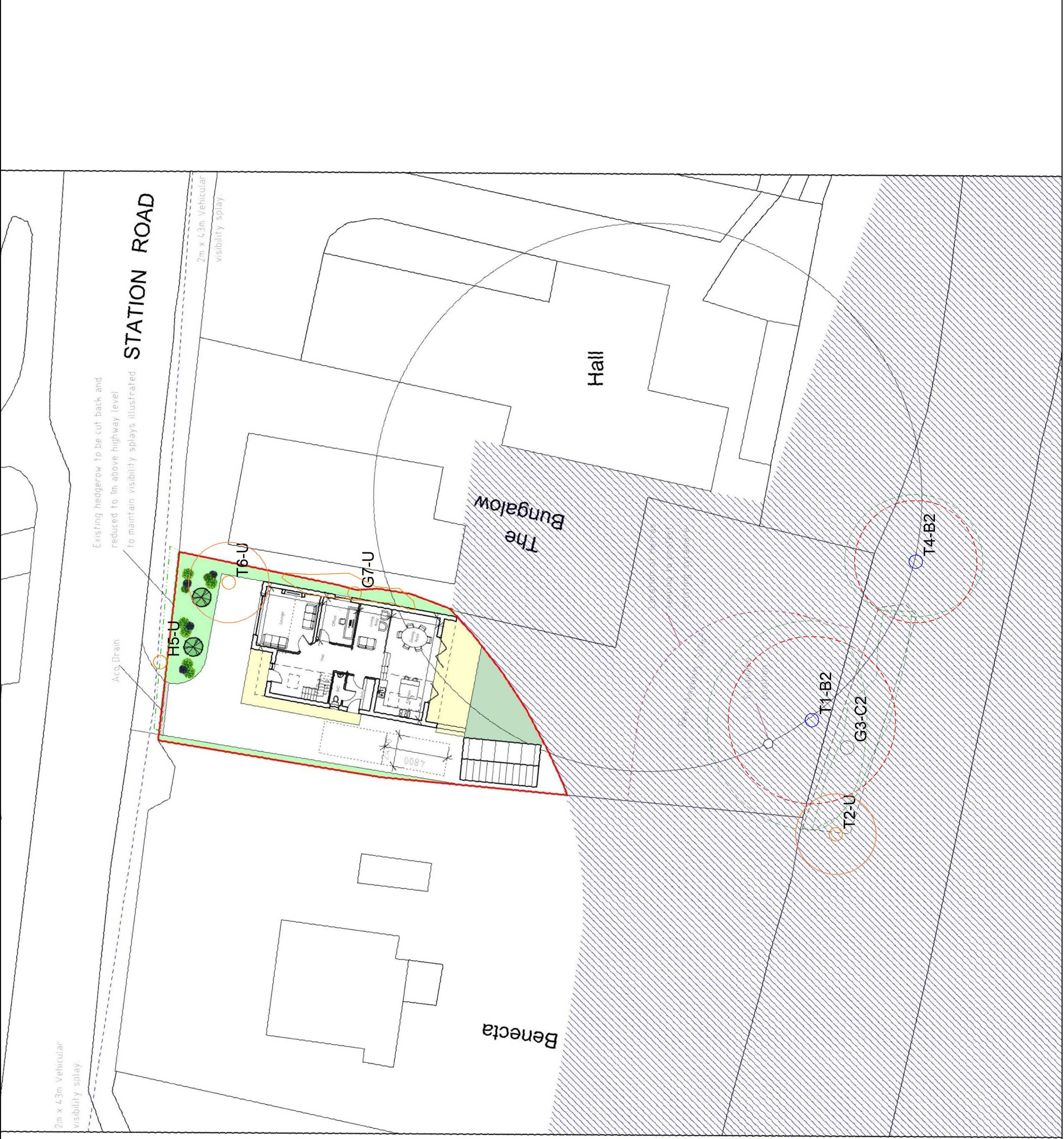
RPA

RPA Cat C

Canopy

Canopy Cat U

Hedgerow

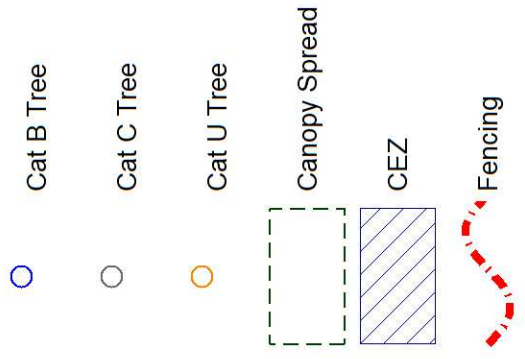


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Tree Protection Plan
Overlay
Wynona
Station Road
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Wrexham



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