



Bronwylfa Hall, Wrexham

Arboricultural Report

November 2021

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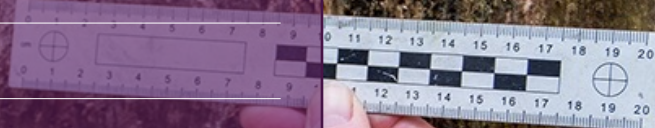
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Limitation

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Chapter 1 Introduction

1.01

ACS Consulting is instructed by Mr. & Mrs. Wantling to report on trees and the implications for the proposed development at Bronwylfa Hall, Wrexham. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works (where applicable).

1.03

The site was visited during October 2021. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The site is described in detail in the Planning, Design and Access Statement. In simple terms, the site is a grass field to the south west of Bronwylfa Hall. The site is an elevated parcel of land above the lane screened by a bank of broadleaved trees (Figure 1).

2.02 Statutory Protection/Planning Policies

The current policy documentation consists of the Wrexham Local Development Plan 2 (LDP2) 2013 to 2028; Local Planning Guidance Notes No 17 - Trees and Development and; Planning Policy Wales. The application site is not located within a Conservation Area. The presence of Tree Preservation Orders has not been confirmed.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site does not record the superficial deposits. It records the Bedrock Geology as: Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U).

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be slightly acid loamy and clayey soils with impeded drainage. [sic]

2.04 Topographical Survey

The arboricultural survey is based on the supplied topographical survey. Where trees have been missed they have been added with a reasonable degree of accuracy.



Figure 1

Chapter 3 Tree Survey

3.01

I have identified trees as individuals or in groups. The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally. Off-site trees and groups that could influence the development potential of the site, have been noted. Their attributes have been approximated.

3.02

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level.

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01 Application

The development is described in the planning design and access statement. In simple terms, it is an application to: refurbish the existing building and add a single-storey extension with a terrace.

4.02 Development Implications

Loss for Development

None. The application retains the site's principal arboreal specimens.

Retained trees that may be affected by disturbance

The footprint of the building is slightly increased to incorporate a ramp for access. This involves a minimal excavation into the RPA of ash 1398. Remedial measures in the form of vertical mulching can be undertaken in the RPA to enhance tree health and compensate for any potential root loss due to the excavations. The current access and allocated parking area are located within the RPA of the trees along the southern boundary. The new drive and parking area will be constructed using three-dimensional geo grids. Part will be topped by gravel and the parking areas will be finished, topped with resin bonded gravel providing permeable drainage. This access will also form the haul route which will be overfilled to allow construction access. The construction area around the building will be formed using temporary surfacing as advised in the method statement at Appendix B.

Pruning

No tree works are required for construction. A number of tree works have been identified for general maintenance.

Secondary Development Pressure

The proposal has been assessed against typical secondary development pressures associated with the genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris. It is often claimed, anecdotally, that trees retained close to buildings or in areas of amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.

It is my experience, these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons.

Chapter 4 Development Implications

Secondary Development Pressure Cont...

Shade cast across developments, either by existing or proposed vegetation, is often desirable. Tree shade may be important in reducing daytime temperatures and moderating excessive solar gain. Shade and dominance is not considered to be excessive to the extent that the trees will be placed under pressure to be removed or harshly pruned. Leaf litter occurs for only short periods of time and easily addressed through proper grounds maintenance and does not justify the loss of trees.

Certain deposits can be due to a substance called “honeydew”, which causes a sticky deposit it usually peaks in late spring and early summer. The substance that drips from the leaves can be an inconvenience, but is essentially just sugar-water, and although unpleasant is harmless and can be washed off most surfaces with warm soapy water.

The incidence of “honeydew” is not considered to be such an inconvenience that the retention of trees is threatened. Other issues such as dead wood can be dealt with through normal tree maintenance such as crown cleaning.

4.03

The over-arching policy guidance in respect of the site is that contained within the Wrexham Local Development Plan 2 (LDP2) 2013 to 2028; Local Planning Guidance Notes No 17 - Trees and Development and; Planning Policy Wales.

In accordance with policy, the proposed scheme conserves trees which contribute positively to the visual amenity and environmental value of the area.

The development accords with the policies and guidance of the council and the Welsh Government. The development is based on best arboricultural practice that ensures trees are retained. The application recognises that the retention of existing trees can add maturity to the development and enhance its visual quality and character. The development is well designed and it is considered to have a symbiotic relationship with the trees.

Chapter 5 Conclusions

5.01

The application is described in detail in the planning, design and access statement.

5.02

The development successfully retains all trees. The use of advanced tree protection measures including the use of three-dimensional geogrids and mulching ensure the trees are retained. The development retains trees in good spatial positions that help to screen the development from the main visual receptors. Indirect issues are adequately addressed through the method statement. The footpath using no-dig methodology has no implications for the retention of the trees. Secondary development pressures are not considered to be an issue. The development has been so located to have a satisfactory relationship with retained trees.

5.03

A draft method statement is appended to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; the method statement fulfils the recommended criteria for arboricultural information.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
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 U category trees (i.e. 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 might be desirable to preserve; see 4.5.7</i>			RED
	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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
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.	BLUE
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 benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1394	Oak	12	1500	2	2	2	2	2	2	FM/OM	Good	Good	Storm damage. Past pruning activities. Profusion of regenerative growth on the edge of the woodland. A tree of moderate quality and value in the landscape.	20+	B1/2
1395	Beech and Cherry	20	520, 430	2	5	5	4	2	2	EM	Good	Good	Located on top of a steeply sloping bank and the woodland. The cherry is poor. The beech is a reasonable specimen. A tree of moderate quality and value in the landscape.	20+	B1/2
1396	Ash and Holly	12	200	2	2	2	2	0	0	SM	Good	Good	The ash is a tall drawn spindly specimen influenced by the adjacent woodland. A tree of moderate quality and value in the landscape.	20+	B1/2
1397	Holly	10	150, 150	1	1	1	1	0	0	SM	Good	Good	Located at the top of a bank. A tree of moderate quality and value in the landscape.	20+	B1/2
1398	Ash	20	630	3	3	3	3	12	12	M	Good	Good	Prominent specimen. Located at the top of a bank. A tree of moderate quality and value in the landscape.	20+	B1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1399	Ash	21	520	3	3	4	3	12	12	M	Fair	Good	Tall, drawn vase-shaped canopy. Large pieces of dead wood up to 100mm in diameter. Poor distribution of buds and twigs. Possible Ash Dieback. Regenerative growth in the lower canopy. A tree of low quality and value in the landscape. Work Remove dead wood.	10+	C1/2
1400	Oak	18	260	3	2	1	1	2	2	SM	Good	Good	Tall, drawn specimen. Influenced in development by adjacent trees. A tree of moderate quality and value in the landscape.	20+	B1/2
1401	Ash	21	390	3	2	3	2	6	6	M	Good	Good	Located at the edge of the woodland. Tall, drawn vase-shaped canopy. A tree of moderate quality and value in the landscape.	20+	B1/2
1402	Ash	21	430	0.5	2	3	3	15	15	M	Good	Good	Formally twin stemmed – the northern stem has been removed. Remaining tree is twin stemmed at 3m. Tall, drawn vase-shaped canopy. A tree of moderate quality and value in the landscape.	20+	B1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1403	Ash	20	430	3	1	1	1	10	6	M	Fair	Good	Tall, drawn vase-shaped canopy. Poor distribution of buds and twigs. Regenerative growth on the lower stem. Large pieces of dead wood. Light ivy. A tree of low quality and value in the landscape. Work Review Summer 2022. Remove large pieces of dead wood. Cut ivy and allow to wither.	10+	C1/2
1404	Ash	22	350	2	0.5	3	2	18	18	M	Good	Good	Tall, drawn vase-shaped canopy. Influenced in development by adjacent trees. Ivy on the stem. A tree of moderate quality and value in the landscape.	20+	B1/2
1405	Ash	22	570	5	3	5	3	4	3	M	Good/Fair	Good	Tall, drawn vase-shaped canopy. Ivy on the stem. Large pieces of dead wood. Reasonable distribution of buds and twigs. Surface rooting. A tree of moderate quality and value in the landscape.	20+	B1/2
1406	Sycamore	15	470, 560, 490	5	4	#6	4	3	3	M	Good	Good	Located at the top of a bank. Restricted root development due to the road. Tri-stemmed. A tree of moderate quality and value in the landscape.	20+	B1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
W1	Woodland	<20	a 600	5	5	5	5	2	2	Y-M	Good	Good	Broadleaved woodland of ash, oak and sycamore with a ground layer of holly, laurel and hazel on a sharply sloping escarpment/valley. A woodland of high quality and value in the landscape.	40+	A1/2

Appendix B

Contents

Method Statement

Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Installation of protective fencing/surfaces;
- Installation of no dig drive;
- Vertical mulching;
- Services (power, water, foul)
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

Arboricultural Method Statement

Tree Felling/Stump Removal/Tree Pruning

The following precautions are to be taken.

Targets

- Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. Brush can be chipped into the tree protection zone to a depth of 150 mm.
 - The roots shall be removed by severing the major woody root mass before extraction. This may be accomplished by Hydro Vacuum & Suction Excavation or Compressed Air Displacement and then, cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
 - Trees to be removed within the tree protection zone shall be removed by qualified tree contractors.
 - All felled brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out or by 'skidding' it across the ground.
 - Exposed roots to be kept moist with hessian sacking.
- Site inspections to be reported to the development team and the LPA.
 - Tree pruning to BS3998 – 2010.

Arboricultural Method Statement

Construction Exclusion Zone Root Protection – Site Wide

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – TPP/4486/Y/300. The requirement will be assessed on a weekly basis by the ACoW.

Targets

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (ARB/4486/Y/200) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable.



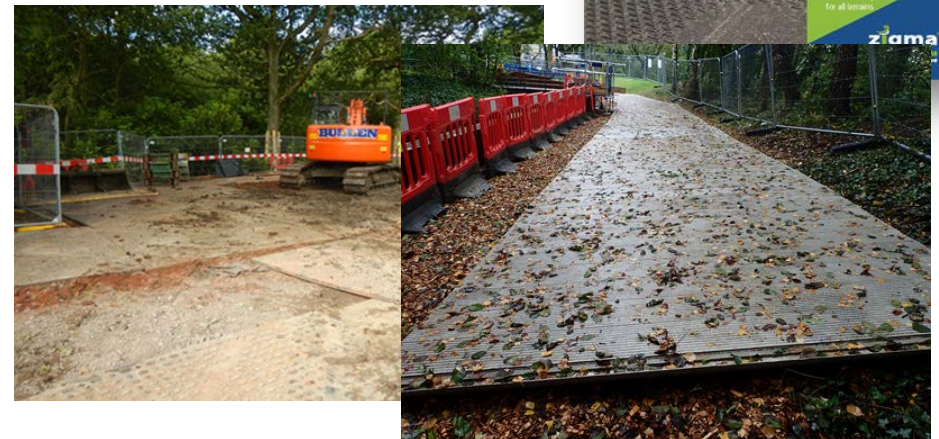
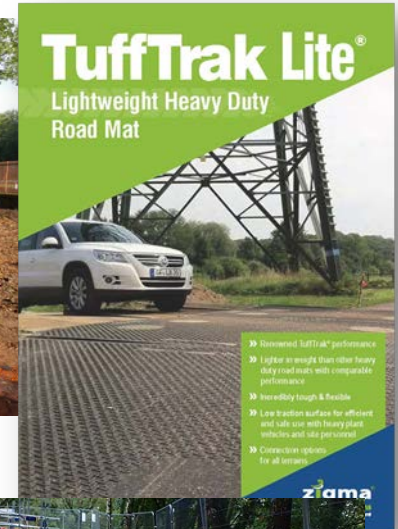
Arboricultural Method Statement

Construction Exclusion Zone Ground Protection

The Construction Exclusion Zone for T6 will be protected by Tuff Trak over a sand blinding. Adequate protection of trees requires the installation of the correct ground protection at the locations shown on the Drawing No. – TPP/4486/Y/300.

Targets

- The following applies to Tuff Trak (other systems follow a similar installation procedure).
- The existing grass and ground cover and any hard surfaces are to be removed by hand working.
- Permatex 300 geotextile to be laid with a sharp sand blinding layer, or wood chip compressible layer to bring to level.
- Tuff Trak laid over. This surface will be retained through the contract to form a working surface.
- Location and adequacy signed off by the Arboricultural Clerk of Works and the LPA advised.
- Works to be monitored by Arboricultural Consultant.



Arboricultural Method Statement

Construction Exclusion Zone No dig drive

The contractor is required to meet with the ACS Consulting at the site prior to beginning work to review all procedures, access and haul routes, storage and tree protection measures. Tree contractors and not construction personnel must perform additional tree pruning required for clearance during construction.

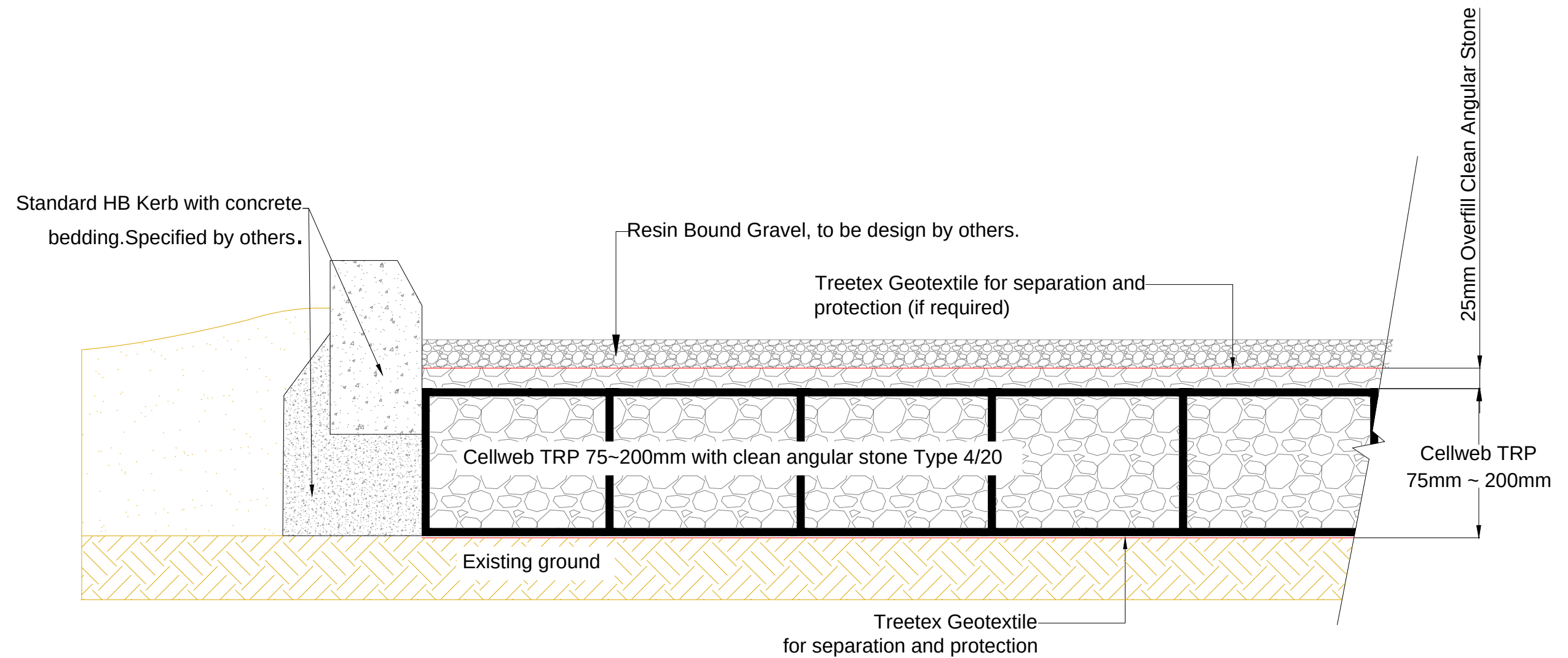
- Porous surface (depth TBC);
- Treetex Pollution Control / Separation Geotextile or Ekotex Geotextile;
- 25mm overfill 4/20mm clean angular stone;
- Cellweb 150mm infilled with 4/20mm clean angular stone;
- 50mm subbase of 4/20mm clean angular stone (if the surface is more than 50mm this can potentially reduce the subbase to 0);
- Treetex Pollution Control / Separation Geotextile

Targets

- Major protrusions: Rocks, stumps to be removed under supervision. Major hollows: All significant hollows are to be filled with SHARP sand to give a level surface. All other vegetation shall be retained. Tree tex shall be laid directly on the site. 25mm overfill 4/20mm clean angular stone placed over.
- The geogrid may be placed on the sub-grade to the road centre line or transversely. The minimum overlap shall be 300 mm, the maximum overlap shall be 600 mm. Any overlap is to be maintained. This may be achieved by pinning the

overlap in position with steel pins or placing local mounds of fill material on the overlap. Timber boards shall be placed along the sides of the area, overlapping the geogrid. The boards shall be fixed in place with timber pegs.

- A WASHED, graded aggregate is considered a suitable sub-base. Type 1 or Type 2 is recommended as described in Clauses 803 and 804 in the DoT Specification for Highway Works.
- Lorry loads of the sub-base material shall be tipped into stockpiles adjacent to the Tree Protection Area and NOT directly onto the geogrids. The sub-base shall be spread by suitable mechanical plant with due regard for the tree canopies. The sub-base shall be spread in such a manner that the material cascades onto the geogrids. The material will be spread in such a fashion that the material advances across the grids rather than along. The material shall be spread in layers of 100 mm thickness to the required depth.
- No compaction of the unbound sub-base is to take place.
- The final layer shall be placed over the stone. This may consist of dry laid block sets or porous resin bonded gravel. At all times the operation will be conducted from the roadside.



Note: Subbase could be required depending on the existing ground CBR % and the type of traffic on the surface.

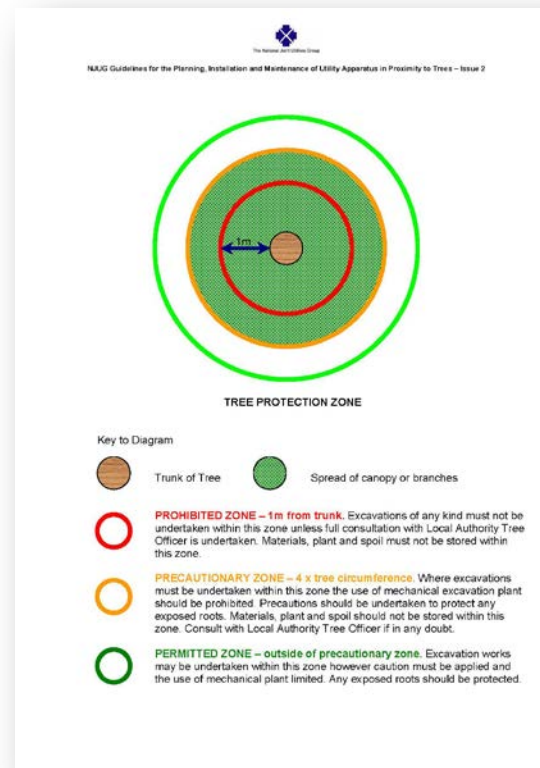
Arboricultural Method Statement

Services - NJUG 4.2

Work area to be marked out in accordance with NJUG 4.2.

Targets

- The precautionary area is to be identified.
- Suitable method of service installation to be identified.
- Location and adequacy signed off by the Arboricultural Clerk of Works and the LPA advised.
- Works to be monitored by Arboricultural Clerk of Works.



Arboricultural Method Statement

Vertical Mulching:

Work area to be marked out.

Targets

- Use a hand-held auger to create holes that are between 50 and 75 millimetres in diameter and drilled at around 600-millimetre centres. The holes should be arranged in a grid pattern under the tree canopy or the RPA whichever is the greater. They should be drilled to a depth of around 300/350 millimetres.
- Dispose of the soil dislodged by the auger and fill each hole with a diluted liquid fertiliser.
- The liquid fertiliser used and dilution rate (1:100 or 1:50) will depend on the results of a soil nutrient analysis.
- Once the liquid fertiliser has drained away refill each hole with the following blend of fresh soil:
- Biochar (5%):John Innes Soil No 2 or 3 (50%):Multi-Purpose Compost (40%): Slow release (6-12 month) inorganic or organic fertiliser (5%).

Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Targets

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Targets

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

Arboricultural Method Statement



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