

Stage 1 Tree Survey & Preliminary Arboricultural Plans

Land at former Penley Hall, Penley, Wrexham

Prepared for:

Mr K Barker & Mrs T Wilson
C/o McCormick Architecture

Our Ref: 18/AIA/WXM/220

August 2018

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TREE SURVEY SCHEDULE (BS5837: 2012)

Tree Solutions

Arboricultural Consultants

SITE:	LAND AT PENLEY HALL, PENLEY, WREXHAM, LL13 0LU
CLIENT:	MR K BARKER & MRS T WILSON
BRIEF:	STAGE 1 TREE SURVEY & INDICATIVE ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	10/05/2018
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	18/AIA/WXM/220

PAGE 1 OF 4

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	Horse Chestnut	M	22 2E	4.5	4	5	3	1000	G	- Tall prominent tree located outside site boundary - Co-dominant stems from 2m with compression union • <i>Subject to TPO (WMBC No 20-1985) & listed as T24 in Order</i> • E.R.C. 40	• 3rd party tree - N/A	A2	12 452m²
T2	Oak	FM	17 1S	7	9	2	5	1250+	G	- Veteran Oak - Crown bias west due to proximity to T3 - Dieback & dead wood in crown • <i>Subject to TPO (WMBC No 20-1985) & listed as T31 in Order</i> • E.R.C.40+	• N/A	A3	15 707m²
T3	Oak	FM	20 2S	10	8	13	5	1250+	G	- As T2 - Previous large diameter limb failures leaving tear out wounds • <i>Subject to TPO (WMBC No 20-1985) & listed as T32 in Order</i>	• N/A	A3	15 707m²
T4	Oak	M	18 2S	6.5	6	7.5	5	700	M	- Located off site with no access to survey - observations are from what was visible from within site - Significant dieback in crown • E.R.C. 20	• 3rd party tree - N/A	B2	8.4 222m²

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

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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						
T5	Oak	M	16 0.5W	6	5	4.5	5	700	G	- As T4 - no access to survey - Trees appears in good health and vigour - E.R.C. 40	• 3rd party tree - N/A	A2	8.4 222m²
T6	Oak	FM	15 4W	4.5	3	8	6.5	750	M	- Major past crown failures leaving asymmetric form with excessive end loading - Requires a crown reduction to re-balance canopy & prevent failures <i>Subject to TPO (WMBC No 20-1985) & listed as T30 in Order</i> - E.R.C. 20	• 3rd party tree	B2	9 255m²
7	Oak	M							P/MD	- In advanced decline - 70% dead <i>Subject to TPO (WMBC No 20-1985) & listed as T29 in Order</i>	• Requires pollarding if retained	U	N/A
T8	Willow (Weeping)	M	8 0	3	1.5	5	2	350	G	- Small tree of no visual merit due to location - E.R.C. 10	• N/A	C2	4.2 55m²
T9	Birch	FM	12 1E	2	2	5	2	610	G	- Tree of no significant merit/value - E.R.C. 10	• N/A	C2	7.3 168m²
T10	Cherry	FM	10 1S	4.5	4	3	2	460	M	- Entirely Ivy clad impeding inspection - Tree of no visual significance - E.R.C. 10	• N/A	C2	5.5 96m²
T11	Oak	EM	16 2S	6	5	6	6	570	G	- Good quality well established tree with enormous future potential to the site - E.R.C. 20+	• N/A	B2	6.8 147m²

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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						
T12	Sycamore	EM	13 0	4	3	4	3	300	M	- Self set tree that abuts building - Coppiced in past - E.R.C. 0	Remove	C1	3.6 41m²
G1	Willow (Goat)	EM	≤11	2	2	2	2	≤200	G	- Linier group of past coppice - No value - E.R.C. 0	Remove	C2	2.4 18m
G2	Birch x2 Oak x1	M/ SM	≤11	2	3	2	2	≤300	G	- Young Oak to SE worth retaining if possible as has potential to establish well 2 No Birch - first generation trees reaching full maturity and of no particular long-term viability - E.R.C. 10	Remove Birch & retain Oak	C2	3.6 41m²
G3	Horse Chestnut Sycamore Birch Willow	EM	≤14					≤450	P	- Mass of naturally colonised overgrown scrub that has been allowed to grow due to no past management - All Horse Chestnuts have Honey Fungus & Horse Chestnut Bleeding Canker & as such require removal for H&S reasons irrespective of any development proposal - Remaining trees are of no individual merit and are not visually prominent - Many trees have failed at the root-plate - E.R.C. 10	Remove all & re-landscape area with new specimen tree planting	C2 U	5.4 92m²
G4	Birch	M	≤12	2	2	2	2	≤300	G	- Linier group of trees along the site frontage - No visual defect - E.R.C. 20	Retain as attractive landscape feature along site frontage	B2	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

FIRST SCHEDULE
TREES SPECIFIED INDIVIDUALLY*
(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
T1	Oak	4180/4035
T2	Sycamore	4180/4032
T3	Sycamore	4181/4032
T4	Ash	4179/4031
T5	Ash	4179/4030
T6	Walnut	4182/4031
T7	Sycamore	4183/4031
T8	Sycamore	4184/4031
T9	Oak	4184/4027
T10	Wild Cherry	4183/4025
T11	Beech	4182/4027
T12	Birch	4182/4024
T13	Oak	4181/4024

Schedule continued opposite/
TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation</i>
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-none-

GROUPS OF TREES*

(within a broken black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation</i>
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-none-

* The word "NONE" must be entered where necessary.

Cont/.....

T14	Oak	4180/4025
T15	Tulip Tree	4178/4026
T16	Holly	4177/4025
T17	Lime	4175/4023
T18	Sycamore	4174/4022
T19	Horse Chestnut	4175/4022
T20	Yew	4172/4022
T21	Ash	4171/4021
T22	Sycamore	4173/4020
T23	Sycamore	4174/4020
T24	Horse Chestnut	4175/4021
T25	Beech	4173/4020
T26	Lime	4173/4019
T27	Oak	4173/4018
T28	Yew	4174/4018
T29	Oak	4175/4018
T30	Oak	4174/4017
T31	Oak	4177/4023
T32	Oak	4178/4022
T33	Sycamore	4178/4019

WREXHAM MAELOR BOROUGH COUNCIL
COMMUNITY OF PENLEY

TREE PRESERVATION ORDER No. 20, 1984.

C.D. Leech., B.Sc., C.Eng., F.I.Mun.E.

Director of Public Works

P.R. Geehan., B.A. Dip.T.P. M.R.T.P.I.

Chief Planning Officer

THE COMMON SEAL of THE
BOROUGH COUNCIL OF
WREXHAM MAELOR was
hereunto affixed in
the presence of:-

Mayor

Director of Administration
and Legal Services

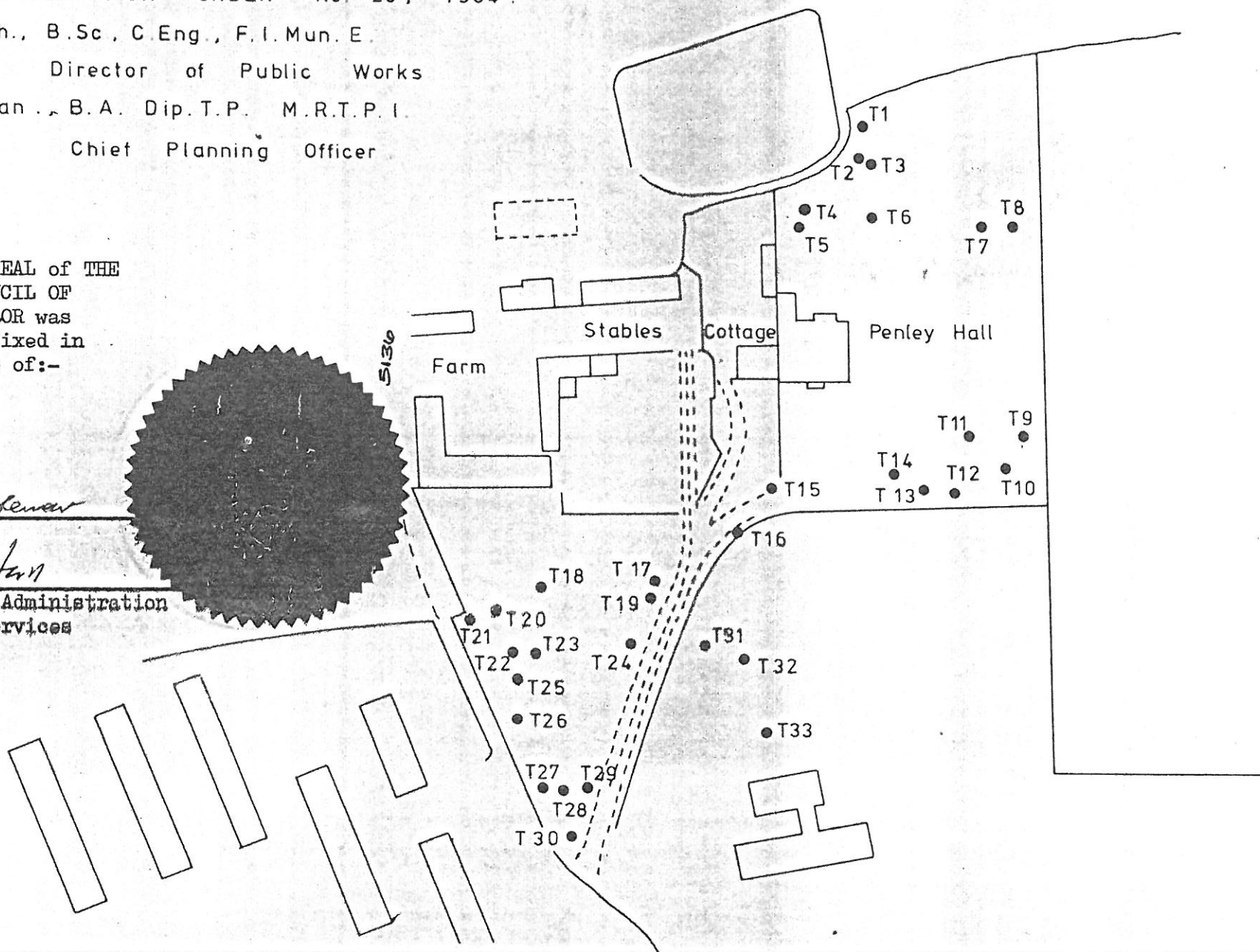




Photo 1 - Tree numbers 2 & 3 viewed from the south



Photo 2 - Tree number 4 & 5 located outside southern boundary



Photo 3 - Group 1, low grade past coppiced Goat Willow to be removed



Photo 4 - Failed crown on tree number 6 - tree requires remedial pruning



Photo 5 - Group 3 showing mass of unmanaged naturally colonised, Ivy clad trees of no long-term viability



Photo 6 - Trees within G3 abut the various semi-derelict buildings



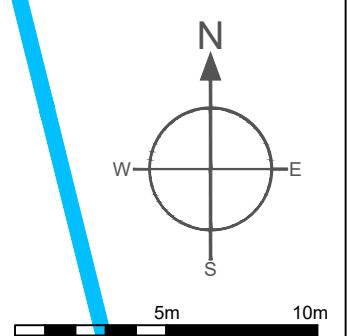
Photo 7 - Diseased Horse Chestnut tree with G3. All HC's are in advanced decline



Photo 8 Honey Fungus on stems of Horse Chestnut trees within G3



Photo 9 - Group 4 - Mature Birch tree retained along site frontage



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)

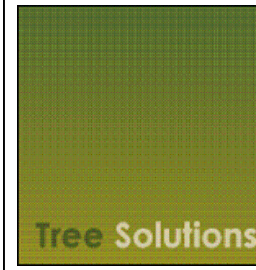
Category U
(Dead/Dying/In Decline)

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

Client: Mr K Barker and Mrs T. Wilson	
Project: Land at Penley Hall, Penley Hall Drive, Penley, LL13 0LU	
Title: Preliminary Tree Constraints Plan	
Scale: 1:250@A1	Date: August 2018
Drawn By: AM	Revision: A
Job Ref: 18/AIA/WXM/220	Drawing No: 01

Do not scale from this drawing all dimensions to be checked on site.

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