

TREE SURVEY AND REPORT
At
Five Crosses Industrial Estate,
Minera, Wrexham
for
Tomlinsons Dairies Ltd



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1. INTRODUCTION

1.1 Surveyors Qualifications and Experience

Chris Wait is a self-employed Chartered Forester, Chartered Surveyor and Chartered Environmentalist. He has over 20 years of experience involved in forestry and tree management.

Detailed CV attached within this report at Appendix 1.

1.2 Instructions and Brief

Instructions were received from the clients agent Haston Reynolds on 13 July 2016 to review the development plan proposals, undertake a BS5837 tree survey and prepare a report for planning permission purposes. The purpose of this report is to identify those trees falling within the development site or in close proximity that may be affected by development on the Tomlinsons Dairies Ltd site at Five Crosses Industrial Estate, Minera, Wrexham.

A Plan is attached at Appendix 3 extracted from Haston Reynolds drawing H0070-19-A3-PL-01 Location Plan 2 Phase 2 detailing the boundary and development extent of the completed development.

This survey and report has been carried out in accordance with BS5837:2012 and details recorded in the Individual and Group Tree Survey schedule at Appendix 2 of this report and on the Tree Protection Plan at Appendix 6. Recommendations are provided on if and how any retained trees may need to be protected during and post construction works where they are in proximity to the new development.

1.3 Documents Provided by Clients Agent

- Location Plan Phase 2 – H0070-19-A3-PL-01 (Appendix 3).
- Site Layout Plan Phase 2 – H0070-19-A1-PL-04 (Appendix 4).
- Site Layout Plan BMB Extension – H0070-20-A1-PL-05 (Appendix 5).

1.4 Report Limitations

1.4.1 The survey findings and recommendations are limited to those trees shown on the Tree Protection Plan at Appendix 6 and listed in the Individual and Group Tree Survey Schedule at Appendix 2 and are valid for twelve months from the date of survey. Trees should be inspected regularly for health and safety purposes and subsequent to development operations.

1.4.2 Trees growing in an urban environment are subject to a range of factors. These include the natural environmental influences of climate, soils and topography plus the mechanical effects of arboricultural practises such as structural management, nutrient manipulation plus physical interference from non arboricultural practises associated with industrial development and maintenance operations. These factors all contribute to tree rooting characteristics and this report may indicate the possibility of interaction but does not attempt to quantify their influences.

1.4.3 The survey has been conducted from ground level and whilst the trees are in leaf. Every effort has been made to identify any defects or hazards but no guarantee can be given to their individual safety. By implication this is therefore not a report that should be used for health and safety purposes.

1.4.4 For the purposes of this report Chris Wait & Associates have not conducted a search on the conservation status, TPO or other planning constraints which could affect management

recommendations. It is recommended that these issues may need to be researched further to ensure compliance with statutory and policy guidelines.

2.0 SITE SURVEY

2.1 Date of Survey and Weather Conditions

The site was visited on 22.07.2016 by C Wait. Conditions for the survey were bright and sunny. Visibility good.

2.2 Survey Technique

The site was visually inspected and any measurements undertaken from ground level. No drilling or excavation was undertaken.

2.3 Site Description

The site and property is on the Five Crosses Industrial Estate, Minera close to Wrexham.

The site is on undulating ground and existing and proposed development has and will require substantial cut and fill to enable construction. Location of the approved development is on an existing industrial development site with associated amenity areas of grass and recently planted sapling trees. For the purposes of this report Chris Wait & Associates have not been verbally made aware of any underground services, wayleaves or easements that may cross the development area prior to the proposed development but those detailed on the reference plans (para.1.3) have been noted.

Soils in the survey area are slowly permeable, seasonally wet and slightly acid loamy and clayey soils. The site receives some shelter from being in the lee of existing development to the south and west but is exposed to the east.

2.4 Survey Methodology

Trees have been surveyed in accordance with the recommendations of BS5837:2012 Trees in Relation to Design, Demolition and Construction. This information is tabulated in the Individual and Group Tree Survey Schedule at Appendix 2 and the definitions and techniques to obtain information are detailed below.

2.4.1 Tree Number

This relates to each individual tree, woodland or hedgerow which is given as an identification number on the Tree Locations Plan, Appendix 6.

2.4.2 Species (Spp.)

Single tree species or constituent species of a group.

2.4.3 Age

Subjective estimation based on life expectancy of various species.

Young	Trees up to one third of their expected life span
Semi-mature	Trees between one and two thirds of expected life span.

Mature	Trees in last third of expected life span
Over mature	Surviving beyond typical age range for species concerned.
Veteran	Trees that are of interest biologically, culturally or aesthetically because of their age, size or condition.

2.4.4 *dbh*

Diameter of tree stem expressed in centimeters and taken at breast height using calipers or a specialist tape that converts circumference to diameter. (measurement taken at approx. 1.5m above the ground)

2.4.5 *Height*

Top height of tree estimated in metres through the use of a clinometer.

2.4.6 *Crown Spread*

Measured in metres at the main compass points.

2.4.7 *Crown Start*

Measured in metres at the point at which the crown starts to develop using a clinometer or measuring tape.

2.4.8 *Tree Condition*

Subjective assessment using practical experience to judge the health of the trees based on their structural and physiological condition. Not necessarily a guide to their future longevity.

Good	No attention required to prolong life or significantly improve amenity. Does not mean that tree may not benefit from some structural intervention.
Fair	Generally in good health but may require attention for health, safety and general amenity.
Poor	Trees with faults that represent a hazard to health, safety or general amenity.
Very Poor	Trees with serious faults where their removal is necessary to remove a hazard to health or general safety.

2.4.9 *Life Expectancy*

Subjective assessment of the number of remaining years a tree could survive and make a contribution to the landscape and environment and thereby providing guidance on whether the tree could be retained through and beyond the course of development.

2.4.10 Retention Category

BS5837:2012 DESCRIPTION OF RETENTION CATEGORIES

Cascade Chart for Tree Quality and Assessment				
Category and definition		Criteria		Identification on plan
TREES UNSUITABLE FOR RETENTION				
Category U	- Trees that have a serious, irreparable 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. NOTE: category u trees can have existing or potential conservation value which it might be desirable to preserve;		Dark Red	
		1 mainly arboricultural qualities	2 mainly landscape qualities	3 mainly cultural values including conservation
TREES TO BE CONSIDERED FOR RETENTION				
Category A	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)	Light Green
Category B	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	Mid 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 150mm	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 conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Grey

2.4.11 Root Protection Area (RPA)

Minimum in m² area which should be left undisturbed around each tree. Based on formula and tables provided within BS5837:2012. The areas are plotted as circles on the Tree Locations Plan at Appendix 4.

Number of Stems	Calculation	
	With Reference to BS5837:2012	
Single Stem Tree	RPA(m ²)=	$\frac{\text{stem diameter (mm) measured @ 1.5m x 12}}{1000}$
Tree with two to five stems	RPA(m ²)=	$\sqrt{(\text{stem dia. 1})^2 + (\text{stem dia. 2})^2} \times \text{Ref Annex C \& Annex D}$
For trees with more than five stems	RPA(m ²)=	$\sqrt{(\text{mean stem dia.})^2 \times \text{number of stems}} \times \text{Ref Annex C and Annex D}$

2.4.12 Root Protection Radial Distance

This reflects the distance from a tree identified for retention at which it is usually normal to exclude construction and where the accepted practise would be to erect a protective fence. BS5837:2012 directs that the RPA of any tree should be capped at 707m².

3.0 TREE PROTECTION

3.1 Root Protection Area (RPA)

This area is defined as the area around the base of each tree which must be considered for protection against construction or development. The area detailed in the attached Appendices is the "potential" RPA and illustrated as a circle. It is accepted that there will be a majority of situations where physical factors prevent the RPA from being a perfect circle and these may include the presence of obstructions such as roads, streams, buildings, the proximity of other trees or mechanical damage such as trenching and deep cultivation. These factors will have an impact on the shape of the RPA making them an irregular shape and in some cases reduced. This report may discuss or indicate these influences but does not attempt to illustrate as this is conjecture and would need root identification to provide the level of confidence necessary to detail these on a plan. No root identification has been undertaken in the preparation of this report.

Where a tree is identified for retention then it must be managed for long term survival. BS5837:2012 *Trees in Relation to Design, Demolition and Construction - Recommendations* provides guidance on the establishment of a Construction Exclusion Zone (CEZ) in order to prevent damage to the rooting area which could be affected by compaction, excavation, deposition of toxic materials, raising soil levels or the water table. The CEZ is detailed at the formal planning application stage in the form of a plan. The planning authority request this as part of their consideration of planning consent.

3.2 Construction Exclusion Zone (CEZ)

Trees falling within the CEZ must be protected by a physical barrier or fence. This fence is normally erected around the RPA and must remain in situ and intact throughout the construction process. The area within the CEZ should be completely free of construction activities and any work connected with the construction will not normally be allowed within the CEZ. BS5837:2012 provides guidance on the type of tree protection barrier that it would normally expect to be erected and also the type of signage appropriate to inform construction operatives of the CEZ and their obligations.

3.3 Services

Wherever possible the siting of electricity, drainage, gas etc. which require service trenches should not be within the RPA. If it is unavoidable then hand digging should be employed and advice sought on positioning and methods.

3.4 Hard Surfacing

It is sometimes permitted to construct hard surfacing for access routes and paths within the RPA. This may have implications for tree roots and advice should be sought on the potential effects and mitigation measures necessary to overcome them.

3.5 Above Ground Constraints

Care should be taken by architects and developers to consider the aerial parts of trees nominated for retention. Instructions should be provided to site operatives when planning operations to ensure wide or tall loads or plant with booms jibs or counterweights can operate effectively without coming into contact with the trees. It may be necessary to undertake pruning works to trees nominated for retention in order to facilitate development works. Trees so identified are discussed in the Arboricultural Impact Assessment at paragraph 4.0.

4.0 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Tree Constraints and Proximity to Development

The Tree Protection Plan at Appendix 6 indicates the trees within close proximity to the proposed development which have a stem diameter at 1.5m above ground level of more than 75mm and therefore at risk if their predicted root protection zone is likely to be affected by the development.

- 4.1.1 The potential RPA and aerial structures of trees T1 and T2 are not likely to be affected by the proposed extent of the development but do need to be protected by a Construction Exclusion Zone during demolition and construction works. It is likely that reduction and re-profiling of the existing landscaped soil embankment immediately north west of these trees where it is in part covering their potential RPA will be required. However this embankment has now been in place since 2008 without any apparent detrimental effect to T1 or T2 and therefore the reduction in height and subsequent landscaping is also unlikely to have an effect as long as final levels and surfacing over the RPA is not covered with an impermeable layer such as concrete, tarmac or compacted hardcore.
- 4.1.2 The potential RPA of trees T3, T4, T5 and T6 are not likely to be materially affected by the new development. Aerial structures are also unlikely to be affected by the development. However

these trees should be protected by a Construction Exclusion Zone during demolition and construction work.

- 4.1.3 Hedgerow H1, H2 and H4 are at low risk from the proposed development as they are outside the main development envelope reference Appendix 4 and 5 and their RPA or aerial structures will not be at risk. These hedgerows should not require special protection.
- 4.1.4 Hedgerow H3 is located within the proposed development. Whilst the land on which it is located is reserved for soft landscaping and not likely to be affected it would be at risk from demolition or construction traffic. It is therefore considered necessary to create a Construction Exclusion Zone during demolition and construction work around this feature.

4.2 General Constraints and Development Impact

- 4.2.1 Trees T1, T2, T3, T4, T5 and T6 are trees that have grown with minimal constraint and have been allowed to develop as naturally fully formed individuals.
- 4.2.2 In the context of post development consideration it is not thought that the identified trees in Paragraph 4.1 will be constrained by the proposed development.
- 4.2.3 No tree crowns directly impinge on the development area although some are close and may require some pruning and or minor crown lifting to enable access facilitation for construction purposes. This should be agreed in advance with the arboricultural consultant.

5.0 ARBORICULTURAL METHOD STATEMENT

- 5.1 All trees detailed on the Tree Protection Plan can be retained.
- 5.2 A Construction Exclusion Zone to be created in accordance with the Tree Protection Plan at Appendix 4 in order to minimise risk to RPA's of retained trees and hedgerows. The minimum required is "Heras" type fence approx. 2m high to be erected to prevent operations spilling into the Construction Exclusion Zone.

Construction of a CEZ in accordance with BS5837:2012 Fig.3 requires the use of 2m tall welded mesh panels on rubber or concrete feet to provide an adequate level of protection. The fence panels to be joined together using a minimum of two anti-tamper couplers installed so that they can only be removed from the inside of the fence. Distance between fence couplers should be at least 1m apart and uniform along the fence line. The panels to be supported by stabilising with struts attached to a base plate and pinned into the ground. Fencing to be identified as CEZ by the use of warning signs attached to the fence.

- 5.3 Material storage should be confined to any areas outside of the Construction Exclusion Zone as indicated on the Tree Protection Plan.
- 5.4 Reference 4.2.3 crown lifting and/or crown reduction of trees overhanging the access track and hard standing. Pruning operations to be specified by an arboriculturalist prior to operations commencing on the identified trees and to be carried out in accordance with BS3998:2010 Tree Work Recommendations.

6.0 STATUTORY CONTROLS

The details below are statutory controls which should be checked or considered before any tree works or construction activity is undertaken.

6.1 Tree Preservation Order and Conservation Areas

It is recommended that prior to commencement of any tree works required as part of the construction process that the local planning authority is contacted. Six weeks written notice should be provided to the LPA and this is referred to as a Section 211 Notice. Having received notice the LPA then has six weeks to respond. They may decide not to respond or alternatively will acknowledge receipt but indicate they do not have any objections to works proceeding. Either way works can then proceed as detailed in the Section 211.

An alternative option for the LPA is to respond within the six week period and impose a Tree Preservation Order. This effectively prevents work being carried out without the express written consent of the LPA. The only exception to this is if a tree is dead, dying or dangerous.

6.2 Felling Licence

Under the Forestry Act 1967 and Regulations it is an offence to fell more than 5 cubic metres of timber in any calendar quarter without a felling licence. An exception to this is if the trees are in a garden or are subject to full planning permission. Felling licences can be obtained directly from the Forestry Commission and the requisite form down loaded at www.forestry.gov.uk.

6.3 Wildlife and Countryside Act 1981 (with amendments) and European Protected Species legislation.

Mature trees provide important habitats for a range of our wildlife species including nesting birds and all native bat species. Many of these receive full protection under this legislation. It is an offence to knowingly or recklessly disturb them and therefore important to recognise their presence. Works should be undertaken in a considerate and timely fashion. Further information on relevant species can be obtained from www.naturalengland.org.uk.

7.0. REFERENCES

- British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction

Curriculum Vitae

Christopher Philip Wait MICFor, MRICS, CEnv

Company: Chris Wait & Associates

Position: Principal

Areas of Work

- Landscape design and project management
- Trees in relation to construction: BS5837:2012 compliance surveys
- Forestry, woodland and tree establishment, timber harvesting and management
- Tree safety assessments
- Herbicide damage assessment
- Crop loss assessments
- Forestry investment analysis
- Forestry valuations

Experience

- Claimant and defendant representation
- Provision of expert opinion to planning consultants, civil engineering contractors, insurance companies, loss adjusters, solicitors and private individuals
- Experienced in preparing reports and providing evidence.

Professional Qualifications

- 1975 National Diploma in Agriculture
- 1991 Part I Institute of Chartered Foresters
- 1992 Part 2 Institute of Chartered Foresters

Membership of Professional Bodies

- Institute of Chartered Foresters
- Royal Institution of Chartered Surveyors
- Member of the Society of Chartered Environmentalists

Geographical Areas

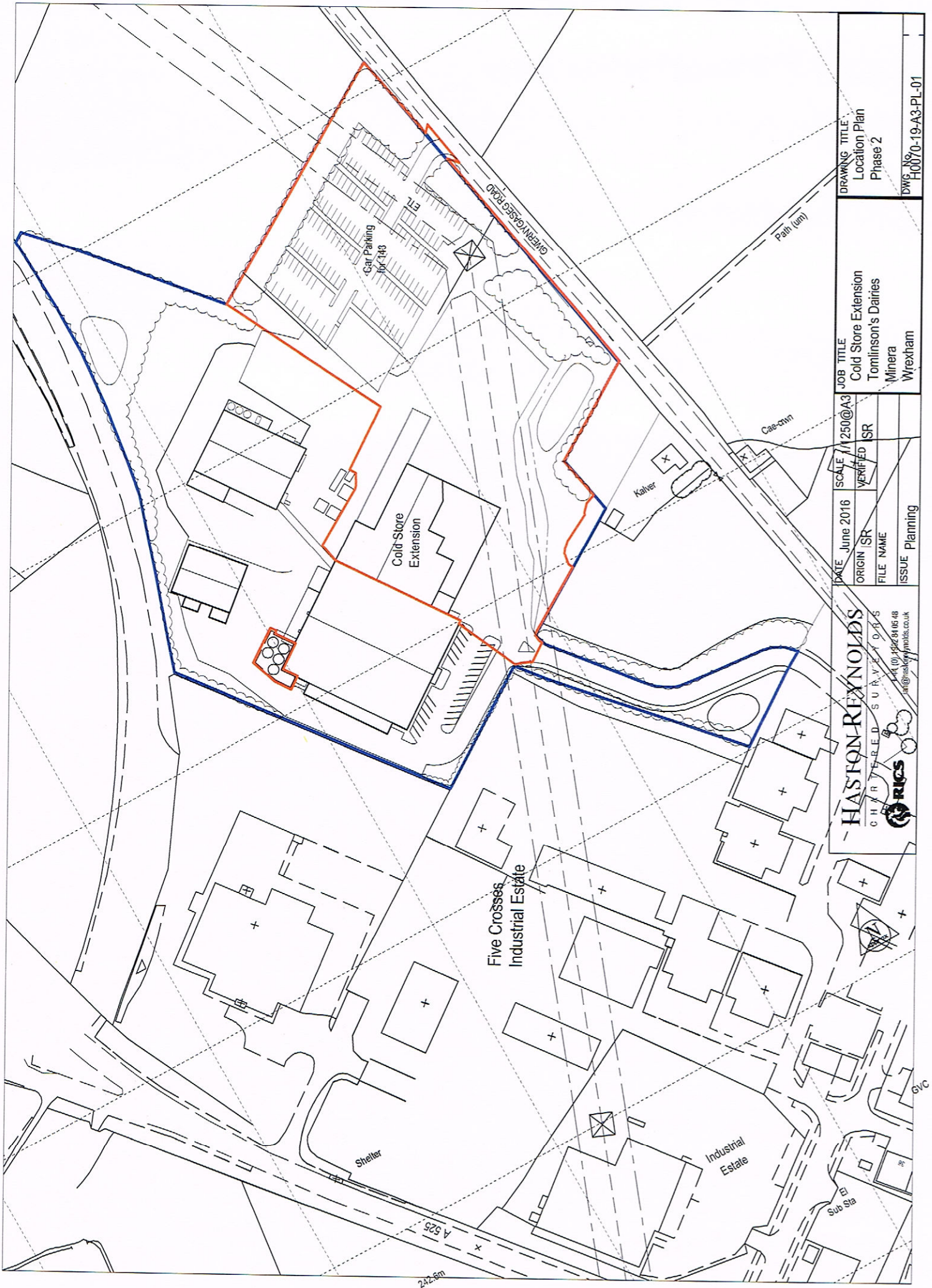
England and Wales

APPENDIX 2 TREE SURVEY DATA FORM
BS5837:2012 Survey – Tomlinsons Dairies Ltd, Minera, Wrexham

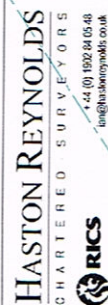
Tree No	Species	Height	HAG	Canopy	FSB. m	FSB Dir	No. Stems	dbh. cm	Canopy Spread				Tree Age	Life Stage	Physiological Condition	Structural Condition	Est Remaining Contribution	RPA Radius m	RPA extent m ²	TOA Category	Notes
									N	S	E	W									
1	Fraxinus excelsior	15	1	0.5	N West	1	120		6	4	5	5	100+	Mature	Good	Good	10-20	14.4	652	B1	Root: On raised hedge bank with remnant shallow drainage ditch to north. Recent 4m+ deep soil embankment from site development works to the north east extends over potential RPA to within 2m of stem. No visible signs of any problems. Close proximity to underground mains sewer line west. Stem: Has originated from layered hedgerow stock. Part of existing stock wire fence now incorporated within stem. Stem covered in ivy. Crown: First branch approx. 25cm dia. at 0.5m from ground originally a layered stem. Heavily branched and full crown with small dimension deadwood throughout. Occluded breakages/cut branches on major limbs. Epicormics growing on stem and branches. Despite historical damage and untidy appearance is well balanced and in a good condition. Likely to be at future risk from ash dieback. Significant landscape tree.
2	Fraxinus excelsior	18	1	1	N West	1	98		8	9	9	7	90+	Mature	Good	Fair	10-20	11.75	433	B1	Root: On raised hedge bank with remnant shallow drainage ditch to north. Recent 2m+ soil embankment from site development works to the north east extends over small area of potential RPA to within 5m of stem. No visible signs of any problems. Close proximity to underground mains sewer line west passing through potential RPA. Neighbours building covering potential RPA within 2m of stem on south eastern aspect. Stem: Has originated from layered hedgerow stock. Part of existing fence rail now incorporated within stem. Stem covered in ivy. Crown: Balanced but with main aspect south, crown heavily branched, dense and fully foliated. Small dimension deadwood throughout and epicormics on exposed stem and branches. Likely to be at future risk from ash dieback. Significant landscape tree.
3	Acer pseudoplatanus	6	1	1.5	South	1	45		3	3	3	3	30+	Semi-mature	Good	Good	40+	5.4	92	B1	Root: Root on hedge bank next to a shallow unmaintained ditch. Stem: Starts as a swept stem (possibly a layered stem) which bifurcates at 2m. Ivy on both stems. Crown: Even, well balanced and fully foliated. Some mechanical damage to south eastern aspect.
4	Acer pseudoplatanus	13	0	2.0	N East	1	55		6	7	5	6	60+	Semi-mature	Good	Good	20-40	6.6	137	B1	Root: OK Stem: Free grown, short stocky and in good condition. Crown: Well balanced and fully foliated. Slight overhang into development site.
5	Fraxinus excelsior	12	1	2	South	2	10/15		1	4	3	4	15+	Young	Good	Good	10-20	2.0	13	C1	Root: No obvious problems. Growing in development site but immediately adjacent to embankment stone wall. Stem: 2 stems from ground level plus 3 minor stems below 7cm dia. Crown: Crown healthy but leaning and with south westerly aspect due to close proximity of T4 dominant. Likely to be at future risk from ash dieback.
6	Fraxinus excelsior	10	2	2.5	West	2	35/15		0	2	4	4	30+	Semi-mature	Good	Good	10-20	4.5	64	C1	Root: No obvious problems. Growing in development site but immediately adjacent to embankment stone wall. Stem: 2 stems from ground level. Crown: Crown healthy but leaning and with southern aspect due to close proximity of heavy shrub layer to west and north. Likely to be at future risk from ash dieback.

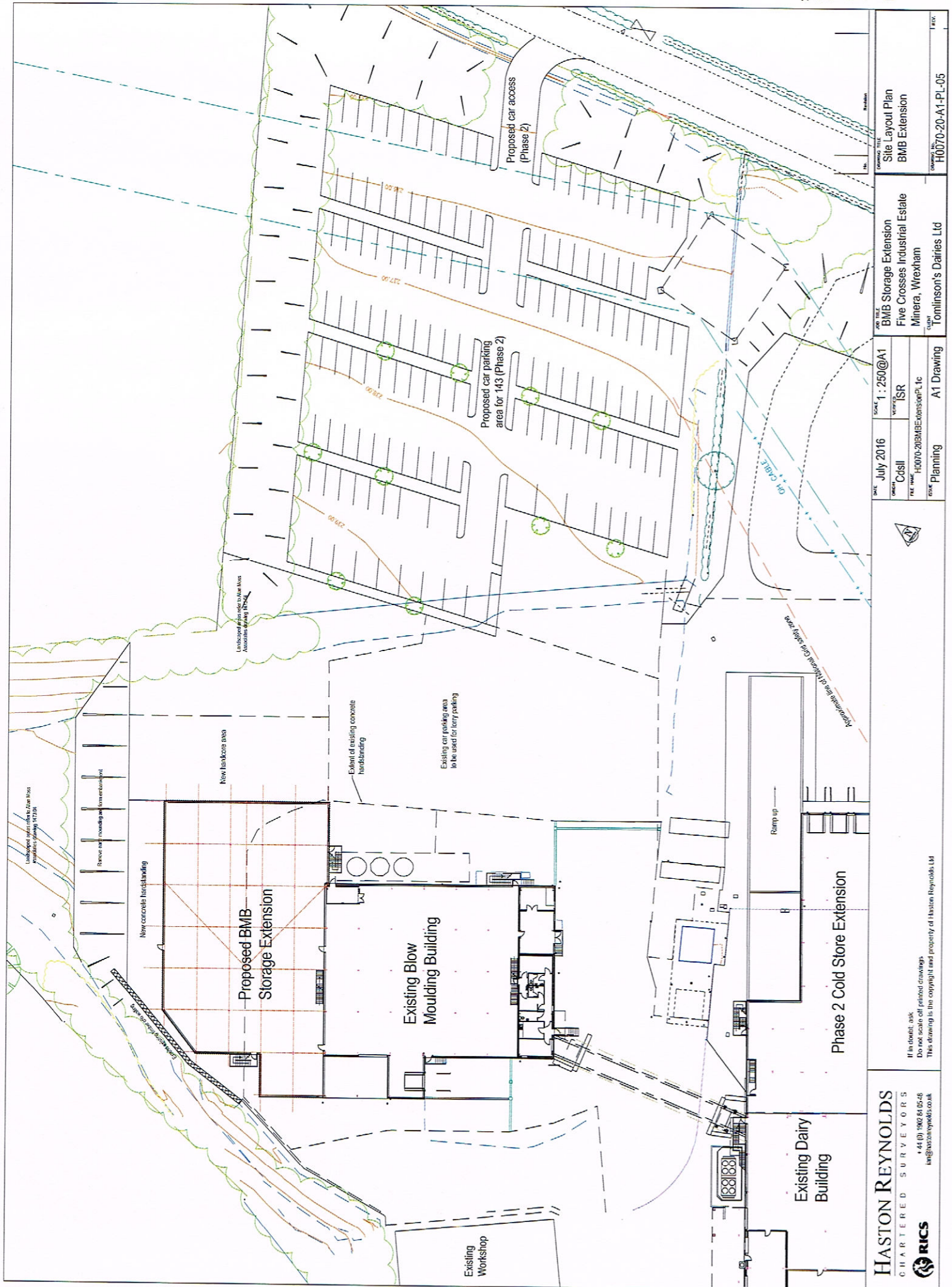
APPENDIX 2 TREE SURVEY DATA FORM
BS5837:2012 Survey – Tomlinsons Dairies Ltd, Minera, Wrexham

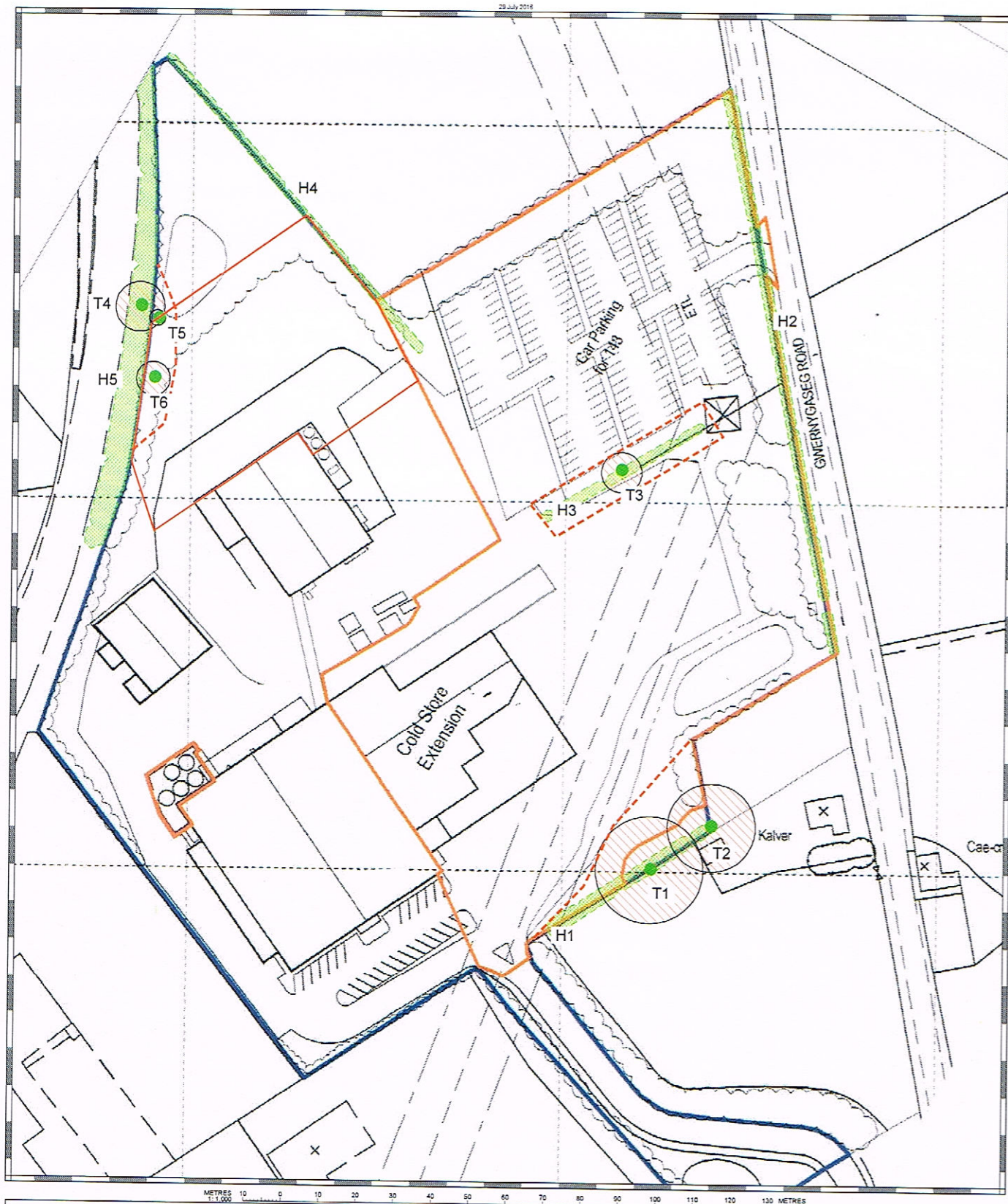
Hedge No.						Canopy Spread					Life Stage					Notes
						2	2	2	2	2						
1	Mixed (see notes)	4.5	0			2	2	2	2	2	Mature	Good	Good	40+		Corylus avellana, Crataegus monogyna. Previously laid but now open structure and multi-stemmed. Good healthy condition creating a strong landscape feature and screening development.
2	Mixed (see notes)	1	0			1	1	1	1	1	Mature	Good	Good	40+		Corylus avellana, Crataegus monogyna, Salix caprea, Fraxinus excelsior, Acer campestre. Well maintained, fully stocked and in a healthy condition.
3	Mixed (see notes)	3	0			1.5	1.5	1.5	1.5	1.5	Mature	Good	Fair	40+		Crataegus monogyna, Prunus spinosa, Salix caprea. Unmanaged but complete hedge. Some physical damage from site machinery. Generally healthy.
4	Mixed (see notes)	1.5-2.5	0			1	1	1	1	1	Mature	Good	Good	40+		Crataegus monogyna, Fraxinus excelsior, Ilex aquifolium, Salix caprea. Well maintained and healthy.
5	Mixed (see notes)	4-6	0			4	4	4	4	4	Mature	Good	Good	40+		Crataegus monogyna, Fraxinus excelsior, Rosa canina, Sorbus aucuparia. Distinct shrub and tree group on side of old railway embankment and outside site boundary. Forms complete landscape feature to eastern boundary and helps to screen development. Healthy and in good condition. Roots contained by dwarf stone wall at bottom of embankment and unlikely to inhabit development site.



 HASTON REYNOLDS CHARTERED SURVEYORS Tel: (0) 1928 84 05 48 info@hastonreynolds.co.uk				DATE: June 2016		SCALE: 1:250@A3		JOB TITLE Cold Store Extension Tomlinson's Dairies Minera Wrexham		DRAWING TITLE Location Plan Phase 2	
				ORIGIN: SR		VERIFIED: SR					
				FILE NAME							
				ISSUE: Planning							
								DWG No: H0070-19-A3-PL-01			







Appendix 6

Client: Tomlinsons Dairies Ltd

Site: Five Crosses Industrial Estate, Minera, Wrexham

Plan: Tree Location and Protection

-  site boundary
-  development boundary
-  tree location
-  Ahc
-  Abc hedgerow location
-  root protection area
-  construction exclusion zone

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Map information presented on
geo-referenced OS data supplied by
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