

Arboricultural **Method Statement**

Grosvenor Road, Wrexham

1. Proposal

Proposed change of use from offices (Use Office B1) to residential institution (Use Class C2) as a 34-bed care home including full demolition of 18 Grosvenor Road, partial demolition of 16 Grosvenor Road (existing front façade to be retained) and construction of new 3 storey building to include changes to car parking and the introduction of landscaped areas and a refuse / recycling compound to the rear

2. Observations

There is currently only one tree contained within the proposed site, located in the front left hand corner of plot no18. This plot would appear to have been subject to some level of redevelopment subsequent to the original construction in or around 1908 and it is anticipated this tree would have been planted as an integral part of this development.

There is an extensive replanting scheme that has been outlined in the proposed site plan (1477-F03-S02).

3. Root Protect Area

The BS5837:2012 root protection areas (RPA) are shown on the existing site plan (1477_F03-S03). The tree has been shown with full open grown and circular RPA.

The tree is sited under an existing tarmac driveway and it is anticipated that this surface will be removed by hand and replaced with top soil and turf as identified on the proposed site plan (1477-F03-S02) and it is unlikely that this new surfacing will have a major influence on the development of the trees' rooting area.

The proposed scheme will not have a detrimental impact on the pre roots when compared with the current site conditions

4. Tree Protection

4.1 - Protective Fencing

The protective fencing has been shown on the TPP.

This fencing must be installed prior to any work on site. It may be necessary to demonstrate the installation of this fencing and photographs should be compiled and made available to the local planning authority on request.

The area inside of the fencing is a root protection area and must be treated as sacrosanct; therefore, there should be no access for construction personnel, machinery or materials. All staff must be briefed as part of the site induction and signs are to be installed on the fencing marking the RPA

The fence would need to be fit for purpose, therefore controlling construction traffic and material movement within the site. The area surrounding the fencing is hard surface and is therefore likely to be used for accessing the site during construction and by machinery to develop the landscaping. The protective fencing must be as a minimum as set in BS5837:2012, this has been included below as Appendix 4.

4.2 - Ground Protection

Due to the nature of the site there is no need for further ground protection.

5. Work within RPA

The main construction scheme is away from the tree. However, the landscaping work for the site reduces the area of car parking, changing a larger proportion of the current car park to soft landscaping. The area surrounding the retained tree is to be turned back to grass, therefore the current surfacing is to be removed and the area worked for landscaping.

5.1 – Work within RPA

All work in this area must be done by hand. AT NO POINT SHOULD ANY MACHINERY BE USED DURING THIS OPERATION.

The existing substrate shall be broken out and removed by hand, working from close to the tree away from the stem in a pull-back technique. Once the sets have been removed, the ballast and hardcore are to be dug out by hand and moved by barrow away from the area directly surrounding the trees.

Once all hard surfacing has been removed, the soil is to be aerated using a hollow tine before being dressed with top soil to bring back up to the current surfacing level. Note that this is to be the kerb level around the tree.

Once the surfacing has been removed the fencing should be re-installed until all machinery has been removed from site and the final landscaping raking is to be undertaken by hand.

Supervision

As the main development is away from conflict with the trees, the main area for supervision will be to ensure protection is installed, kept in place and then to control activities surrounding the landscaping works.

Stage	Description	Attendees
Pre-commencement meeting	Fencing areas to be identified, agreed time frame for fencing installation and confirmation of type of fencing.	Site foreman, manager, and retained Arboricultural Consultant (AC). Local Authority (LA) tree officer will be notified of date and asked to attend.
Installation of Tree Protection	Dated photographs of fencing.	Photographs to be made available to LA on request
Monitoring checks of fencing – though the build, likely 3-4 visits	Random site visit to confirm fencing in place	Site foreman and AC
Work with RPA	Discussion and oversee work in the RPA regarding surface removal techniques and need to reinstate fencing after, depending on stage of development.	Site foreman and AC

This supervision recording may be undertaken by the site foreman as a photographic record. Transform Landscapes will only be undertaking the supervision if commissioned as the retained Arboriculturalist

6. Conclusion

The main development is away from the tree shown for retention. Therefore, once fencing has been installed it can be left uninterrupted until the landscaping works.

The landscaping is low intensity around the tree changing the surface from hard tarmac to soft ground. The work in the RPA to remove the surface has been detailed in section 5.

Appendix A

Tree Protective Fence Specification

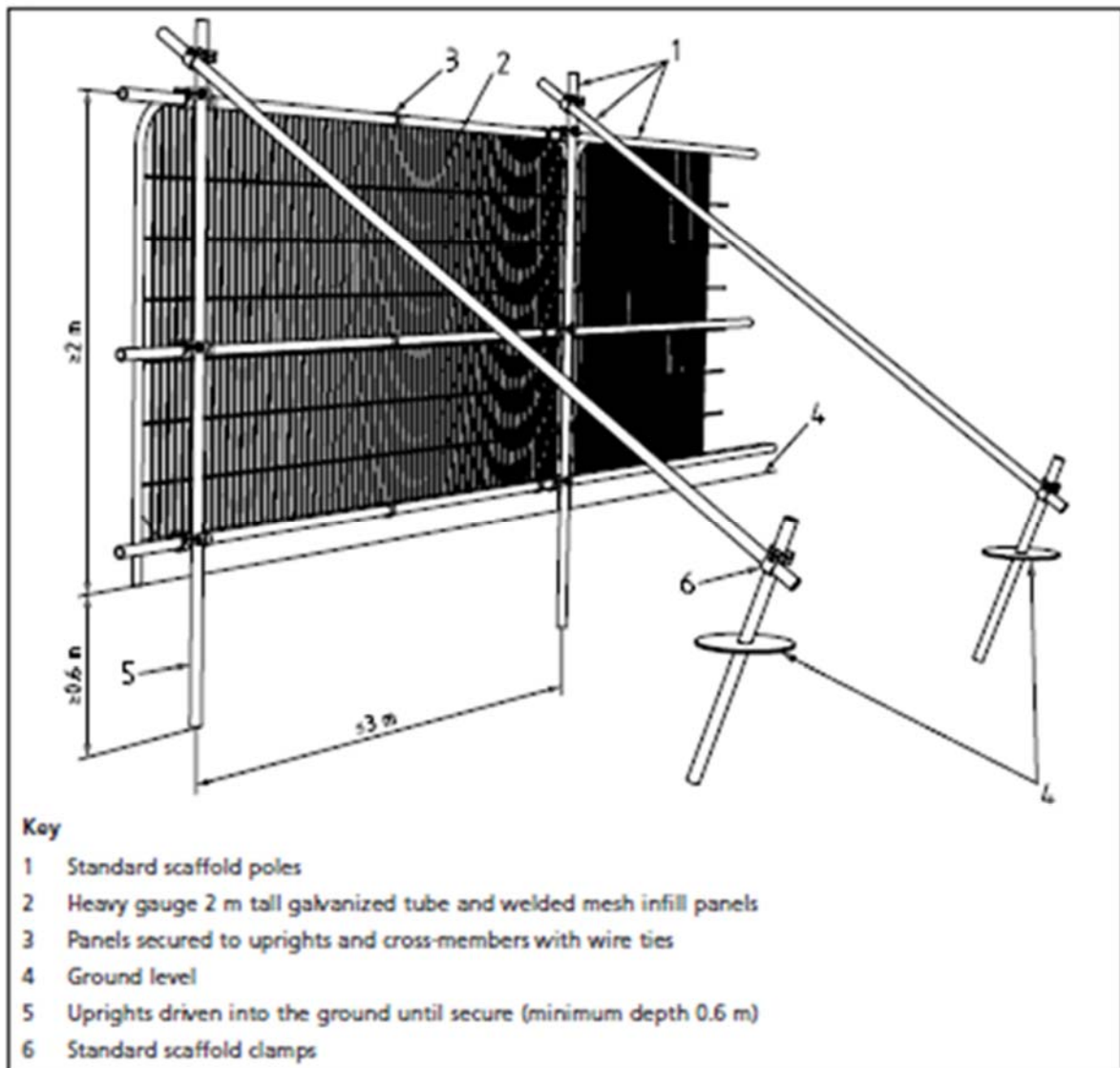
(from BS5837:2012)

BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations

Root Protection Area – Protective Fencing

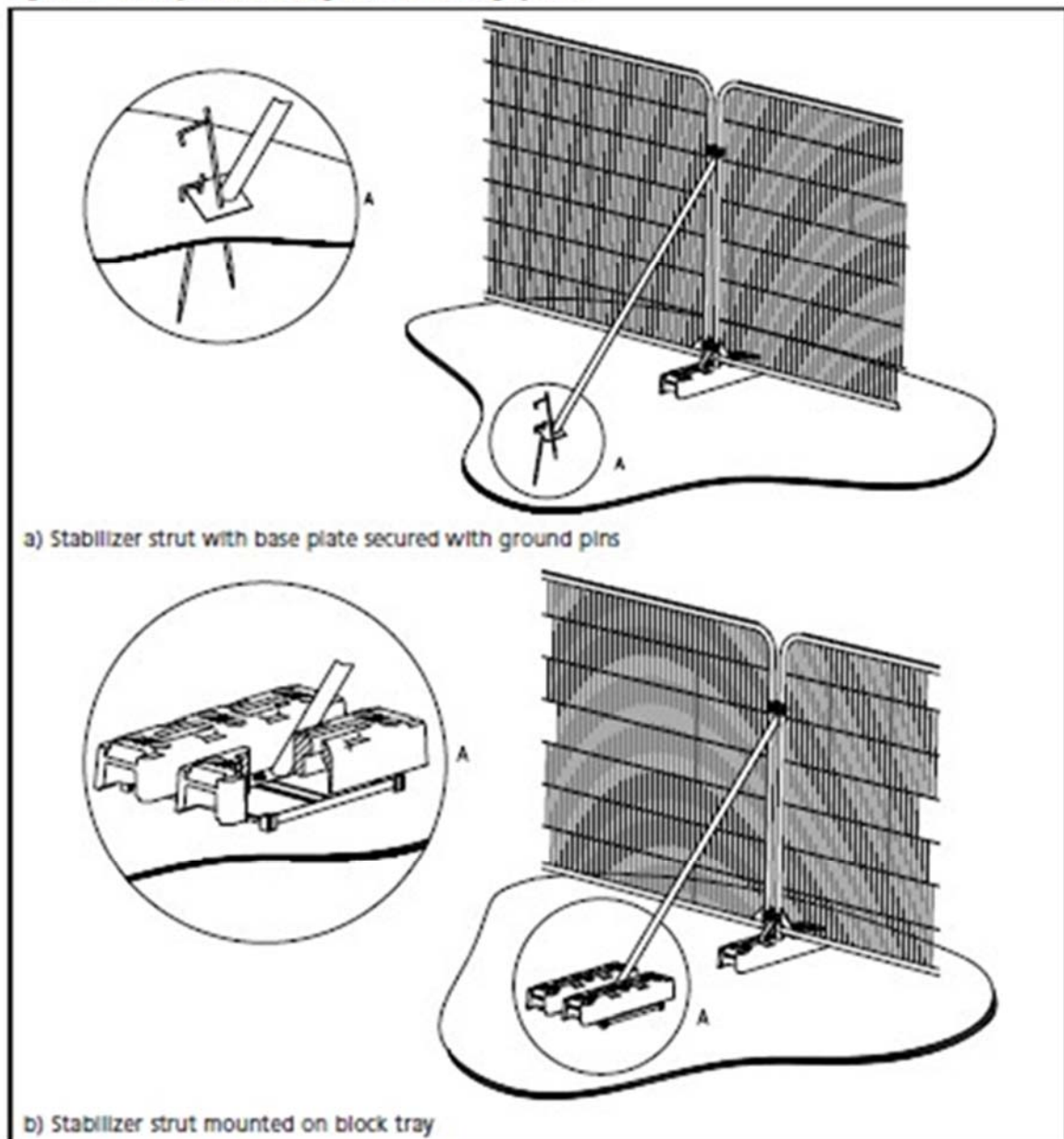
Diagrams provided ref: BS5837:2012

Figure 2 Default specification for protective barrier

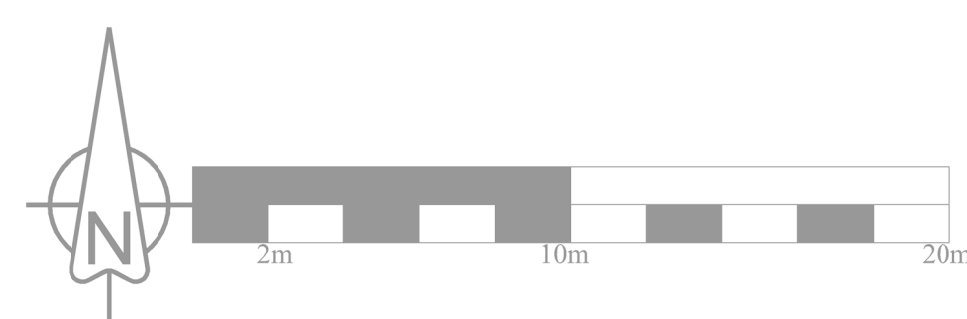


This fencing construction can be used where scaffold poles can be knocked into the ground without damage to the rooting system.

Figure 3 Examples of above-ground stabilizing systems



This type of fencing is to be used in situations where the installation of scaffold poles is likely to cause damage to the rooting system.

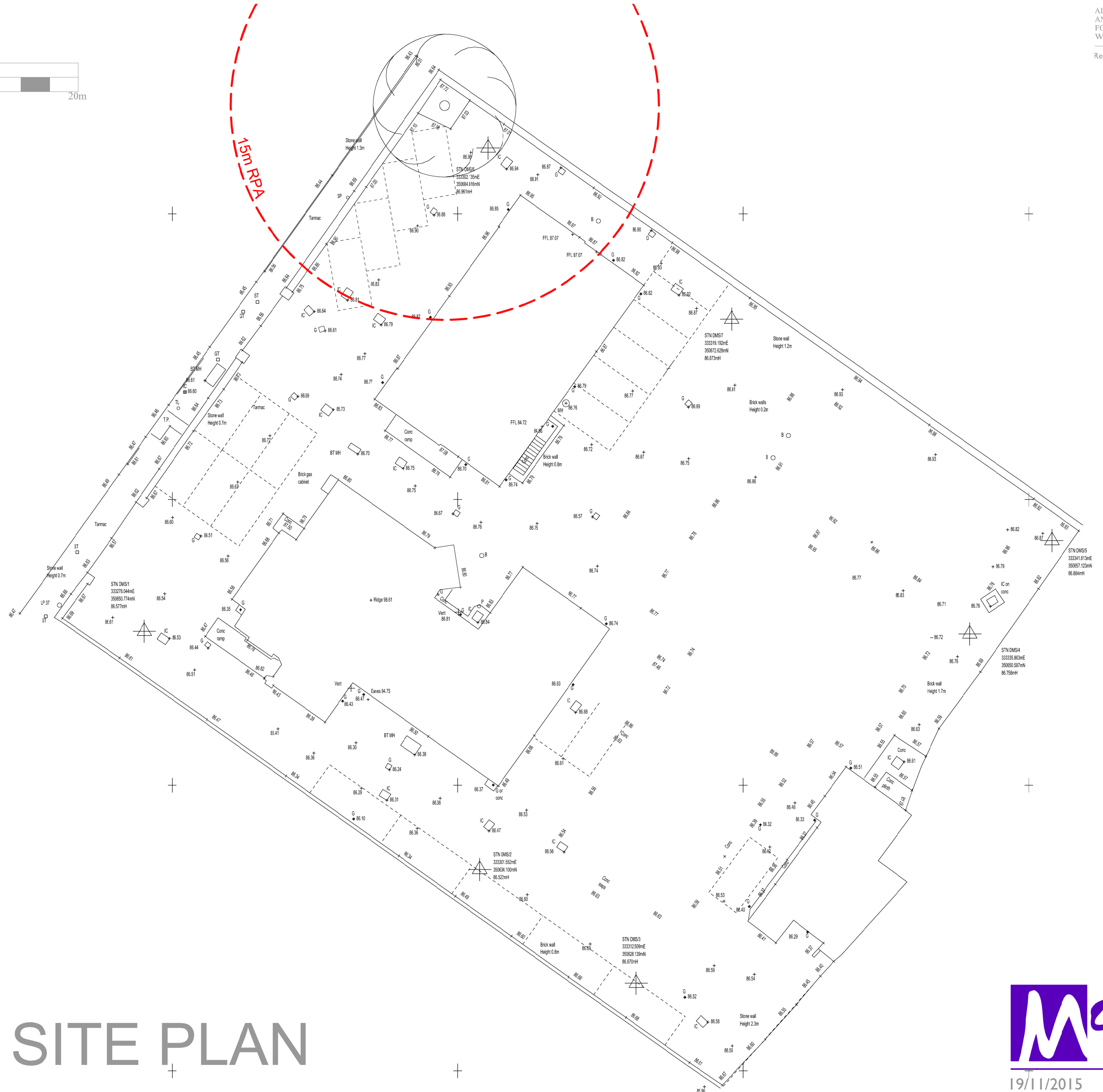


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Rev.	Date	Description
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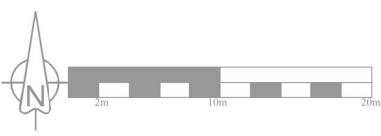
EXISTING SITE PLAN

1:200 @ A2



GROSVENOR ROAD
WREXHAM


19/11/2015 1477/F03/S03/Rev-A



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Rev.	Date	Description
A.	16/10/2015	Updated turning area
B.	03/11/2015	Tree RPA indicated, general amendments
C.	23/11/2015	Scale bar & North Point indicated



GROSVENOR ROAD
WREXHAM

SITE PLAN

1:500 @ A3



23/11/2015 1477/F03/S02/Rev-C