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Tree Preservation Order Application: Survey and Report

Site Address: Acrefair Sports and Social Club, Bethania Road, Acrefair, LL14 3TR

TREE PRESERVATION ORDER Reference: The Wrexham Borough Council, Community of Cefn, Tree Preservation Order WCBC No 277/2017 – (woodland area around Air Products Sports and Social Club, Bethania Road, Acrefair, LL14 3TR).

Date: 8th June 2021

Brief and Scope of Work

The Sports and Social Club is undergoing a refurbishment as part of a change of use and will become 'The Delph'. As part of this change. Tree 21 Limited have been instructed by the owners to assess trees within close vicinity of the building and advise on suitable and appropriate arboricultural works in order to increase external space and to reduce conflict between existing trees and the building.

The survey was undertaken on June 6th, 2021. The owner was met on site and explained the proposals and concerns over trees which are encroaching the building and external areas. The owner wishes to retain as many trees as possible, whilst ensuring there is sufficient space between the building, outdoor space, and the retained woodland trees with a sustainable outcome for continued amenity.

As the trees fall within a Woodland Tree Preservation Order, this report has been produced to accompany an application to undertake suitable works.

Tree Survey

The survey was undertaken by Mike Wood, an Arboricultural Consultant and owner of Tree 21 Limited. I have over 15 years' experience in arboricultural consultancy, hold a Diploma in Arboriculture, LANTRA Professional Tree Inspector qualification and am a member of the Arboricultural Association.

Trees were surveyed on their individual merit using the Tree Evaluation Method for Amenity Trees (TEMPO) and with further consideration to the wider impact on the woodland amenity value. TEMPO is a nationally recognised method of assessing trees which may be suitable for TPO protection. The system is used by many Local Authority Tree Officers and independent Arboricultural Consultants throughout the UK.

Ten trees (T01-T05, T07-T10 & T12) and 5 tree groups (G06, G11, G13-G15) were assessed.

Each of these trees were scored as part of the TEMPO assessment. This assessment is provided at Appendix A. None of the trees individually merit a TPO and the works specified for each is not considered to impact on the amenity value which the woodland provides.

As the TPO is a Woodland TPO, it covers every tree, no matter what size or stem diameter. Therefore, although five groups were recorded, two of these groups (G13 & G14) were recorded as polygon shapes to cover all small and young saplings which may be subject to clearance during the proposed works but are not detailed in the other proposed tree records. All trees and groups with proposed works are presented at Appendix B.

Visual Tree Assessment (VTA)

As part of the assessment and to understand the condition of the trees, I also applied the Visual Tree Assessment Method (VTA), to all trees surveyed. This is used internationally, as a ground-based assessment method. It considers, bio-mechanical and naturally occurring defects, along with physiological and structural condition and life expectancy to form an understanding of the condition.

5 day Notice (trees T02, T03, T04, T012)

Four of the trees (T02, T03, T04, T12) have also been reported to the Local Authority to issue a 5 day notice for removal, due to their poor condition, following the VTA assessment. If this is agreed, these trees maybe removed and will not form part of this TPO application. However, if the five day notice is not agreed, their proposed removal will still form a part of this application.

General Appraisal

In general, the removal of these trees will not have an impact on the amenity of the woodland. If left retained, over time the majority of these trees would conflict significantly with the building. The owner would then have the right to abate this nuisance without applying under a TPO application.

The removal of these trees will also improve the site setting and improve the use and wider amenity of the former Social Club, on completion of the updates and modernisation.

Replacement Trees

The owner is very willing to replace removed trees. The most suitable replacement are likely to be understory trees to maintain the screening and privacy of gardens and dwellings to the west of the site. The replacement trees would be selected in agreement with the Local Authority and are likely to be native species such as Hawthorn (*Crataegus monogyna*) , Holly (*Ilex aquifolium*), Yew (*Taxus baccata*), Wild Cherry (*Prunus avium*) and Oak (*Quercus robur* or *Quercus petraea*). The exact location of planting is to be agreed.

Summary

In summary, the works proposed within this report are not considered to impact upon the amenity of the woodland and in the mid-long term, with replacement proposals, it is likely to be an improvement on the current tree cover and overall site amenity.

Further Recommendations/Damage Limitation Measures

Any construction related activity or change of ground level/surface or built structures proposed within the rooting environment of retained trees within the protected woodland should seek the advice of an arboricultural consultant. A specific Arboricultural Method Statement (AMS) may be required to ensure any potential damage to retained trees can be avoided or minimised. Any such AMS should be within the guidelines of BS5837:2012 and approved by the Local Authority before the works specified are implemented.

All tree work should be undertaken by suitably qualified Tree Surgeons in accordance with BS3998:2010.

APPENDIX 1: TEMPO Appraisal

TEMPO - Tree Evaluation Method for Preservation Orders

Tree Information			TEMPO							Tree Information	
Ref.	Species	Location	TEMPO Condition & Suitability	TEMPO Retention Span	TEMPO Public Visibility	TEMPO Other Factors	TEMPO Expediency Assessment	TEMPO Score	TEMPO Decision	Survey Notes	Photo
G06	Elder (Sambucus nigra)		Fair(3)	10-20 Years(1)	Not visible to public(1)	None of above features(1)	Precautionary only(1)	5	TPO indefensible(1-6)	Group of 8 small Elder understory and any small sapling within group area.	
G11	Goat Willow (Salix caprea) Silver Birch (Betula pendula)		Good(5)	10-20 Years(1)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	9	Does not merit TPO(7-11)	Willow x 3, Silver Birch and all other sapling in group area.	
G13	Not identified (Not identified)		Fair(3)	20-40 Years(2)	Not visible to public(1)	None of above features(1)	Precautionary only(1)	6	TPO indefensible(1-6)	Group area to cover saplings.	
G14	Not identified (Not identified)		Fair(3)	10-20 Years(1)	Not visible to public(1)	None of above features(1)	Precautionary only(1)	5	TPO indefensible(1-6)	Group area to cover saplings.	
G15	Sycamore (Acer pseudoplatanus)		Fair(3)	20-40 Years(2)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	8	Does not merit TPO(7-11)	Two Sycamore trees. Crown lift east to south to 4.5m maximum.	
T01	Common Ash (Fraxinus excelsior)		Fair(3)	<10 Years(0)	Not visible to public(1)	None of above features(1)	Precautionary only(1)	0	Do not apply TPO(any 0)	2 stem tree, second stem is 9cm.	
T02	Common Ash (Fraxinus excelsior)		Poor(1)	<10 Years(0)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	0	Do not apply TPO(any 0)	Very heavy lean to the south east. Likely to fail in adverse weather conditions.	
T03	Elder (Sambucus nigra)		Poor(1)	<10 Years(0)	Not visible to public(1)	None of above features(1)	Precautionary only(1)	0	Do not apply TPO(any 0)	Decay and die back present. Tree is in decline.	

T04	Common Ash (Fraxinus excelsior)		Fair(3)	10-20 Years(1)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	6	TPO indefensible(1-6)	Crown Density is sparse with die back. Ash die back suspected.	
T05	Common Ash (Fraxinus excelsior)		Poor(1)	<10 Years(0)	Not visible to public(1)	None of above features(1)	Precautionary only(1)	0	Do not apply TPO(any 0)	Sapling.	
T07	Sycamore (Acer pseudoplatanus)		Good(5)	20-40 Years(2)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	11	Does not merit TPO(7-11)	3 stems, 29cm, 39cm & 8cm.	
T08	Sycamore (Acer pseudoplatanus)		Good(5)	20-40 Years(2)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	11	Does not merit TPO(7-11)	Early mature Sycamore with prolific ivy cover.	
T09	Sycamore (Acer pseudoplatanus)		Good(5)	20-40 Years(2)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	11	Does not merit TPO(7-11)	Early mature Ash with ivy cover.	
T10	Sycamore (Acer pseudoplatanus)		Fair(3)	20-40 Years(2)	Medium, visible with difficulty(2)	None of above features(1)	Precautionary only(1)	8	Does not merit TPO(7-11)	Multi stem Sycamore ranging 4cm to 40cm. Multi stem ivy clad. potentially unstable root plate due to loose ground.	
T12	Common Ash (Fraxinus excelsior)		Poor(1)	<10 Years(0)	Not visible to public(1)	None of above features(1)	Precautionary only(1)	0	Do not apply TPO(any 0)	Crown Density is sparse with die back. Ash die back suspected.	

APPENDIX 2: Tree Survey & Proposed Works

Work Schedule of trees

Site name: The Delph, Acrefair

Risk zone: Not Applicable

Contact:

Trees: 15

Work items: 15



Ref.	Species	Location	Measurements	Recommendations	Priority / Timescale
G06	Elder (Sambucus nigra)	See Tree Plan	Height (m): 3 DBH (cm): 90 Life Stage: Mature Life Exp.: 10+ Years	Fell to ground level and grind out stump using a stump grinder to avoid damage to the roots of retained trees.	Not Recorded
G11	Goat Willow (Salix caprea) Silver Birch (Betula pendula)	See Tree Plan	Height (m): 12 DBH (cm): 26 Life Stage: Mature	Fell trees and grind out stumps carefully, if required, avoiding damage to retained trees.	Not Recorded
G13	Not identified (Not identified)	See Tree Plan	Height (m): 2 DBH (cm): 10 Life Stage: Young	Clear trees and vegetation.	Not Recorded
G14	Not identified (Not identified)	See Tree Plan	Height (m): DBH (cm):	Clear trees and vegetation.	Not Recorded
G15	Sycamore (Acer pseudoplatanus)	See Tree Plan	Height (m): DBH (cm):	Crown lift branches to the east of the stem, to achieve 4.5m clearance between the ground and the lowest canopy over an open space area.	Not Recorded
T01	Common Ash (Fraxinus excelsior)	See Tree Plan	Height (m): 11 DBH (cm): 20	Fell tree or smaller diameter stem.	Not Recorded
T02	Common Ash (Fraxinus excelsior)	See Tree Plan	Height (m): 9 DBH (cm): 14 Life Stage: Early Mature Life Exp.: <10 years	Fell tree to ground level.	Not Recorded

Ref.	Species	Location	Measurements	Recommendations	Priority / Timescale
T03	Elder (Sambucus nigra)	See Tree Plan	Height (m): 3.5 DBH (cm): 180 Life Stage: Mature Life Exp.: <10 years	Fell tree to ground level.	Not Recorded
T04	Common Ash (Fraxinus excelsior)	See Tree Plan	Height (m): 13 DBH (cm): 45 Life Stage: Early Mature Life Exp.: 10+ Years	Fell tree to ground level.	Not Recorded
T05	Common Ash (Fraxinus excelsior)	See Tree Plan	Height (m): 2 DBH (cm): 7 Life Stage: Young Life Exp.: <10 years	Fell tree to ground level.	Not Recorded
T07	Sycamore (Acer pseudoplatanus)	See Tree Plan	Height (m): 16.5 DBH (cm): 30	Fell tree to ground level.	Not Recorded
T08	Sycamore (Acer pseudoplatanus)	See Tree Plan	Height (m): 17 DBH (cm): 31 Life Stage: Early Mature Life Exp.: 20+ Years	Fell tree to ground level and grind out stump carefully if required.	Not Recorded
T09	Sycamore (Acer pseudoplatanus)	See Tree Plan	Height (m): 17.5 DBH (cm): 35 Life Stage: Early Mature Life Exp.: 20+ Years	Fell tree to ground level and grind out stump carefully if required.	Not Recorded
T10	Sycamore (Acer pseudoplatanus)	See Tree Plan	Height (m): 16 DBH (cm): 40	Fell tree to ground level and grind out stump carefully if required.	Not Recorded
T12	Common Ash (Fraxinus excelsior)	See Tree Plan	Height (m): 9 DBH (cm): 100 Life Stage: Semi Mature Life Exp.: <10 years	Fell to ground level and remove stump.	Not Recorded

APPENDIX 3: Tree Survey Plan (aerial and block plan)

JW Contractors Ltd
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Acrefair Sports and Social club,, Bethania Rd, Acrefair, Wrexham, LL14
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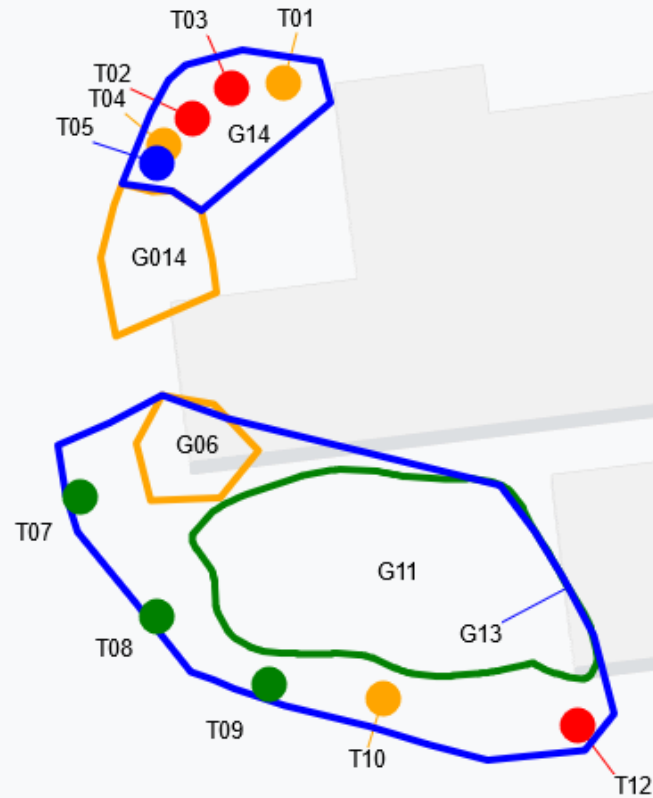


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