

Arboricultural Method Statement & Tree Protection Plan Addendum

Land at
The Goulbourne
Borras Park Road
Wrexham

Ref:
AMS/GBW/05/18/ADD

Date:
12th April 2021

Commissioned by:
Mr D. Edwards

Blueprint Architectural LTD

Prepared by
S. Shields

Arboricultural Method Statement

&

Tree Protection Plan

Addendum

Land at
The Goulbourne
Borras Park Road
Borras
Wrexham

This Arboricultural Method Statement & Tree Protection Plan has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.

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Date	Revision	
23 rd May 2018		Issued for Condition Discharge
12 th April 2021	ADDENDUM	Updated to accommodate garage plot six

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Instruction

- 1.1 Shields Arboricultural Consultancy received instructions from Mr D. Edwards on behalf of Blueprint Architectural LTD to provide an addendum to the site-specific Tree Protection Plan and Arboricultural Method Statement to account for a revision to the approved plan to allow for the construction of a garage. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission for or preparing any documents or plans for this or future applications at this site.
- 1.2 Full planning permission has been conditionally granted to construct eight detached dwellings at the site of the former Goulbourne Public House in accordance with the approved plans and particulars of application P 2016/1048, including site layout ref: N027/014. The Arboricultural Method Statement AMS/GBW/05/18 provides details to fulfil conditions 6 & 7 of the above planning permission. This addendum to the Arboricultural Method Statement supports an amendment to the approved plans to allow for the construction of a garage on plot 6 as detailed on revised site layout plan N027/025.

Site description

- 2.1 The site is a former public house and car park situated on the outskirts of Wrexham. The site extends to around 0.3 ha and has boundaries with Borrass Park Road and Ansell Road to the north west and north east, with a residential cul-du-sac to the south east and with Borrass Park Junior school to the south west. The existing pub and car parking areas are present on the site and access is from Ansell Road. The site is at an elevation of 80m AOD and is level and reasonably sheltered.

Development Proposal

- 3.1 It is proposed to demolish the existing pub and re-develop the site to provide eight detached residential dwellings with separate garages and associate infrastructure. The site layout has been revised to include a detached garage on plot 6.



Arboricultural Impact Assessment of Revised Site layout

- 4.1 There is a minor degree of encroachment by the footprint of the proposed garage into the Root Protection Area of T6. This encroachment affects approximately 9m² (6.5%) of the total RPA of the tree and is at the periphery of the RPA in an area of existing hard standing. The tree is in good health and condition and showing expected levels of vitality. There is adequate areas of rootable ground adjacent and contiguous to the RPA to allow for compensatory root growth. Given the above it is considered that the tree would tolerate this level of disturbance without significant detrimental impact, providing that due care was taken during construction.
- 4.2 There may also be a requirement for very minor pruning to reduce and raise the crown away from the garage roof, although there is reasonable clearance of 6 metres, the pruning proposals may be necessary to deal with future growth and the long-term maintenance of the tree.
- 4.3 The arboricultural impact of the proposed garage is relatively low.

Arboricultural Operations

Permission to remove any tree must be obtained from the Local Planning Authority and must not be undertaken until a Full Planning Permission has been granted and all pre-commencement conditions have been discharged. In cases where trees are protected by Tree Preservation Orders or Conservation Areas additional consent may be required.

- 5.1 Tree pruning may be required to implement this development. It is recommended that the work should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000 000. All operators must hold relevant NPTC certificates. A site-specific risk assessment must be prepared and operators must work to a health and safety method statement. The use of Arboricultural Association Approved Contractors www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons is recommended.
- 5.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.
- 5.3 All tree protection measure specified in the following section and shown on the accompanying TPP are to be fully installed prior to the commencement of the arboricultural works. Where access is required to the trees, then suitable ground protection must be used in lieu of the tree protection fences.

Arboricultural Method Statement

- 6.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.
- 6.2 This AMS should be read in conjunction with the Tree Protection Plan (GBW/TPP/05/18/01/ADD). The TPP indicates the construction exclusion zone (CEZ) that must be maintained around each retained tree. These areas must remain undisturbed during the construction process and must be protected using suitable fencing or ground protection as specified. A Precautionary Areas are also indicated. Where the proposed garage encroaches into the RPA of T6. Specific precautions are detailed in 6.17 – 6.21
- 6.3 Copies of the TPP & the AMS must be available on site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.
- 6.4 All general tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The LPA must be informed in writing once the tree protection measures are installed.
- 6.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections (see section 5.27).
- 5.6 All measurements are given in metric using standard abbreviations.

Fencing and Ground Protection

- 6.7 The TPP indicates the position all protective fences.
- 6.8 Protective fencing will comprise herras fencing, securely fixed into place and braced to resist impact, or as otherwise agreed with the Local Planning Authority.
- 6.9 Ground protection is to be used within the Precautionary Area, identified on the TPP, during the construction phase of the development and will consist of a proprietary system such as Ground Guard protective plates which must extend over the entire working area within the PA indicated on the TPP and be securely fastened in place. The type of guard used must be suitable for loads up to 20 tonnes or more.
- 6.10 The protective fencing and ground protection must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.
- 6.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

General Precautions

- 6.12 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the trunk of a tree that is to be retained or within any part of the CEZ. Spills kits, suitable for the type fluids, fuels and chemicals stored on site must be available on site and site operatives must have training in their use.
- 6.13 No fires will be lit within 20m of the trunk of any tree that is to be retained.
- 6.14 Storage and mixing areas, contactor parking and all site huts must be outside the CEZ.
- 6.15 Access to the work area is via the main site entrance and must not traverse the CEZ.
- 6.16 All service and drainage routes, below or above ground must avoid the CEZ. All services are to be installed in accordance with NJUG volume 4 Guidelines.

Working within Precautionary Area

- 6.17 This section sets out the specific requirements when working within the Precautionary Area and should be read in conjunction with Tree Protection Plan Detail ref: GBW/TPP/05/18/0/ADD. A pre-commencement meeting is to take place between site operatives and an arboriculturist from Shields Arboricultural Consultancy. This meeting will discuss the tree protection requirements.
- 6.18 Ground protection must be installed across the working area within the PA during all operations to construct the garage. This ground protection must be retained in position until all work on site is completed.
- 6.19 All services and drains for the proposed garage are to be installed outside the PA.
- 6.20 The foundation trench is to be excavated to the required depth using an airspade or hand dug to a depth of 600mm and under supervision of the consulting arboriculturalist. No roots over 25mm in diameter are to be severed and, if encountered, will be wrapped in damp Hessian sacking and preserved, minor bridging of the footings may be required in this case. Minor roots are to be cut back to the nearest appropriate branching point using sharp secateurs.
- 6.21 To ensure that all tree protection measures are properly installed and maintained the site shall be monitored by Shields Arboricultural Consultancy to the following schedule. Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit. All tree protection measures must remain in place until development work is completed and only removed after receiving written confirmation from the LPA.

Schedule of Inspection

1. During excavation of the foundations
- 6.22 Prior to the commencement on site of any work, a competent person is to be appointed to monitor the day to day activities on site. In the case of a tree being damaged or where an unexpected event arises it will be for this person to contact Shields Arboricultural Consultancy to seek advice on contingency measures.

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12th April 2021



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