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Mr Tim Rosselli
The Bryn y Pys Estate
The Estate Office
Ash Grove
Oswestry Road
Overton
Wrexham, LL13 0LG

10 December 2020

Our Ref: 20/AIA/WXM/270
Your Ref:

By Email

Dear Tim,

**Pre-Planning Site Inspection
Proposed Industrial Unit – Bryn y Pys, Home Farm, Overton**

As instructed, I can confirm that I visited the above site to undertake a tree survey in accordance with BS5837: 2012 in support of your impending planning application for a new industrial unit.

Accordingly, I can report the following:

1. The only vegetation on site is low grade naturally colonised Elder shrubs that are of no existing or long-term viability due to poor health and reduced vigour.
2. These shrubs can be removed at any time as part of site management without the consent of the Council
3. The shrubs should not form a material consideration of any planning application as they would be classed as 'U' and 'C' category with an estimated remaining life expectancy less than 10 years

I have attached photographs taken on the day that clearly illustrate the above. For this reason, we have not found it necessary to undertake the full BS survey.

If you require any further assistance, please do not hesitate to contact me.

Yours sincerely

For and on behalf of TREE SOLUTIONS Ltd



Alistair Henderson M.Arbor A, C.Env

Enclosures: Site Photographs
Site Location Plan

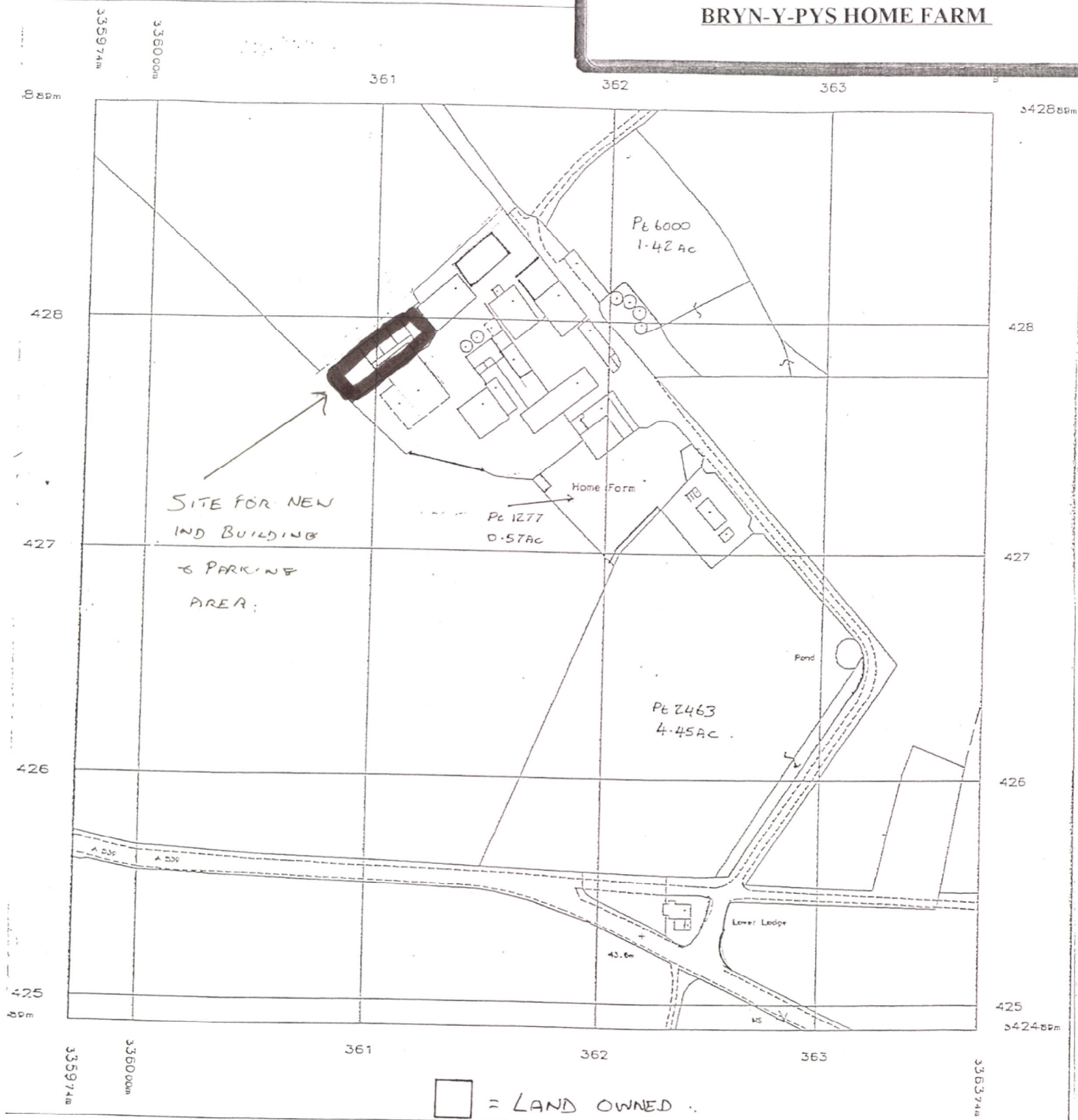
**Proposed New Industrial Unit Location – Home Farm, Overton on Dee
Arboricultural Pre-Planning Site Inspection Photos - 07/12/2020**







**SITE PLAN FOR
BRYN-Y-PYS HOME FARM**



ed 16 Jun 2005 from Ordnance Survey digital
and incorporating surveyed revision
ble at this date. © Crown Copyright 2005.

This plan is for identification only and the accuracy can not be guaranteed at all.	BRYN-Y-PYS HOME FARM	Peel Settled Estates
Scale : 1:2500	Date :	The Estate Office, Ash Grove, Wrexham, N.Wales. LL13 OLG