

ARBORICULTURAL IMPACT
ASSESSMENT AND
METHOD STATEMENT

REGARDING

THE PROPOSAL SITING OF
RESIDENTIAL CARAVAN
AT
BRYN ONNEN, OLD ROAD,
WREXHAM.

PREPARED FOR

MR & Mrs Lloyd Tranter,
(THE CURRENT OWNER AND OCCUPIERS)

TO ACCOMPANY
PLANNING APPLICATION No P 2020/0298

Prepared by Mr A J Scott
Dip Arb (RFS) N.D. Arb, M. Arbor.A
17th October 2020.

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The following information is frequently requested by several Local Planning Authorities (LPA).

I show below the information required with brief comments relating to each item in **bold type** as to where to find the information required within the report.

Standard Condition

An arboricultural method statement prepared by an arboricultural consultant holding a nationally recognised arboricultural qualification providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of demolition development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- a) a specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing; **See Appendix A (plan) and C (specification BS 5837 fig 3 fencing specified).**
- b) a specification for scaffolding and ground protection within tree protection zones in accordance with BS5837. **None.**
- c) a schedule of tree works conforming to BS3998; **See Table 2 of Appendix B. No felling or pruning works are required for development.**
- d) details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires; **Approximate location shown on plan at rear of development area outside of RPAs.**
- e) plans showing the siting of the service and piping infrastructure; **Services to link from existing supplies via joint utilities trench location of which is shown on the plan. Provisional location of soakaway shown on plan outside of RPAs to rear of new dwelling.**
- f) a full specification for the construction of any arboriculturally sensitive structures and sections through them. **None.**
- g) details of the works requiring arboricultural supervision to be carried out by the developers arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; **See table at end of section 7 and point 7.1 & 7.5**
- h) details of all other activities which have implications for trees on or adjacent to the site. **None.**

EXECUTIVE SUMMARY.

British Standard 5837 (2005) Trees in Relation to Construction (Recommendations) was initially developed to integrate with Planning Policy Statements and Guidelines. The new version of BS 5837 released in 2012 links to the National Planning Policy Framework and the RIBA phasing system. The NPPF document identifies properties that are approaching 50 years old as requiring redevelopment due to changes in lifestyle requirements and land use and the new standard integrates with this document.

Thus trees that are unlikely to survive development and continue to make a positive contribution to the amenity of an area for a minimum of 40+ years are therefore not viewed as design constraints. Trees of lesser longevity are retained where possible. The noted exception to this is where juvenile trees (Those with a stem diameter of less than 15cm) are in situ, for although they may live 40 years their amenity contribution can be ameliorated for by replanting with trees of a similar or indeed larger size.

The proposal is to install a mobile home in the field to the rear of the property.

The site layout was created after the provision of verbal Arboricultural advice and as such it is located outside of all Root Protection Areas (RPAs). No trees are required to be felled or pruned to enable the proposal to be fully implemented.

It is envisaged that it will be possible to link the existing services to the main dwelling via a joint utilities trench located outside of RPAs.

The provisional location of a new soakaway is shown outside of notional circular RPAs. (See plan in Appendix A)

The only precaution required will be the erection of robust temporary barriers to contain the development and retard development sprawl and some arboricultural supervision to ensure that the specified precautions are correctly installed.

Therefore I am able to conclude that this proposal will have no direct impact upon the area and indirect risks identified can be easily managed by precautions specified within the Arboricultural Method Statement (AMS).

1) INSTRUCTIONS.

- 1.1) I was formally instructed by Mr & Mrs Lloyd Tranter the current owners to prepare an Arboricultural Impact Assessment and Method Statement based upon data which they have collected relating to the proposal to construct a mobile home to the rear of the current dwelling.
- 1.2) As the location of the mobile home was preset by other factors I provided the clients with the basic requirement required to survey the trees within the affected development area in accordance with BS 5837. They created a scaled plan of the site upon which the locations of salient trees accurately to within 1M. I marked upon this plan the associated tree numbers relevant to this report only, with the extent of notional Root Protection Areas (RPAs) shown as purple circles. The extents of the canopy spread are smaller than the RPAs thus they are not shown individually on the plan. Verbal design advice was provided to the client to allow them to make an informed decision regarding layout. Once the final scheme was completed, the protective measures required were added to the plan.
A copy of this plan, The Tree Protection Plan (TPP) is supplied as Appendix A.
- 1.3) Due to the nature of BS5837 I was initially required to identify trees suitable for long term retention and those that should be removed. In this instance as all trees are to be retained I am to comment upon the potential of this development to impact upon their health and recommend ways to minimise the impact of development and future site use.
- 1.4) I am to prepare an Arboricultural Method Statement (AMS) based upon my findings to demonstrate the timing of events and the feasibility of the project.
- 1.5) I confirm that I hold one of the industries premier qualifications, the RFS Professional Diploma of Arboriculture and I am a professional member of the Arboricultural Association.
I also hold the National Diploma of Arboriculture which I obtained over three years from Merrist Wood College, Surrey from the years 1984-1987.

2) SITE INSPECTION AND REPORT LIMITATIONS.

- 2.1) The site has not been visited by Mr A Scott and the findings in this report are based upon data and photographs provide by the clients.
- 2.2) The trees were assigned numbers which relate to the supplied plan only. The trees are few in number, therefore they were not tagged, but they can be identified by size and location. Their “T No” relevant to this report is shown on the plan supplied in Appendix A. The number on the plan is not colour coded in accord with BS 5837 categorisation.
- 2.3) The data collected was the tree species, the age class, the measured stem diameter at 1.5M above ground level, upper side in this instance, the estimated foliage extension to cardinal compass points, and associated clearance above site, an assessment of the trees structural condition, an assessment of the trees physiological condition and an assessment of the trees longevity. This data is supplied as Appendix B.
- 2.4) The trees were inspected from photograph only. As such upon climbing further defects that are not visible from ground level may become apparent. The height the trees was estimated from the photographs.
- 2.5) The proposed area of development was not assessed for shade as it is pre-set by other factors. I have not been supplied with soil samples or asked to comment upon this factor but it is noted that the land falls to the South and the area of development is located uphill from the subject trees. A stone wall separates the base of the trees from the area of development.
- 2.6) I was informed by client that the trees are not subject to a Tree Preservation Order (TPO) and that the property is not located within a Conservation Area.

3) POTENTIAL IMPACT UPON RETAINED TREES.

Direct Impact Upon Area.

- 3.1) No trees are required to be felled or pruned to enable the full implementation of this proposal and the dwelling and the build space required to construct it are located outside of theoretical circular RPAs.
- 3.2) It should be noted that I am informed that all of the trees that are the subject of this report are Ash trees. As such it is likely that within 10-20 years they will become susceptible to the Chalasia virus that is slowly spreading across the UK. However the longevity of the trees has been assessed upon their current health without consideration of potential future pathogens.

Indirect Impact.

- 3.3) The main indirect risk is from plant and machinery moving around the rear of the site, and peripheral area where fibrous roots could be encountered leading to soil compaction. Further compaction may be caused by development sprawl into areas of soft landscaping where fibrous roots are located.
- 3.4) The new dwelling may require new services and soakaways. There will be a risk that these could be installed within the RPAs of retained trees leading to root death and future tree loss.
- 3.5) The mixing of mortars/ concrete could also have the potential to impact upon the health of the trees by the toxification of soil, via run off, into areas where fibrous feeding roots are located.

4) MITIGATION AND AMELIORATION.

Direct Risk and Tree Loss

- 4.1) No trees are required to be felled or pruned to enable this proposal to be fully implemented. Therefore any post development planting that does take place will only enhance the amenity of the area and promote biodiversity.

Indirect Risk.

- 4.2) The risks presented to the retained trees by plant movements and the storage of building materials can be overcome by the early erection of robust temporary barriers. This will form a Construction Exclusion Zone (CEZ) and a development envelope. The location of the barriers is shown by a solid blue line on the plan in Appendix A and a minimum specification for this barrier is supplied as Appendix C of the AMS. Existing boundary wall is to be retained.
- 4.3) The new dwelling will require links to the foul drain and services. The provisional location for this joint utilities trench is shown on the plan in appendix A marked “drain run”. This is outside of the RPAs of retained trees will have no impact upon them.
- 4.4) The new structure will require soakaways. The provisional location of a new soakaway is shown outside of RPAs on the plan in Appendix A. This will have no impact upon the retained trees.
- 4.5) The area for the mixing of mortars/concrete and storage of materials will take place to the North of the development area as shown on the plan. This is outside of all RPAs and has no impact on the retained trees. However due to topography run off and spillage could lead to soil toxification. To negate this risk protocols for the mixing of mortars will be supplied within the AMS.

5) CONCLUSIONS.

- 5.1) No trees are required to be felled or pruned to enable the proposal to be fully implemented. As such any post development planting that does take place will only enhance the amenity and biodiversity of the site.
- 5.2) The new dwelling and the build space required to construct it are located outside of RPAs. As such the foundations specified by the manufacturer can be utilised.
- 5.3) The risk that inadvertently the fibrous root systems of the retained trees are damaged by development activity can be easily managed by pre-commencement discussion and the early installation of robust temporary barriers. Other lesser risks can be managed by the supervision of an appointed project Arborist.
- 5.4) The creation of a large development envelope enables all other development matters, (material storage, mixing or mortars etc) to take place within it, outside of the RPAs. The mixing of mortars/ concrete requires specific comment within the AMS.
- 5.5) In accord with the perceived risks identified in the AIA, within the AMS that follows a low level of supervision and photographic recording is required to be specified throughout the development to ensure that no damage occurs to the retained trees.

6) SUMMARY.

- 6.1) I must therefore conclude that this proposal has minimal direct impact upon the healthy tree stock of the area, and that the indirect impact can be reduced by simple precautions which will be most effective if implemented early in the development process.
- 6.2) The Arboricultural Method Statement (AMS) which follows demonstrates the feasibility of the precautions, shows how they are to be implemented and the timing of events.

Written 17th October 2020.

By Mr A J Scott. Dip Arb (RFS) N.D. Arb. M. Arbor. A.
Arboricultural Consultant.

7) ARBORICULTURAL METHOD STATEMENT.

Prior to Commencement.

- 7.1) The developer/ site owner will appoint a Project Arboriculturist (PA) who holds a nationally recognised qualification in arboriculture and whom the Local Planning Authority (LPA) accept. A pre-commencement meeting will be held on site or via zoom between the site owner, the builder and the PA, at which the site/protocols for the mixing of mortar and location of utilities trenches will be discussed. The LPA tree officer will be invited to attend.
- 7.2) The site foreman shall be issued with a copy of the AMS and he/she shall sign a compliance statement to the effect that he/she has a copy of it and that he/she has read and understood it.
- 7.3) The temporary protective barriers will be erected to restrict vehicular and plant movements. This will create a development envelope and Construction Exclusion Zones (CEZ) . The temporary fencing is required to be robust but does not have to withstand vehicle impact and will therefore comprise of Heras panels erected on their own support feet locked together with two clamps.
Specification drawings are supplied in Appendix C.
The fence location type is shown by solid blue lines on the plan in Appendix A. An all weather sign stating “Construction Exclusion Zone Keep Out” will be fixed to all fencing at 5M intervals. The sign will be A4 minimum in size. This phase shall be photographed
- 7.4) The PA will forward photographs of the installed protective measures along with a copy of the compliance statement to the Senior Arboricultural Officer, Planning Department of the relevant Local Planning Authority. (LPA) .

During Demolition and Construction

- 7.5) This project is only likely to take a few weeks to construct. Once the initial temporary barriers have been installed no further site visits are likely to be warranted and the clients will create a photo journal to show that the protective measures have remained in situ and been effective for the duration of the construction period.
- 7.6) Due to topography the mixing of mortars will take place at the rear of the site upon a non permeable membrane within a bunded area. A proprietary spill kit or a 25 Kg sack of Fullers earth or cat litter will be kept on site in

case of accidental spillage. All waste from this will be removed from site. Mixer washings may be deposited in the strip foundations. The proposed location for the mixing of mortars is shown on the plan.

- 7.7) It is envisaged that services for the new dwelling will be installed in a joint utilities trench located as shown on the plan in Appendix A.
- 7.8) The provisional location of a soakaway and the runs to it are shown on the site plan in Appendix A. So long as they are constructed within the development envelope they can be moved to accommodate construction without further consultation with the PA.
- 7.9) If mobile cranes are used the operators must be informed of that all movements must be kept away from the retained foliage.
- 7.10) The need for the use of herbicides upon this site is not currently foreseen and temporary toilets will not be linked to the main sewers. If required, site huts can be incorporated into the protective fencing but they are likely to be located at the front of the site.
- 7.11) **A copy of the method statement will remain on site at all times during development.**

Post Development and Landscaping.

- 7.12) Upon completion of the development the vertical protection measures may be removed. Five days written notice shall be served upon the LPA tree officer prior to the removal of this feature.
- 7.13) The Project Arboriculturist will inspect the retained trees and liaise with the LPA regarding any further necessary works or amelioration required.

Written 17th October 2020.

Mr A Scott. Dip Arb (RFS), N.D. Arb. M. Arbor. A.
Arboricultural Consultant.

Summary Arboricultural Supervision For BRYN ONNEN.

Pre- commencement meeting either on site or virtual. Signing of compliance statement either physically or via e mail.	Project Arboriculturist (PA) to attend.
Erection of robust temporary fencing.	PA to photograph its erection.
Commencement of development	
Emerging design issues that may lead to variation from the AMS.	Addenda to be created by the PA and submitted to the LPA for agreement.
Creation of service trenches and soakaways if varying from proposal.	Liaison with the PA prior to creation.
Ongoing unarranged site visits.	Clients to self supervise and to photograph.
End of development.	Removal of all protective measures installed. Final tree inspection to be carried out.

APPENDIX A

ACCOMPANYING PLANS UNSCALED BUT ANNOTATED.

TREE PROTECTION PLAN.

- A) TREE LOCATIONS AND NUMBERS.
- B) THE NOTIONAL ROOT PROTECTION AREAS OF THE TREES ARE EXPRESSED AS PURPLE CIRCLES.
- C) LOCATION OF PROTECTIVE BARRIER SHOWN SOLID BLUE.
- D) LOCATION FOR THE STORAGE OF MATERIALS.
- E) PROVISIONAL LOCATION OF JOINT UTILITIES TRENCH AND SOAKAWAY.

APPENDIX B

TREE SCHEDULE.

TABLE ONE

TREE SURVEY AT LAND AT BRYN ONNEN, OLD ROAD, WREXHAM.

Tree No	Species English. <i>Latin</i>	Height M	Age Class	Stem Diameter Cm RPA R	Branch Spread NSEW	Height Of Crown Clearance	Physiological Condition	Structural Condition.	Preliminary Management Recommendation	Estimated Remaining Contribution Years.	Cat Grading
T1	Ash <i>Fraxinus excelsior.</i>	14	M	75 RPA = 255SqM R = 9	8 8 8 8	4 above site	Good	Good from image.	No current action.	30+	B2
T2	Ash	6	YM	M/S 3x 15 R = 3	3 3 3 3	3 over site	Good	Good from image. Suppressed by T1	No current action.	10-20	C2
T3	Ash	8	YM	16 RPA = 10 SqM R = 1.8	2 2 2 0	2 over site	Good	Good from image	No current action.	10-20	C2
T4	Ash	10	YM	2 x 20e RPA = 36 SqM R = 3.4	3 3 3 1	3 over site	Good	Good from image	No current action.	10-20	C2
T5	Ash	10	YM	2x 20e R = 3.4	3 3 2 4	3 over site.	Average.	Tree appears suppressed and could be partially collapsed.	Advise further investigation by tree owner.	>10	U
T6	Ash	6	YM	11 R = 1.2	3 3 3 3	3 over site	Average	Average	No current action.	10-20	C2
T7	Ash	13	M	56 RPA = 137 SqM R = 6.6	6 6 6 6	3 over site	Good	Good	No current action.	30+	B2

Glossary of Terms.

Column One	The tree number as shown on the attached plan . (If tagged this number is also shown)
Column Two	The common English name. Latin binomial in italics.
Column Three	The height of the tree, in this case irrelevant.
Column Four.	The age class. Y= Young YM = Young to mature (early age) M= Fully Mature OM= Overmature V = Veteran. Exceptionally old for species
Column Five	The diameter of the stem measured at 1.5M above the ground (d) provided in mm. The minimum area required as a Root Protection Area is calculated by $d \times 12 \times \pi$. (3.142) If expressing this RPA as a circle R indicates the radius of the circle from the centre of the tree. If expressing the RPA as a square, Squ indicates the distance from the tree centre to the midpoint. Est= indicates diameter estimated. oi = measured over ivy, I then deduct up to 5cm. For multi stemmed trees a mean average stem diameter is used as per 5837 2012.
Column Six	The branch spread of the tree provided to the four cardinal compass points in whole metres.
Column Seven	The distance from the ground to the first branch, provided in Metres or less than 1M
Column Eight.	Physiological Conditions. The general overall health of the tree gained by viewing the vigour/ vitality of the tree from foliage and twigs.
Column Nine.	Structural Condition. A note of any defects that may adversely effect the structure of the tree.
Column Ten	Preliminary Management Recommendations. Obvious defects that require early rectification or that may require action following a change of site use.
Column Eleven	An estimation of the trees possible remaining useful life expectancy. U < 10. C 10-20. B 20-40. A>40
Column Twelve.	The resultant category grading taken from the life expectancy and matched to a sub category from table One of BS 5837.

TABLE TWO

TREE WORK REQUIRED AT BRYN ONNEN.

Tree No	Species English. <i>Latin</i>	Works required	BS 5837 Cat	Timing of work.
No trees are required to be felled or pruned to enable the full implementation of this proposal.				

All works to be in accord with BS 3998 2010.

All works to be carried out by personnel holding the relevant NPTC certificate.

All debris to be removed from site to recycling centre.

APPENDIX C

SPECIFICATION FOR PROTECTIVE FENCING.

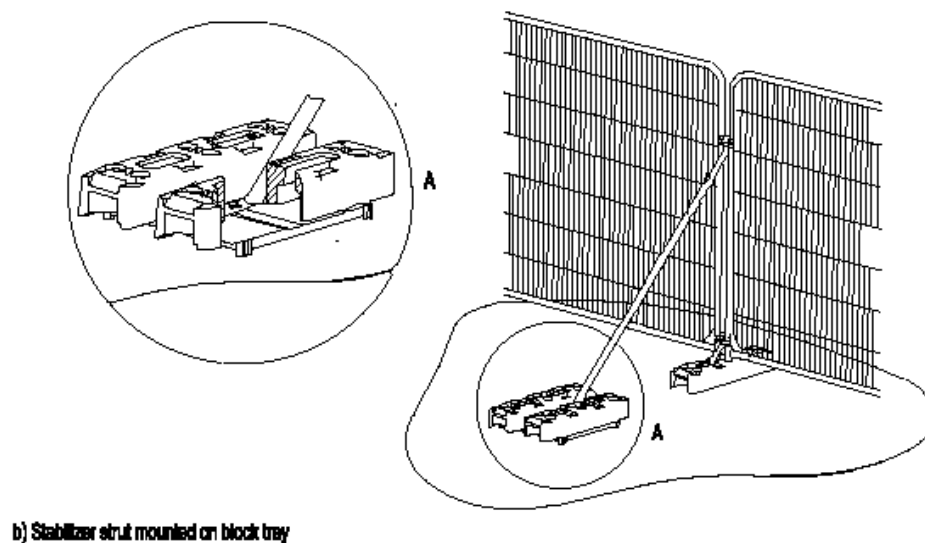
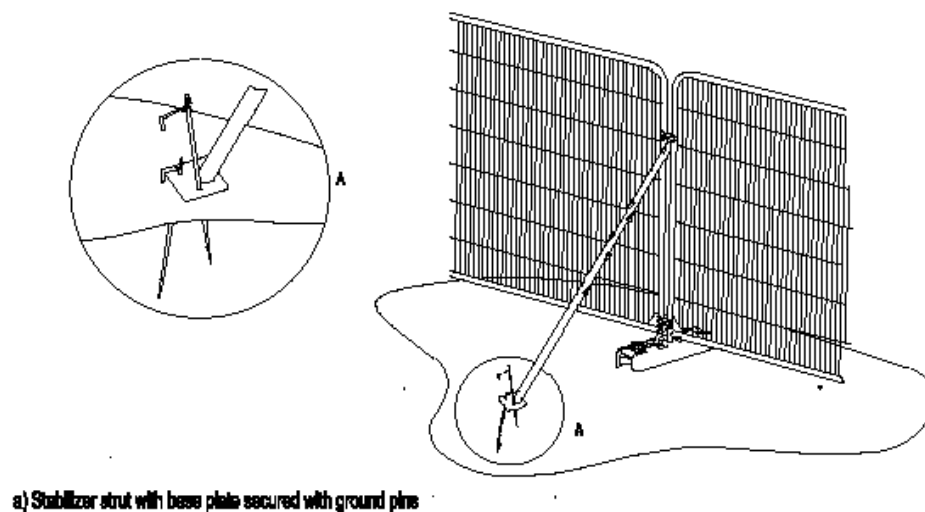
**COMPLIANCE STATEMENT
TO BE SIGNED BY APPOINTED SITE SUPERVISOR AND
FORWARDED TO LPA.**

FENCING SPECIFICATION. (Vertical Protection Specified in Section 7.4)

In this instance the fencing is to be robust but does not have to withstand vehicle impact. It has to remain in situ for the entire development.

It will comprise of Wire mesh panels such as Heras erected on the supplied support feet which are to be pinned into position. The panels are to be locked together with standard scaffold clamps.

A typical fence section is shown below.



REGARDING TREE PROTECTION AT
BRYN ONNEN, OLD ROAD, BWLCHGWYN.

I am the appointed person that will be responsible for the implementation of the tree protection measures during the development of land at Bryn Onnen, Old Road, Wrexham, LL11 5UG.

I confirm that I have been supplied with a copy of the Arboricultural Method Statement (AMS) and that I have read and understood it.

I accept that if I have any queries regarding the interpretation of the AMS
or if I must deviate from that I will contact either,
Mr Scott the Project Arboriculturist Tel 01202 571918

info@scotttrees.co.uk

Mr TBA

Tel TBA.

and get written agreed confirmation before that aspect of the works commences.

I understand that it will be my responsibility to inform either of the above parties if I am no longer the person responsible for the implementation of tree protection measures.

Signed.....

Date..

Address.

APPENDIX D

QUALIFICATIONS AND EXPERIENCE.

QUALIFICATIONS AND EXPERIENCE.

1) QUALIFICATIONS.

I studied OND Arboriculture from 1984-1987 at Merrist Wood College and qualified at Merit level.

This qualification is now known as the B-Tech N.D. Arboriculture.

I have passed the Royal Forestry Societies Professional Diploma of Arboriculture the industries premier qualification.

I also attend several courses a year as part of a programme of continuing professional development. I attended a course in May 2012 on the correct interpretation of the new British Standard 5837 Trees In Relation to Construction and I attended the Arboricultural Conference in Warwick Sept 2007.

2) PRACTICAL EXPERIENCE.

Prior to entering college two years experience was required, and this was achieved with an Arboricultural Association approved contractor.

Since 1986 I have carried out contracting and consultancy as the principal of A J Scott Tree Surgeons, now known as Scott Tree Services Ltd.

From the period of 1986 -1990 I was employed by the Firma Loesch Scholl to carry out consultancy work for the Starnburg Stadt in Bavaria.

From 1990-92 I was contracted to provide Arboricultural advice to Frankfurt City council by Firma August Fichter.

Since that date our consultancy activities have been in England and related to providing Arboricultural advice to the general public, and local authorities.

I have worked locally as a locum consultant for Mark Hinsley Arboricultural Consultants and Colin Bashford Associates. (CBA)

I am currently associated with the BBC radio Solent morning programme providing “on air” advice to unarranged callers.

3) CURRENT CLIENTS.

Christchurch Borough Council. The Crown Estate. Dorset County Council Education & Highways. Wessex Water, The National Trust and BBC Radio Solent.

4) Mr A J Scott is the Principal Consultant with Scott Tree Services.

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Ferndown,
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