



**Tree Survey, Arboricultural Impact Assessment
Arboricultural Method Statement & Tree Protection Plan
In Accordance with BS 5837:2012**

Proj. No 7215	McDonalds, Plas Coch Retail Park, Plas Coch Road, Wrexham		
Client:		McDonalds Restaurants Ltd	
Date of Report:	29/01/2021	Revision:	E

Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan – In Accordance with BS 5837:2012

Summary

The purpose of this report is to provide a consideration of the arboricultural implications created by the proposed development. In accordance with the feasibility and planning sections of BS5837:2012 *“Trees in relation to design, demolition and construction – Recommendations”*, trees deemed to be within the influencing distance of the projected construction have been evaluated for quality, longevity and initial maintenance requirements. Where trees do not have to be removed for health and safety reasons, a detailed and objective assessment has been made of the consequences of the intended layout.

In this circumstance it is intended to construct a new restaurant with an associated side by side drive through, parking and landscaping. As a result twelve individual trees, one group of trees and one hedge were inspected. The arboricultural related implications of the proposal are as follows:

- 1 In addition to one tree which requires felling irrespective of development (T008), it is necessary to fell one category ‘B’ tree (T011) and a small section of one category ‘C’ hedge (H001) in order to achieve the proposed layout.
- 2 The alignment of the proposed restaurant does not encroach within the Root Protection Areas (RPA) of any trees that are to be retained. In view of this and as assessed in accordance with BS5837:2012, no specialist foundation designs or construction techniques will be required to prevent damage to tree roots. Specialist foundations may still be required for other reasons, including mitigating the influencing distance of tree roots, subject to expert advice from a Structural Engineer.
- 3 This report recommends that specialist advice is obtained by expert practitioners in other disciplines. Such input should always be sought prior to the submission of this report in support of a planning application in order to demonstrate that the techniques and methods hereby proposed are achievable. In this particular circumstance it is necessary to contact the following:
 - Structural Engineer (foundation design, item 4.4.1).
- 4 All trees and landscape features that are to remain as part of the development should suffer no structural damage provided that the findings with this report are complied with in full. This includes ensuring that protective fencing is erected as detailed at items 4.6 and 5.1 of this report.

Given the above, there are no overt or overwhelming arboricultural constraints that can be reasonably cited to preclude the proposed construction.



Contact Details

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1.0 Introduction

1.1 Terms of Reference

- 1.1.1 Hayden's Arboricultural Consultants Limited has been commissioned by McDonalds Restaurants Ltd to prepare a Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan for the existing trees at Plas Coch Retail Park, Plas Coch Road, Wrexham.
- 1.1.2 The site survey was carried out on the 8th January 2019. The relevant qualitative and quantitative tree data was recorded in order to assess the condition of the existing trees, their constraints upon the prospective development and the necessary protection and construction specifications required to allow their retention as a sustainable and integral part of the completed development.
- 1.1.3 Information is given on condition, age, size and indicative positioning of all the trees, both on and affecting the site. This is in accordance with the British Standard 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*.

1.2 Scope of Works

- 1.2.1 The survey of the trees and any other factors are of a preliminary nature. The trees were inspected on the basis of the Visual Tree Assessment (VTA) method as developed by Mattheck and Breloer (1994). The trees were inspected from ground level with no climbing inspections undertaken. It is not always possible to access every tree and as such some measurements may have to be estimated. Trees with estimated measurements are highlighted in the schedule of trees. No samples have been removed from the site for analysis. The survey does not cover the arrangements that may be required in connection with the removal of existing underground services.
- 1.2.2 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.
- 1.2.3 An intrinsic part of tree inspection in relation to development is the assessment of risk associated with trees in close proximity to persons and property. Most human activities involve a degree of risk with such risks being commonly accepted, if the associated benefits are perceived to be commensurate. In general, the risk relating to trees tends to increase with the age of the trees concerned, as do the benefits. It will be deemed to be accepted by the client that the formulation of the recommendations for all tree management will be guided by the cost-benefit analysis (in terms of amenity) of the tree work.

1.3 Documentation

- 1.3.1 The following documentation was provided prior to the commencement of the production of this report;
- Email of instruction from Philip Isherwood on the 19th June 2020
 - Definition of site boundary – drawing no. 7391-AEW-8104-1002-C
 - Topographical survey – drawing no. 8190110/4101
 - Proposed site layout – drawing no. 7391-AEW-8104-1004-C



2.0 The Site

2.1 Overview

- 2.1.1. The site is Plas Coch Retail Park, Plas Coch Road, Wrexham. The specific area of inspection concentrates on an existing area of designated car parking with allied landscaping surrounding the perimeter. The trees surveyed were found to be of mixed age and condition and provide a high level of amenity to the locality.

2.2 Soils

- 2.2.1 The soil type commonly associated with this site are generally freely draining slightly acid loams. They are of low fertility and typically support neutral and acid pastures, and deciduous woodland type habitats. This soil type constitutes approximately 15.5% of the total English land mass.
- 2.2.2 The data given was obtained from a desk top study which provides indications of likely soil types. By definition, this information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.
- 2.2.3 Further to item 2.2.2, this report provides no information on soil shrinkability. It may be necessary for practitioners in other disciplines (e.g. engineers considering foundation design) to obtain this data as required.

2.3 Statutory Tree Protection

2.3.1 Tree Preservation Order(s)

The Local Planning Authority (LPA), Wrexham County Borough Council, have deemed it appropriate to provide statutory protection to trees within and neighbouring this site through the serving of Tree Preservation Orders (TPO), ref no.s WCBC/69 and WCBC/264. The effect of this on the owners, managers or any persons wishing to undertake work on preserved trees is to require them to obtain written permission from Wrexham County Borough Council prior to actioning any tree work. The purpose of this process is to try to ensure that the works are appropriate, proportionate and in keeping with the long-term aims of the TPO. However, given that trees are living organisms and the locality within which they are set is liable to change, it is often the case that LPA decisions relating to TPO applications require regular review to reflect the current situation rather than the historical perspective of the original date of protection.

There are certain circumstances where written permission from the LPA may not be necessary before undertaking works. These include;

- Making a tree safe if it is an imminent threat to people or property.
- Removing deadwood or a dead tree.

Owners, managers or any persons wishing to undertake work as an exemption to the written permission process **are required** to provide the LPA with 5 days' notice prior to attending to a tree which they deem as being dead or dangerous; unless such works are required in an emergency. It is the tree owner's responsibility to provide proof that the tree was indeed dead or dangerous should this exception be challenged; hence, it is advisable always to request an inspection by the LPA prior to carrying out such operations.



Furthermore and even in the event of an emergency situation, there is still a duty to notify the LPA that work has been completed including supplying an explanation of the necessity. Failure to comply with the requirements of TPO legislation can lead to a maximum fine of up to £20,000 per tree in the Magistrates Court. Fines in the Crown Court are unlimited.

This information was provided by the LPA. A copy of the TPO schedules and plans which depict the trees protected under the Orders is included in Appendix F.

3.0 Tree Survey

- 3.1 As part of this survey a total of twelve individual trees, one group of trees and one hedge have been identified. These have been numbered T001 – T012, G001 and H001 within the body of this report and on the attached drawing no. 7215-D-AIA rev. E.
- 3.2 A topographical survey was provided which showed the position of the trees on site. However, it should be noted that topographical surveys are not always comprehensive and sometimes it is considered appropriate to record details of trees and landscape features omitted from or beyond the scope of the plan. If this circumstance occurs, the location of the individual tree or landscape feature is estimated. The position of each tree is shown on the attached drawing no. 7215-D-AIA rev. E.
- 3.3 In order to provide a systematic, consistent and transparent evaluation of the trees included within this survey, they have been assessed and categorised in accordance with the method detailed in item 4.3 of *BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations"*. For further information, please see the attached Explanatory Notes.
- 3.4 The detailed assessment of each tree and its work requirements with priorities are listed in the attached Schedule of Trees.
- 3.5 Several items would benefit from tree surgery or additional investigation, be it for health and safety, cultural, aesthetic or structural reasons as detailed in the attached Schedule of Trees. Including the trees recommended for felling, the items requiring the **most urgent** intervention are as follows:

Within six months:

T006	Remove redundant stake.
T007	Remove stake and tie.
T008	Fell.
T010	Remove failed hanging branch.
T011	Climbing inspection. Clear epicormic growth and re-inspect.

- 3.6 In accordance with item 4.2.4 (c) of BS 5837:2012, the items inspected and detailed within this report have been selected for inclusion due to the likely influence of any proposed development on the trees. However, it must be understood that there may be trees beyond the site and not included in this survey which may exert an influence on the development.



Where works for cultural, health and safety, quality of life or development purposes have been recommended on trees outside the ownership of the site, these can only progress with the agreement of the owner except where it involves portions of the trees overhanging the boundary.

4.0 Arboricultural Impact Assessment

4.1 The Proposal

- 4.1.1 The proposal is to construct a new restaurant with an associated side by side drive through, parking and landscaping within the site's curtilage.

4.2 Access

- 4.2.1 Site access is unencumbered by the RPA of any trees to be retained. From a purely arboricultural perspective, it will therefore not be necessary to install a proprietary temporary load bearing road to protect tree roots.

4.3. Demolition

- 4.3.1 Removal of existing hard surfacing affects the theoretical RPA of the following retained tree –T009. The area where hard surfacing and the existing sub-base is to be removed is identified on the attached drawing no. 7215-D-AIA rev. E by black cross hatching. To ensure there is no damage to the roots of this specimen, work will only be completed by hand within the calculated RPA. This operation will be supervised by the appointed Arboriculturalist and photographs forwarded to the LPA. The original hard surfacing will be retained as ground protection until this work commences.

4.4 Construction

- 4.4.1 Construction of foundations for the new restaurant do not encroach within the RPA of any trees to be retained. From an arboricultural perspective, no specialised construction or foundation techniques will therefore be required to protect tree roots. However, dependent on the soil type, species and topography, trees may have an influence on the soil beyond their calculated RPA. Given the proximity of the proposed construction to the trees to be retained, it is recommended that a Structural Engineer is consulted to assess the implications of the tree retention and proposed tree planting on the required foundation design.
- 4.4.2 Installation of close boarded and post and rail fencing is proposed in close proximity to the RPA of retained trees, as identified on the attached drawing no. 7215-D-AIA rev. E. To ensure any potential impacts are minimised, where foundation pads are located adjacent to the RPA of retained trees these will be excavated by hand. Should roots be exposed these will be cleanly severed with secateurs ensuring the final wounds are as small as possible and free from ragged, torn ends. Following this and prior to being backfilled, each foundation pad will be lined with a non-permeable geotextile membrane to prevent phytotoxic concrete adversely affecting the retained trees' roots.
- 4.4.3 Existing hard surfacing within the RPA of one retained tree (T009) is to be returned to soft landscaping, as shown on the attached drawing no. 7215-D-AIA rev. E. Prior to the top soil being installed the existing hard surface and sub-base will be removed by hand, as discussed at item 4.3.1.



Sharp sand will then be laid over any roots that are exposed, onto which good quality debris free top soil will be laid. The original hard surfacing will be retained as ground protection until this work commences.

4.5 Implications of Sloping Ground

- 4.5.1 The arboricultural implications of the proposed structures are based on an assumption that because there are no significant existing slopes on site within the curtilage of the existing car park, level changes will not occur within the RPA of trees that are shown to be retained. If level changes are required, and these cannot be excluded from the calculated RPA of retained trees, a reappraisal of the arboricultural implications will be required.

4.6 Requirement for Tree Barrier Fencing

- 4.6.1 Prior to the commencement of construction and immediately after the completion of the necessary tree work, protective fencing will be erected on site. This must be fit for purpose, in full accordance with the requirements of BS 5837:2012 and positioned as shown on the attached Arboricultural Impact Assessment & Tree Protection drawing no. 7215-D-AIA rev. E.

4.7 Compound

- 4.7.1 The site provides adequate internal space to locate a construction compound outside the RPA of any trees and landscape features that are to be retained.

4.8 Phasing

- 4.8.1 The approval involves the integration of a number of aspects that affect tree protection. For this reason the project must be carefully phased to ensure the highest level of protection for retained trees at all times. Shown on the attached drawing no. 7215-D-AIA rev. E is an in-depth phasing recommendation to cover the major operations on site as they affect retained trees.

4.9 Monitoring

- 4.9.1 In accordance with item 6.3 of BS 5837:2012, the site and associated development should be monitored regularly by a competent Arboriculturalist to ensure that the arboricultural aspects of the planning permission are complied with. Shown on the attached drawing no. 7215-D-AIA rev. E is an auditable monitoring schedule to assess the progress of key site events/activities.

4.10 Access Facilitation Pruning

- 4.10.1 It is not necessary to undertake access facilitation pruning (AFP) to any retained trees or landscape features to meet the needs of this proposal (e.g. crown lifting, reducing or reshaping).



4.11 Landscape Implications

- 4.11.1 In addition to one tree (T008) necessitating removal for health and safety reasons, as detailed in the attached Schedule of Works - Irrespective of Development) the items listed in the table below require felling to permit the proposed development to proceed: -

Feature No	Reason for Removal	BS Category*	Visual Amenity Assessment*
H001 (section)	To facilitate construction of the widened access and drive through.	C	Moderate
T011	To facilitate construction of the drive through and reconfiguration of the parking layout.	B	High

* Please see definitions in the Explanatory Notes attached to this report.

- 4.11.2 Subsequent to the initial scheme being submitted proactive discussions with the LPA Tree Officer have taken place. It was confirmed the retention of the perimeter trees was the desired outcome and that the removal of Sycamore (T011) would be looked upon favourably if this was achieved. Additional planting would also be required to mitigate for the loss of T011.

- 4.11.3 Subsequent to these discussions, the latest proposal has been designed to ensure the retention and safeguarding of the perimeter trees and hedges. A detailed landscaping scheme has been prepared by Vector Landscape Designers, ref. 17229-VL-McD-L01 rev. C in addition to a further drawing, ref: 17729-VL-McD-D01 rev. A, which provides details of the engineered tree-pit to be installed within the car park where T011's replacement is proposed. The landscape drawings are included for reference at Appendix I and J respectively.

4.12 Post Development Implications

- 4.12.1 No adverse arboricultural implications are considered reasonably foreseeable for the trees that remain provided that the recommendations of this report are complied with in full.
- 4.12.2 Due to the dynamic nature of trees and their interaction with the environment, their health and structural integrity is liable to change over time. It is therefore that all trees on or adjacent to the site be inspected on an annual basis.
- 4.12.3 As stated in BS 5837:2012, regular maintenance of newly planted trees is of particular importance for at least three years during the critical post-planting period and might, where required by site conditions, planning requirements or legal agreement, be necessary for five years or more. The designer of the new landscaping should therefore, in conjunction with the landscape design proposals, prepare a detailed maintenance schedule covering this period and appropriate arrangements made for its implementation.



5.0 Design Advice, Arboricultural Method Statement & Tree Protection Plan

5.1 Securing of Tree Structure and Root Protection Areas (RPA)

- 5.1.1 The trees to be retained will be protected by the use of stout barrier fencing erected in the positions indicated on the attached Arboricultural Impact Assessment & Tree Protection drawing no. 7215-D-AIA rev. E. This fencing will be in accordance with the requirements of BS 5837:2012.
- 5.1.2 All fencing provided for the safeguarding of trees will be erected prior to any demolition or development commencing on the site, therefore ensuring the maximum protection. This fencing, which must have all weather notices attached stating "Construction Exclusion Zone – No Access" will be regarded as sacrosanct and, once erected, will not be removed or altered without the prior consent of the LPA.

5.2 Location of Site Office, Compound and Parking

- 5.2.1 The position of the office, compound and parking will be agreed in writing with the LPA prior to commencement of any permitted development works. Any proposed re-location of these items through the various phases of development will be agreed prior to re-siting with the LPA.

5.3 On Site Storage of Spoil and Building Materials

- 5.3.1 Prior to and during all construction works on site, no spoil or construction materials will be stored within the RPA of any tree on, or adjacent to the site, even if the proposed development is to be within the RPA. This is to reduce to a minimum the compaction of the roots of the trees. Details of the RPA for each tree where no spoil or building materials will be stored are indicated on the attached Arboricultural Impact Assessment & Tree Protection drawing no. 7215-D-AIA rev. E. Any encroachment within this protected area will only be with the prior agreement of the LPA.
- 5.3.2 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.
- 5.3.3 All material storage facilities and work areas must consider the effects of sloping ground on the movement of potentially harmful liquid spillages towards or into protected areas.

5.4 Programme of Works

- 5.4.1 All tree surgery works, once approved by the LPA, will be carried out prior to any other site works. Once completed, the proposed protective fencing will be erected along the lines indicated above.



All of this will be carried out prior to commencement of any development works on the site. Outline details of the proposed programme are given in the Design and Construction and Tree Care flow chart attached (Appendix G-1).

5.5 Tree Surgery

- 5.5.1 All tree work will be agreed with the LPA and will be carried out, where appropriate, in line with BS 3998:2010 (Recommendations for Tree Works). An arboricultural contractor approved by the LPA will carry out the work. Any alterations to the proposed schedule of works will be agreed with the LPA prior to commencement of works.

5.6 Levels

- 5.6.1 Other than for any specific exception which may be referred to at item 4.0, no alterations to soil levels within the RPA of retained trees are proposed. However, if it is necessary for these to occur, appropriate measures must be taken to prevent or minimise any detrimental effects on the affected root systems as detailed in 5.6.2 and 5.6.3 below.

5.7 Services

- 5.7.1 At the time of writing this report, final details on proposed services were not available. However, it is proposed that all new underground service runs will be placed outside the RPA of the retained trees.
- 5.7.2 If this is not possible, the proposed length infringing the RPA will be hand dug 'broken trenches' (NJUG 4 paragraph 4) to ensure the maximum protection of the trees' roots. The trenches may also be excavated using an air spade, or trenchless technology can be employed if this methodology is considered appropriate by the relevant service company (thus allowing services to pass below and through the roots without the need for traditional excavation). If it is necessary to cut any small roots as part of any of these processes, they should be severed in such a way as to ensure that the final wound is as small as possible and free from ragged, torn ends.
- 5.7.3 All service providers (Statutory Authorities) will be consulted prior to commencement of works with the aim of minimising the number of service runs on the site.
- 5.7.4 All service runs/trenches where they encroach within the RPA of retained trees will be agreed with the LPA prior to commencement of works.

5.8 Reporting and Monitoring Procedures

- 5.8.1 In accordance with item 6.3 of BS 5837:2012, the site and associated development should be monitored regularly by a competent Arboriculturalist to ensure that the arboricultural aspects of the planning permission (e.g. the installation and maintenance of protective measures and the supervision of specialist working techniques) are implemented. Furthermore, regular contact between the Site Manager and the Arboriculturalist allows them to effectively deal with and advise on any tree related problems that may occur during the development process. This system should be auditable. Should any issues arise during the arboricultural monitoring of the development the Arboriculturalist will contact the LPA and appropriate action taken only with the prior permission of McDonalds Restaurants Ltd and the LPA.



6.0 Recommendations

- 6.1 It is recommended that the measures detailed in this report are implemented in full to provide retained trees with the highest level of protection during the process of construction.
- 6.2 It is recommended that in view of the siting and design of the layout which has been planned to incorporate the important trees on and associated with the site, together with the detailed tree protection measures listed in this report, the trees should not be considered a constraint on the proposed development.
- 6.3 Tree surgery should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.
- 6.4 The tree surgery works proposed as part of this survey are recommended to mitigate any identified problems that may be caused by trees in close proximity to the proposed development. To this end, should these recommendations be overruled, this survey stands as the opinion of Hayden's Arboricultural Consultants Limited, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the LPA, cannot be the responsibility of this practice.



7.0 Limitations & Qualifications

Tree inspection reports are subject to the following limitations and qualifications.

General exclusions

Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Hayden's Arboricultural Consultants Limited will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.

This report will remain valid for one year from the date of inspection but will become invalid if any building works are carried out upon the property, soil levels altered in any way close to the property, or tree work undertaken. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.

If alterations to the property or soil levels are carried out, or tree work undertaken, it is strongly recommended that a new tree inspection be carried out.

It will be appreciated, and deemed to be accepted by the client and their insurers, that the formulation of the recommendations for the management of trees will be guided by the following: -

1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations - tree safety, good arboricultural practice (tree work) and aesthetics.

The client and their insurers are deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where sources are limited by time constraints or the client, this may lead to an incomplete quantification of the risk.

Signed:



January 2021

For and on Behalf of Hayden's Arboricultural Consultants Limited



8.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS 3998:2010* BSI, London.

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012* BSI, London.

Tree Preservation Orders and trees in conservation areas (2014). Department for Communities and Local Government.

Mattheck & Breloer H. (1994). *Research for Amenity Trees No.4: The Body Language of Trees*, HMSO, London.

NHBC Standards (2007) *Chapter 4.2 'Building Near Trees'*. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

Forestry Commission (2007). *Tree Felling – Getting Permission*. Country Services Division, Forestry Commission, Edinburgh.

Patch D. Holding B. (2006) *Arboricultural Practice Note 12 (APN12), Through the Trees to Development*. Arboricultural Advisory and Information Service (AAIS).



9.0 Appendices

Appendix	A	Species List & Tree Problems
Appendix	B	Schedule of Trees
Appendix	C	Schedule of Works - Irrespective of Development
Appendix	D	Schedule of Works to Allow Development
Appendix	E	Explanatory Notes
Appendix	F	Tree Preservation Orders – WCBC/69 and WCBC/264
Appendix	G	Advisory Information & Sample Specifications
	1.	BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care
	2.	European Protected Species and Woodland Operations Checklist (v.4)
	3.	BS 5837:2012 Figure 2 - Default specification for protective barrier
	4.	BS 5837:2012 Figure 3 - Examples of above-ground stabilizing systems
Appendix	H	Drawing no. 7215-D-AIA rev. E
Appendix	I	Drawing no. 17229-VL-McD-L01 rev. C
Appendix	J	Drawing no. 17229-VL-McD-D01 rev. A



Appendix A - Species List & Tree Problems

Species List:

Ash	<i>Fraxinus sp</i>
Elder	<i>Sambucus sp</i>
London Plane	<i>Platanus sp</i>
Sycamore	<i>Acer sp</i>

Tree Problems:

This gives a brief description of the problems identified in the attached Tree Survey.

Name: Deadwood	
Symptoms/Damage Type:	This relates to dead branches in the crown of the tree. In the majority of cases, this is caused by the natural ageing process of the tree or shading due to its close proximity to neighbouring trees. However, in some situations, it may be related to fungal, bacterial or viral infection.
Consequence:	Depending upon the location and mass of dead wood removal of the affected tissue may be necessary to prevent harm to persons or property as the wood will become unstable as it decays and in some circumstances is likely to fall from the tree with little or no warning.
Control Measures:	Detailed monitoring should be undertaken on those trees showing signs of excessive deadwood production to identify the underlying cause.

Name: Epicormic growth	
Symptoms/Damage Type:	This is the production of numerous shoots on the main stem and branches of the tree. They are produced by the bursting into life of otherwise dormant buds. It is commonly associated with elevated levels of stress on the tree.
Consequence:	Whilst epicormic growth is usually symptomatic of an issue elsewhere within the tree heavy proliferation can cause the trees resources to become depleted or may mask significant structural weaknesses within the framework of the tree.
Control Measures:	Pruning off epicormic growth may be necessary to improve the visual amenity of the tree or prevent the development of a hazard or obstruction. No direct means of prevention are available other than therapeutic measures to alleviate stresses on the tree.



Control Measures:	Treatment of the disease is extremely difficult. Once infected a tree cannot be cured of Honey fungus and the only effective procedure to limit its spread to others is the prompt removal of the diseased individual, together with its entire root system and as much as possible of the surrounding soil. Other methods such as trenches and other barriers together with the application of preparations based on phenolic emulsions can be used, but application must be done on an annual basis and cannot be relied upon at all times in all soil types. Future planting on the site should be of trees regarded to be sufficiently resistant to succeed on infected sites, such as Ash, Beech, Box, Douglas Fir, False Acacia, Hawthorn, Holly, Larch, Laurel, Lime, Silver Firs, Tree of Heaven and Yews. Recently experiments have been undertaken with natural controls including the use of other fungi to remove potential host deadwood from the environment however results are not yet conclusive.
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Appendix B

Schedule of Trees

SCHEDULE OF TREES (AIA) McDonalds, Plas Coch Retail Park, Wrexham,

Surveyed By: Nick Hayden Date: 09/01/2019

Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
G001	9x Pine	150	6.5		Medium	N2, E2, S2, W2	Group of closely spaced Pines. At current dimensions trees are considered to pose little risk. Consideration should be given to thinning out the group to promote the future growth of the two largest specimens.	C1	Thin group to leave largest two specimens.	3		
		1.8	0-2		Y	Moderate						
Yes		10.2			10+ years	Shrub bed						
H001	Beech / Mixed Sp.	100	2.5		Medium	N1, E1, S1, W1	Well maintained boundary hedge.	C2	No work required.	4	Fell small section shown on drawing no. 7215-D-AIA rev. E to permit development.	0
		1.2	0-2		Y	Moderate						
Yes		4.5			10+ years	Bare earth						
T001	Ash	80	5.5		Medium	N1, E1, S1, W1	Located in maintained hedge / shrub border. Detailed inspection of base and stem impeded. No obvious indicators of disease or decay. At current dimensions tree is considered to pose little risk. Access road to west, parking to east.	C1	No work required.	4		
		0.96	2.1-4		Y	Moderate						
Yes		2.9			10+ years	Shrub bed						
T002	Ash	80	5.5		Medium	N1, E1.5, S1.5, W2	Located in maintained hedge / shrub border. Detailed inspection of base and stem impeded. No obvious indicators of disease or decay. At current dimensions tree is considered to pose little risk. Access road to west, parking to east.	C1	No work required.	4		
		0.96	2.1-4		Y	Moderate						
Yes		2.9			10+ years	Mixed soft/hard surface						
T003	Ash	80	4		Medium	N1.5, E1.5, S1.5, W1.5	Located in maintained hedge / shrub border. Detailed inspection of base and stem impeded. No obvious indicators of disease or decay. At current dimensions tree is considered to pose little risk. Access road to west, parking to east.	C1	No work required.	4		
		0.96	2.1-4		Y	Moderate						
Yes		2.9			10+ years	Mixed soft/hard surface						
T004	Ash	70	3.5		Medium	N1.5, E1, S1, W1	Located in maintained hedge / shrub border. Detailed inspection of base and stem impeded. Lost leader at circa. 3m above ground level. No obvious indicators of disease or decay. At current dimensions tree is considered to pose little risk. Retaining wall and access road to west, parking to east.	C1	No work required.	4		
		0.84	0-2		Y	Moderate						
Yes		2.2			10+ years	Shrub bed						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T005	Ash	90	4		Medium	N2, E1.5, S1.5, W1.5	Located in maintained hedge / shrub border. Detailed inspection of base and stem impeded. Lost leader at circa. 2m above ground level. No obvious indicators of disease or decay. At current dimensions tree is considered to pose little risk. Retaining wall and access road to west, parking to east.	C1	No work required.	4		
		1.08	2.1-4		Y	Moderate						
Yes		3.7			10+ years	Shrub bed						
T006	London Plane	170	10		High	N3, E4.5, S4, W3	Redundant stake rubbing stem. Lower branches vandalised / torn. Crown displays reasonable vigour. No obvious indicators of disease or decay. Highway and lamp column to east.	B1	Remove redundant stake.	2		
		2.04	2.1-4		SM	Moderate						
Yes		13.1			20+ years	Shrub bed						
T007	London Plane	160	8.5		High	N3, E3, S2.5, W2.5	Stake and tie attached to stem. Damaged lower branches. Bifurcates at circa. 3.5m above ground level, union appears stable. Slight crown asymmetry on south western aspect. No obvious indicators of disease or decay. Highway to east.	B1	Remove stake and tie.	2		
		1.92	2.1-4		SM	Moderate						
Yes		11.6			20+ years	Shrub bed						
T008	London Plane	350	12		High	N5, E5, S5, W5	Dense shrubs and hedging impeded a detailed inspection of base and stem. Multi-stemmed from circa. 3m above ground level. Significant stem failure at circa. 6m - most likely included union failure. Large tear wound circa. 2m in length on stem, with central crown lost and remaining crown exposed. Whilst not considered to pose an imminent risk, it's SULE is limited. .	U	Fell.	2		
		4.2	2.1-4		EM	Moderate						
Yes		55.4			<10 years	Shrub bed						
T009	London Plane	180	11		High	N3, E3, S3.5, W4.5	1m high retaining wall to south. Tie cut. Vandalised / torn lower branches. No obvious indicators of disease or decay. Lamp column to north. Highway to south east.	B1	No work required.	4		
		2.16	2.1-4		SM	Moderate						
Yes		14.7			20+ years	Shrub bed						
T010	London Plane	180	10		High	N3, E3.5, S3.5, W3.5	Torn, hanging branch. Crown displays reasonable vigour. No obvious indicators of disease or decay. Highway to south / south east.	B1	Remove failed, hanging branch.	2		
		2.16	0-2		SM	Moderate						
Yes		14.7			20+ years	Bare earth, hrub bed						

TreeNo	Species	DBH	Height		Visual	Crown Spread		Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand							
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover							
T011	Sycamore	730	14.5		High	N7, E6.5, S6, W6.5		Restricted rooting environment. Service hatches in RPA. Curb edging slightly distorted to north. Dense epicormic growth partially impeded a detailed inspection of base. Small wound at ground level and circa. 0.5m above ground level on north / north western aspect. Probing revealed wound not significant, i.e. <10cm in depth, width and height. No evidence of fungal fruiting bodies. Slight stem swelling, mainly where old wire fencing embedded in stem. Trifurcates at circa. 3.5m above ground level, unions appear stable. Small Elder growing from cavity on western aspect of union. Storm damaged branches. Minor deadwood. Two small cavities at circa. 6.5m above ground level on southern stem but these do not appear significant from ground level. Cavity on north western extending stem, circa. 2.5m from fork. Further cavity present beyond this. Extension growth small but to be expected given rooting environment and tree's age. Little dieback / branchtip dysfunction evident throughout crown. Bird nest.	B1	Climbing inspection (cavities). Clear epicormic growth and re-inspect.	2	Fell to permit development.	0
		8.76	2.1-4		M	Moderate							
Yes		241.1			20+ years	Mixed soft/hard surface							
T012	London Plane	180	10		High	N3, E3.5, S3.5, W3.5		Crown displays reasonable vigour. No obvious indicators of disease or decay. Highway to south / south east.	B1	No work required.	4		
		2.16	0-2m		SM	Moderate							
Yes		14.7			20+ years	Bare earth, shrub bed							

Appendix C

Schedule of Works - Irrespective of Development

SCHEDULE OF WORK

McDonalds, Plas Coch Retail Park, Wrexham,

Surveyed By: Nick Hayden

Surveyed: 09/01/2019

Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
T006	London Plane	Remove redundant stake.	2
T007	London Plane	Remove stake and tie.	2
T008	London Plane	Fell.	2
T010	London Plane	Remove failed, hanging branch.	2
T011	Sycamore	Climbing inspection (cavities). Clear epicormic growth and re-inspect.	2
G001	9x Pine	Thin group to leave largest two specimens.	3

Appendix D

Schedule of Works to Allow Development

SCHEDULE OF WORKS (AIA)

McDonalds, Plas Coch Retail Park, Wrexham,

Surveyed By: Nick Hayden
Surveyed: 09/01/2019
Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
H001	Beech / Mixed Sp.	Fell small section shown on drawing no. 7215-D-AIA rev. E to permit development.	0
T011	Sycamore	Fell to permit development.	0

Appendix E

Explanatory Notes

Explanatory Notes



Categories

Below is an explanation of the categories used in the attached Tree Survey.

No Identifies the tree on the drawing.

Species Common names are given to aid understanding for the wider audience.

BS 5837 Main Category Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing:

Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years;

Category B - Those of moderate quality with an estimated remaining life expectancy of at least 20 years;

Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm;

Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837 Sub Category Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows:

Sub Category 1 - Mainly arboricultural qualities;

Sub Category 2 - Mainly landscape qualities;

Sub Category 3 - Mainly cultural values, including conservation .

Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.

DBH (mm) Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.

Age Recorded as one of seven categories:

Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.

S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.

E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.

M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.

O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.



D Dead.

Height	Recorded in metres, measured from the base of the tree.						
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.						
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.						
Life Expectancy	Relates to the prospective life expectancy of the tree and is given as 4 categories: 1 = 40 years+; 2 = 20 years+; 3 = 10 years+; 4 = less than 10 years.						
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.						
Minimum Distance	This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).						
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority’s tree officer.						
Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.						
Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: <table><tr><td>Low</td><td>An inconsequential landscape feature.</td></tr><tr><td>Moderate</td><td>Of some note within the immediate vicinity, but not significant in the wider context.</td></tr><tr><td>High</td><td>Item of high visual importance.</td></tr></table>	Low	An inconsequential landscape feature.	Moderate	Of some note within the immediate vicinity, but not significant in the wider context.	High	Item of high visual importance.
Low	An inconsequential landscape feature.						
Moderate	Of some note within the immediate vicinity, but not significant in the wider context.						
High	Item of high visual importance.						
Problems/ Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.						
Work Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the “Problems/comments” category.						



Work Required (AIA)	Identifies the tree work specifically necessary to allow a proposed development to proceed.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months, 0 Remedial works as part of implementation of planning consent.



Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. <i>NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.</i>
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Service	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.
Veteran Tree	Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. NOTE - these characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem.



Appendix F

TPO Orders – WCBC/69 and WCBC/264

Gabrielle Justesen

From: Jon Brewin <Jon.Brewin@wrexham.gov.uk>
Sent: 02 October 2019 09:44
To: Gabrielle Justesen
Subject: FW: TPO Enquiry - Plas Coch Retail Park, Wrexham
Attachments: Plas Coch Retail Park.jpg; TPO WCBC 264-2016_CONFIRMED ORDER_JB_0417.pdf

Hello Gabby,

Thank you for your enquiry. Please find attached a copy of the TPO which affects the area identified within the site map you provided.

Plas Coch Retail Park is not located within a designated Conservation Area.

Please do not hesitate to contact me directly should you require any further assistance

Regards

Jon Brewin

Arboricultural Officer (Planning) / Swyddog Caedyddiaeth (Chynllunio)

Environment and Planning / Amgylchedd a Chynllunio



01978 298763



16 Lord Street, Wrexham, LL11 1LG



16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



wrexham.gov.uk | wrecsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswrecsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

For further information regarding Wrexham's trees visit www.wrexham.gov.uk/trees

From: Cerys Jones
Sent: 01 October 2019 09:37
To: Jon Brewin
Subject: FW: TPO Enquiry - Plas Coch Retail Park, Wrexham

Jon

The email below has been received in the shared inbox.

Thank you Cerys

Cerys Jones

Cynorthwydd Cymorth Busnes / Business Support Assistant
Cynllunio a Rheoleiddio / Planning and Regulatory



01978 298741



Neuadd y Dref, Wrecsam, LL11 1AY



Guildhall, Wrexham, LL11 1AY



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I wneud taliad ar gyfer Gwasanaeth Cynllunio os gwelwch yn dda cliciwch ar y ddolen isod: -
www.wrecsam.gov.uk/ffioeddcynllunio

To make a payment for a Planning Service please click on the link below:-
www.wrexham.gov.uk/planningfees

From: Gabrielle Justesen [mailto:Gabby@treesurveys.co.uk]
Sent: 01 October 2019 09:26
To: planning
Subject: TPO Enquiry - Plas Coch Retail Park, Wrexham

Dear Sir or Madam,

Could you please advise if the above mentioned site and adjacent areas are covered by TPO or located within a Conservation Area?

I have attached a map for your use.

I look forward to hearing from you.

Kind regards

Gabby Justesen
Office Manager – South West Office

(Please note my working hours are 9am – 3pm)



Insert title
of Order
(including
year)

Town and Country Planning Act 1990

WREXHAM COUNTY BOROUGH COUNCIL (COMMUNITY OF RHOSDDU)

TREE PRESERVATION ORDER, No 69 . 2002

Insert name
of Council

The **WREXHAM COUNTY BOROUGH COUNCIL**

Insert name
of
appropriate
authority

in exercise of the powers conferred on them by sections 198 [, 201^(a)] [and] 203 [~~and 300~~] of the Town and Country Planning Act 1990^(b), [~~and with the consent of the~~]

hereby make the following Order:—

Citation

Insert title
of Order
(including
year)

1. This Order may be cited as **WREXHAM COUNTY BOROUGH COUNCIL (COMMUNITY OF RHOSDDU) TREE PRESERVATION ORDER NO. 69**

Interpretation

Name of
Council
making the
Order

2. In this Order "the authority" means the **Wrexham County Borough Council**

and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

[Application of section 201

Insert date

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on **13 February 2002**

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)^(c) [~~or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)~~], and subject to article 5, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5. (1) Nothing in article 4 shall prevent—

- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land^(d) of the statutory undertaker and the work is necessary—

-
- (a) Under section 199(1), tree preservation orders generally do not take effect until confirmed, but a direction may be given under section 201 for an order to take provisional effect immediately.
 - (b) Where the Order is to be made under the sections cited *and* section 300 of the Town and Country Planning Act 1990, all those provisions should be cited, as should the fact of the consent of the appropriate authority. As to the circumstances in which the consent of the Forestry Commission is required (and should be cited) *see* section 200(1) of that Act.
 - (c) Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or lopping of trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection (7) of that section makes section 198 subject to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of section 2(4) of the Opencast Coal Act 1958 on land affected by a tree preservation order despite its repeal) and section 15 of the Forestry Act 1967 (c.10) (licences under that Act to fell trees comprised in a tree preservation order).
 - (d) *See* section 263 of the Town and Country Planning Act 1990.
 - (e) S.I. 1995/418.

- (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995^(e);
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
- (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
- (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991^(a); or
- (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989^(b).

(2) In paragraph (1), "statutory undertaker" means any of the following –

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986)^(c),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984^(d) to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,
- the Civil Aviation Authority or a body acting on behalf of that Authority,
- the Post Office.

Applications for consent under the Order

6. An application for consent for the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall–

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2)

(a) 1991 c.59, see section 72.

(b) 1989 c.29.

(c) 1986 c.31.

(d) 1984 c.12.

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

- (a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person —

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

[Application to trees to be planted pursuant to a condition]

10. In relation to the tree[s] identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees)), this Order takes effect as from the time when [that tree is planted] [those trees are planted].]

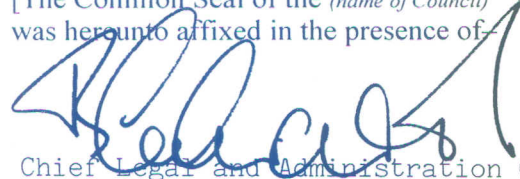
[Orders made by virtue of section 300]

~~11. This Order takes effect in accordance with subsection (3) of section 300 (tree preservation orders in anticipation of disposal of Crown land).]~~

Dated this 13 day of February 2002 (month and year)

(if the Council's Standing Orders require the sealing of such documents:)

[The Common Seal of the (name of Council) WREXHAM COUNTY BOROUGH COUNCIL was herunto affixed in the presence of]



Chief Legal and Administration Officer

(if the Council's Standing Orders do not require the sealing of such documents:)

[Signed on behalf of the (name of Council)]

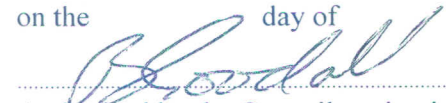
Authorised by the Council to sign in that behalf]

[CONFIRMATION OF ORDER]

[This Order was confirmed by the (name of Council) Wrexham County Borough Council without modification on the 17 day of May 2002 (month and year)] OR

[This Order was confirmed by the (name of Council) subject to the modifications indicated by (state how indicated)]

on the day of



Authorised by the Council to sign in that behalf]

Director Corporate Services

[DECISION NOT TO CONFIRM ORDER]

A decision not to confirm this Order was taken by the (name of Council) on the day of

Authorised by the Council to sign in that behalf]

[VARIATION OF ORDER]

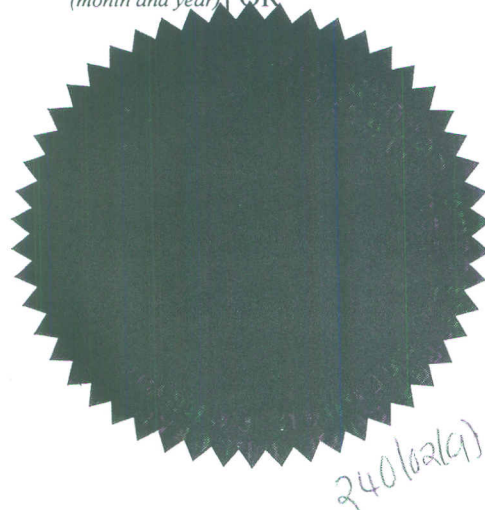
This Order was varied by the (name of Council) on the day of (month and year) under the reference number

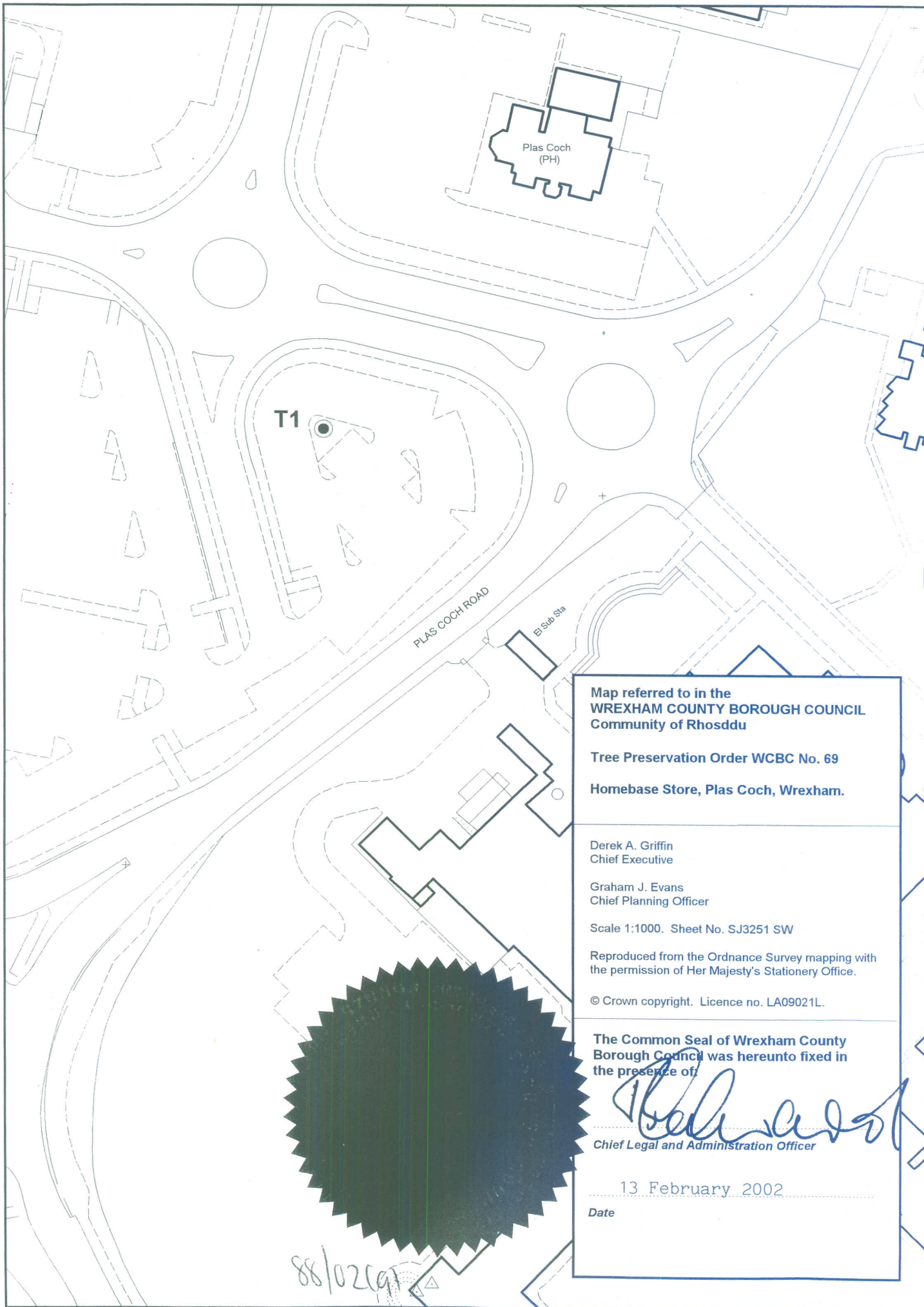
Authorised by the Council to sign in that behalf]

[REVOCATION OF ORDER]

This Order was revoked by the (name of Council) on the day of (month and year) under the reference number

Authorised by the Council to sign in that behalf]





Map referred to in the
WREXHAM COUNTY BOROUGH COUNCIL
Community of Rhosddu

Tree Preservation Order WCBC No. 69

Homebase Store, Plas Coch, Wrexham.

Derek A. Griffin
Chief Executive

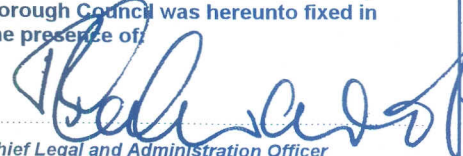
Graham J. Evans
Chief Planning Officer

Scale 1:1000. Sheet No. SJ3251 SW

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the permission of Her Majesty's Stationery Office.

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The Common Seal of Wrexham County
Borough Council was hereunto fixed in
the presence of


Chief Legal and Administration Officer

13 February 2002

Date

88/02097

SCHEDULE 1
SPECIFICATION OF TREES
Trees specified individually
(encircled in black on the map)

Article 4

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
T1	Sycamore (Acer pseudoplatanus)	E332558 N351345

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
	NONE	

Groups of Trees

(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
	NONE	

Woodlands

(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
	NONE	

* complete if necessary to specify more precisely the position of the trees.

SCHEDULE 2

Article 7

PART I

Provisions of the Town and Country Planning Act 1990 applied with adaptations or modifications

Provisions of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	(a) In subsection (1) – (i) omit– ", in such manner as may be prescribed by a development order," "such" in the second place where it appears, and "as may be so prescribed"; and (ii) substitute "matters relevant to tree preservation orders made by the authority" for "applications for planning permission". (b) In subsection (2)– (i) after "contain" insert ", as regards each such order"; and (ii) for paragraphs (a) and (b) substitute– "(a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.". (c) Omit subsections (3) and (4) (as required by section 198(4)).
Section 70 (determination of applications: general considerations)	(a) In subsection (1)– (i) substitute– "Subject to subsections (1A) and (1B), where" for "Where"; "the authority" for "a local planning authority"; "consent under a tree preservation order" for "planning permission" where those words first appear; and "consent under the order" for "planning permission" in both of the other places where those words appear; (ii) after "think fit", insert– "(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and (iii) omit "subject to sections 91 and 92,". (b) After subsection (1) insert– "(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area. (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting)." (c) Omit subsections (2) and (3).
Section 75 (effect of planning permission)	(a) In subsection (1) substitute– (i) "Any" for the words from "Without" to "any"; (ii) "consent under a tree preservation order" for "planning permission to develop land"; (iii) "the consent" for "the permission"; and (iv) "the land to which the order relates" for "the land". (b) Omit subsections (2) and (3).
Section 78 (right to appeal against planning decisions and failure to take such decisions)	(a) In subsection (1) substitute– (i) "the authority" for "a local planning authority"; (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear; (iii) "consent under such an order" for "planning permission" in the second place where those words appear; (iv) for paragraph (c) substitute– "(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,". (b) Omit subsection (2) (c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute– "in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served– (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant." (d) For subsection (4), substitute– "(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3)." (e) For subsection (5), substitute– "(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question."
Section 79 (determination of appeals)*	(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority". (b) Omit subsection (3). (c) In subsection (4), substitute– (i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5"; (ii) "consent under a tree preservation order" for "planning permission"; and (iii) "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of section 65 or 71." (d) Omit subsections (6) and (6A). (e) In subsection (7), omit the words after "section 78".

*Section 79 was amended by the Planning and Compensation Act 1991 (c. 34), section 18 and Schedule 7, paragraph 19.

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order—

- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
- (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—

- (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
- (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

.....

Section 78

(1) Where the authority—

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

Section 79

(1) On an appeal under section 78 the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

Town and Country Planning Act 1990

The Wrexham County Borough Council, Community of Rhosddu, Tree Preservation Order No 264/2016 – ‘Homebase Ltd & Sainsbury’s Supermarkets Ltd, Plas Coch Retail Park, Wrexham, LL11 2BA

The Wrexham County Borough Council, in exercise of the powers conferred on them by sections 198, 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order

Citation

1. This Order may be cited as the Wrexham County Borough Council, Community of Rhosddu (Homebase Ltd and Sainsbury’s Supermarkets Ltd, Plas Coch Retail Park, Wrexham, LL11 2BA) Tree Preservation Order No 264/2016.

Interpretation

2. In this Order “the authority” means the Wrexham County Borough Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on the 7th November 2016.

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to article 5, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5.—(1) Nothing in article 4 shall prevent—

- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the

tree is situated is operational land of the statutory undertaker and the work is necessary—

- (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (aa) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable the implementation of an order made or confirmed under paragraph 8(1) or paragraph 15(1) of Schedule 1 to the Highways Act 1980 (procedures for making or confirming certain orders and schemes);
 - (ab) the cutting down, topping, lopping or uprooting of a tree where that work is urgently necessary for national security purposes;
 - (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
 - (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
 - (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
 - (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development Order) 1995;
 - (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose “drainage body” and “drainage” have the same meanings as in the Land Drainage Act 1991; or

- (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), “statutory undertaker” means any of the following—

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,
- the Civil Aviation Authority or a body acting on behalf of that Authority,
- the Post Office.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall—

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant’s reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7.—(1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents

under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8.—(1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated (“the relevant land”) a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9.—(1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

- (a) if more than 12 months has elapsed since the date of the authority’s decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

[Application to trees to be planted pursuant to a condition

[10.] In relation to the tree[s] identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees)), this Order takes effect as from the time when [that tree is planted] [those trees are planted].]

Dated the 7th day of November 2016

The Common Seal of the Wrexham County Borough Council
was hereunto affixed in the presence of -

..........]

Signed on behalf of the Wrexham County Borough Council

.....
Authorised by the Council to sign in that behalf



(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person—

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

“development value” means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

“owner” has the meaning given to it by section 34 of the Forestry Act 1967.

CONFIRMATION OF ORDER

This Order was confirmed by the Wrexham County Borough Council
modification on the ... 25 ... day of ... April ... 2017 ...

OR

This Order was confirmed by the Wrexham County Borough Council subject
to the modifications indicated by on the
day of

.....
Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Wrexham County Borough
Council on the day of

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Wrexham County Borough Council on the
day of under the reference number
.....

.....
Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Wrexham County Borough Council on the
..... day of under the reference number
.....

.....
Authorised by the Council to sign in that behalf

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
T1	London Plane	Homebase Ltd
T2	London Plane	"
T3	London Plane	"
T4	London Plane	"
T5	Manna Ash	"
T6	Manna Ash	"
T7	Manna Ash	"
T8	Manna Ash	"
T9	Manna Ash	"
T10	London Plane	"
T11	London Plane	"
T12	London Plane	"
T13	London Plane	"
T14	London Plane	"
T15	London Plane	"
T16	London Plane	"
T17	Common Alder	"
T18	Sycamore	"
T19	Cherry	"
T20	Silver Birch	"
T21	Silver Birch	"
T22	Silver Birch	"
T23	Silver Birch	"
T24	Manna Ash	"
T25	Manna Ash	"
T26	Manna Ash	"
T27	Manna Ash	"
T28	Manna Ash	"
T29	Silver Birch	Sainsbury Ltd
T30	Silver Birch	"
T31	Manna Ash	"
T32	Narrow leaf Ash	"
T33	Silver Birch	"
T34	Silver Birch	"
T35	Norway Maple	"
T36	Norway Maple	"
T37	Norway Maple	"
T38	Norway Maple	"
T39	Norway Maple	"
T40	Norway Maple	"

T41	Norway Maple	Sainsbury Ltd
T42	Narrow leaf Ash	"
T43	Cherry	"
T44	Cherry	"
T45	Narrow leaf Ash	"
T46	Norway Maple	"
T47	London Plane	"
T48	London Plane	"
T49	Norway Maple	"
T50	Norway Maple	"
T51	Narrow leaf Ash	"
T52	Cherry	"
T53	Cherry	"
T54	Narrow leaf Ash	"
T55	Norway Maple	"
T56	Norway Maple	"
T57	Norway Maple	"
T58	Narrow leaf Ash	"
T59	Cherry	"
T60	Cherry	"
T61	Narrow leaf Ash	"
T62	Norway Maple	"
T63	Norway Maple	"
T64	Norway Maple	"
T65	Norway Maple	"
T66	Norway Maple	"
T67	Norway Maple	"
T68	Norway Maple	"
T69	Norway Maple	"
T70	Fastigiata Hornbeam	"
T71	Narrow leaf Ash	"
T72	Cherry	"
T73	Cherry	"
T74	Narrow leaf Ash	"
T75	London Plane	"
T76	London Plane	"
T77	London Plane	"
T78	London Plane	"
T79	London Plane	"
T80	London Plane	"
T81	London Plane	"
T82	London Plane	"
T83	London Plane	"
T84	Sycamore	"
T85	Silver Birch	"
T86	Silver Birch	"
T87	Sycamore	"
T88	Cherry	"
T89	Cherry	"
T90	Cherry	"

T91	Italian Alder	Sainsbury Ltd
T92	Cherry	"
T93	Cherry	"
T94	Narrow leaf Ash	"
T95	Cherry	"
T96	Cherry	"
T97	Narrow leaf Ash	"
T98	Silver Birch	"
T99	Cherry	"

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
None		

Groups of trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G1	3 No Pine	Homebase Ltd
G2	3 No Cherry	Homebase Ltd
G3	23 No lime, 19 No Norway Maple 4 No Cherry	Sainsbury Ltd

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W1	Mixed broadleaf	Homebase Ltd / Sainsbury Ltd

SCHEDULE 2

PART I

PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	(a) In subsection (1)— (i) omit— “, in such manner as may be prescribed by a development order,” “such” in the second place where it appears, and “as may be so prescribed”; and (ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”. (b) In subsection (2)— (i) after “contain” insert “, as regards each such order”; and (ii) for paragraphs (a) and (b) substitute— (a) details of every application under the order and of the authority’s decision (if any) in relation to each such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it.”. (c) Omit subsections (3) and (4) (as required by section 198(4)).

Section 70 (determination of applications: general considerations)	(a) In subsection (1)— (i) substitute— “Subject to subsections (1A) and (1B), where” for “Where”; “the authority” for “a local planning authority”; “consent under a tree preservation order” for “planning permission” where those words first appear; and “consent under the order” for “planning permission” in both of the other places where those words appear; (ii) after “think fit”, insert— “(including conditions limiting the duration of the consent or requiring the replacement of trees)”; and (iii) omit “subject to sections 91 and 92,”. (b) After subsection (1) insert— “(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area. (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).”. (c) Omit subsections (2) and (3).
Section 75 (effect of planning permission)	(a) In subsection (1) substitute— (i) “Any” for the words from “Without” to “any”;

	(ii) “consent under a tree preservation order” for “planning permission to develop land”; (iii) “the consent” for “the permission”; and (iv) “the land to which the order relates” for “the land”. (b) Omit subsections (2) and (3).
Section 78 (right to appeal against planning decisions and failure to take such decisions)	(a) In subsection (1) substitute— (i) “the authority” for “a local planning authority”; (ii) “consent under a tree preservation order” for “planning permission” in the first place where those words appear; (iii) “consent under such an order” for “planning permission” in the second place where those words appear; (iv) for paragraph (c) substitute— “(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,”. (b) Omit subsection (2). (c) In subsection (3) for “served within such time and in such manner as may be prescribed by a development order.” substitute— “in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served— (a) in respect of a matter mentioned in any of

	paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.”. (d) For subsection (4), substitute— “(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).”. (e) For subsection (5), substitute— “(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.”.
Section 79 (determination of appeals)	(a) In subsections (1) and (2), substitute “the authority” for “the local planning authority”. (b) Omit subsection (3). (c) In subsection (4), substitute— (i) “section 70(1), (1A) and (1B)” for “sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5”; (ii) “consent under a tree preservation order” for “planning permission”; and (iii) “the authority” for “the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65

	or 71.”. (d) Omit subsections (6) and (6A). (e) In subsection (7), omit the words after “section 78”.
--	--

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order—

- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
- (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—

- (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
- (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

(1) Where the authority—

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

Section 79

(1) On an appeal under section 78 the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

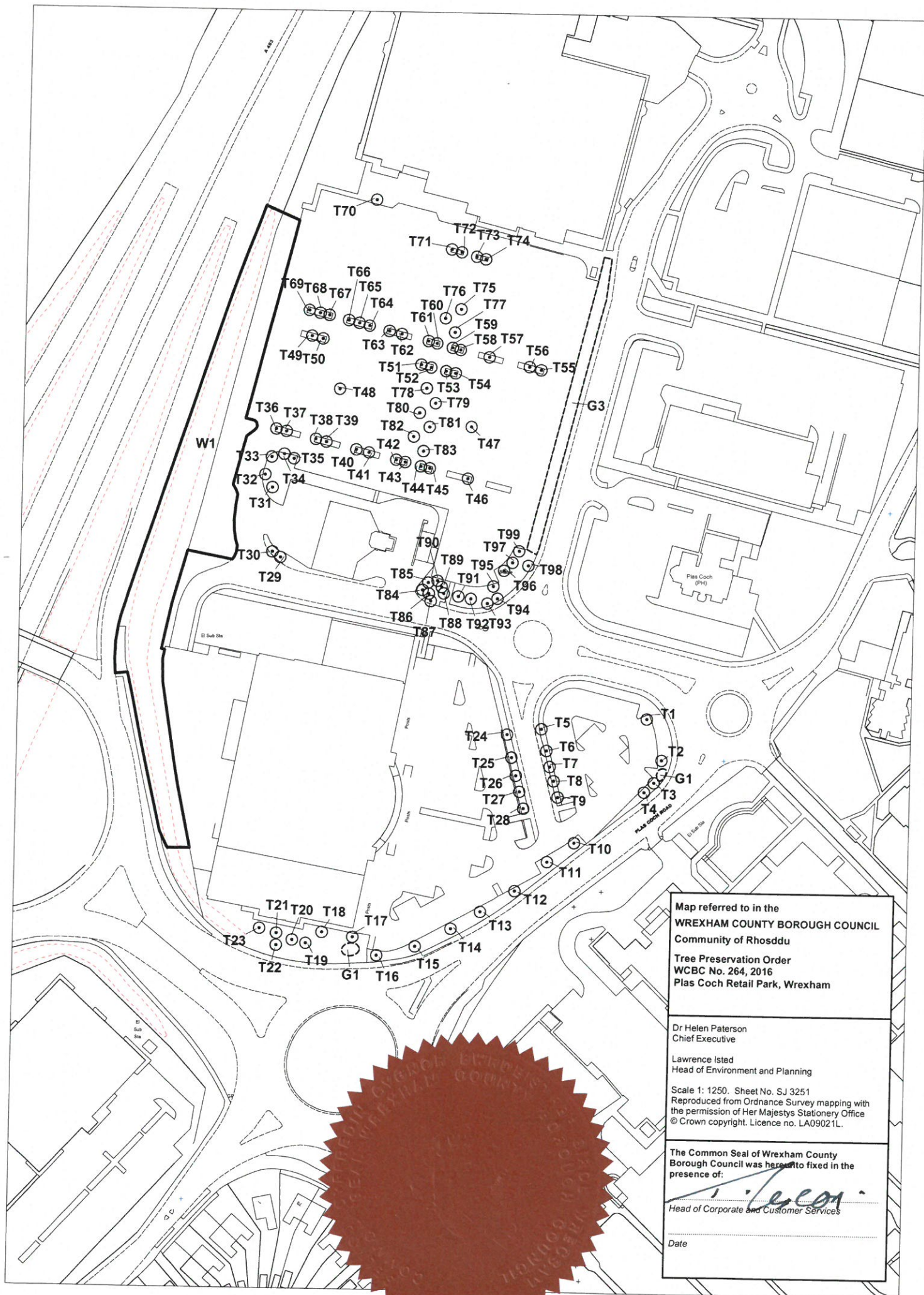
.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

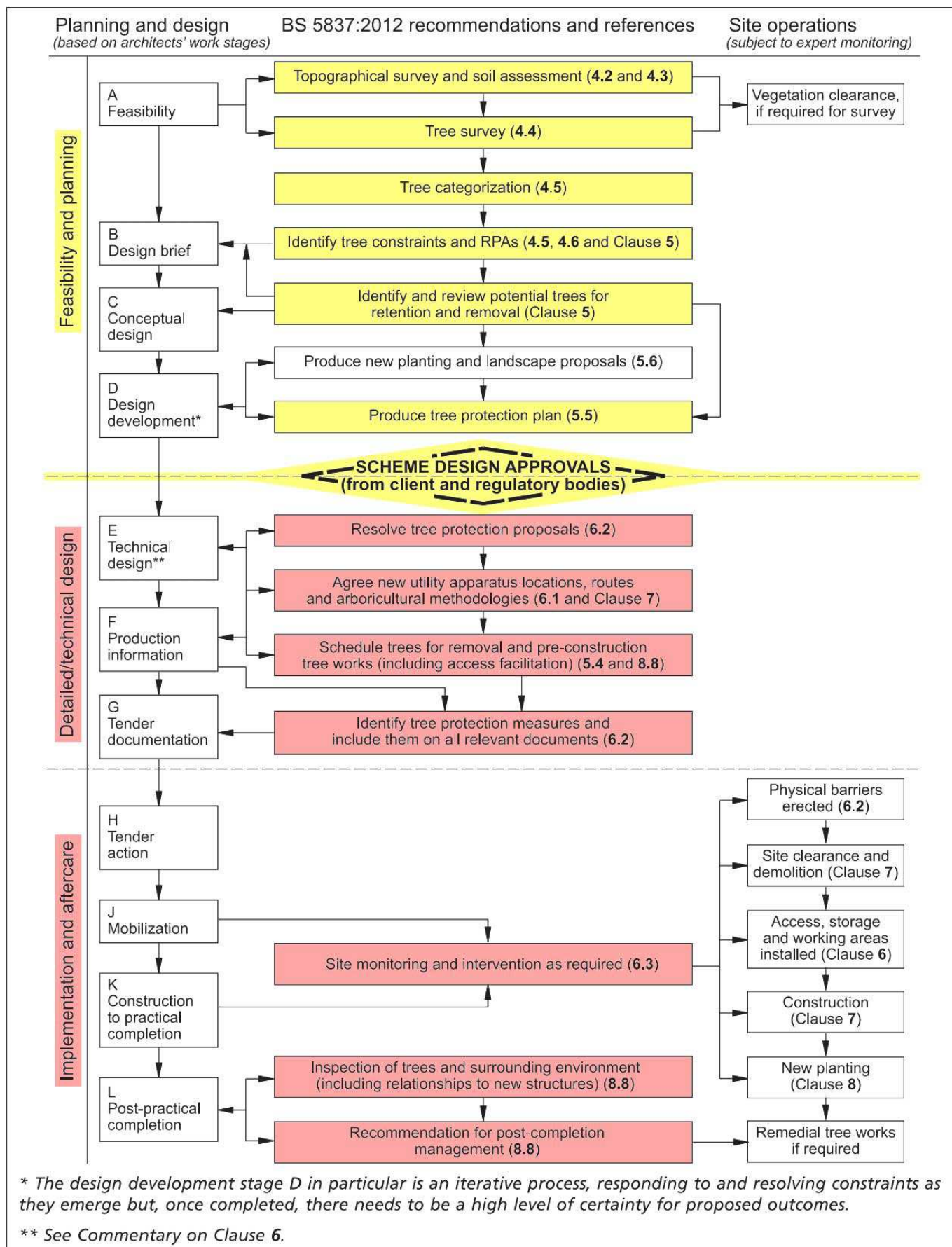


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Appendix G

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist

Checklist

1 Are you within, or close to, the known mapped range of any of the protected species OTHER THAN BATS which are potentially everywhere? Tick any that apply. See distribution maps in the Good Practice Guidance for each species -

- ☐ Dormice
☐ Otters
☐ Great crested newts
☐ Sand lizards
☐ Smooth snakes

YES

NO

2 Does your wood contain any of the following habitats? Tick any that apply.

- ☐ Old trees with holes and crevices which might be used bats
☐ Species rich scrub/coppice, early growth stage plantations and forest interfaces
☐ Rivers on which otters might be found
☐ Ponds which might be occupied by great crested newts
☐ Open areas on heathy soils

YES

NO

3 Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply.

Indicate which sources of information you have checked:

- ☐ National Biodiversity Network (www.nbn.org.uk)
☐ Local Biological Records Centre
☐ Local Wildlife Trust
☐ Other

Specify Other:

YES

NO

4 Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply.

- ☐ Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts)
☐ Sightings (or echo-location)
☐ Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood)
☐ Confirmed breeding or roosting sites (i.e. evidence of sites actually being used)

Details:

YES

NO

CHECK POINT

If you have answered NO to ALL of the above then only bats need to be considered in your operations.

If you have answered YES to any of the above then the species concerned must be considered as well as bats.

Details

Name of Wood:

Grid Reference:

--	--	--	--	--	--	--	--

Area: (ha)

--	--	--	--	--	--	--

Date of Assessment:

--	--	--	--	--	--	--

Name of Assessor:

Notes

5 Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so? Details: Use reverse of form to expand as required:

YES

NO

A licence is not required but continue to sections 6 and 7 below

You will need to obtain a licence BEFORE carrying out the work (see EPS Licence Application Forms and Notes)

6 Whether or not a licence is required... Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply.

- ☐ Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan)
☐ Shown to operators and/or their supervisor
☐ Marked with paint or hazard tape
☐ Shown on the site plan

Other means:

YES

NO

You may commit an offence if you do not tell your operators about the protected species in your wood.

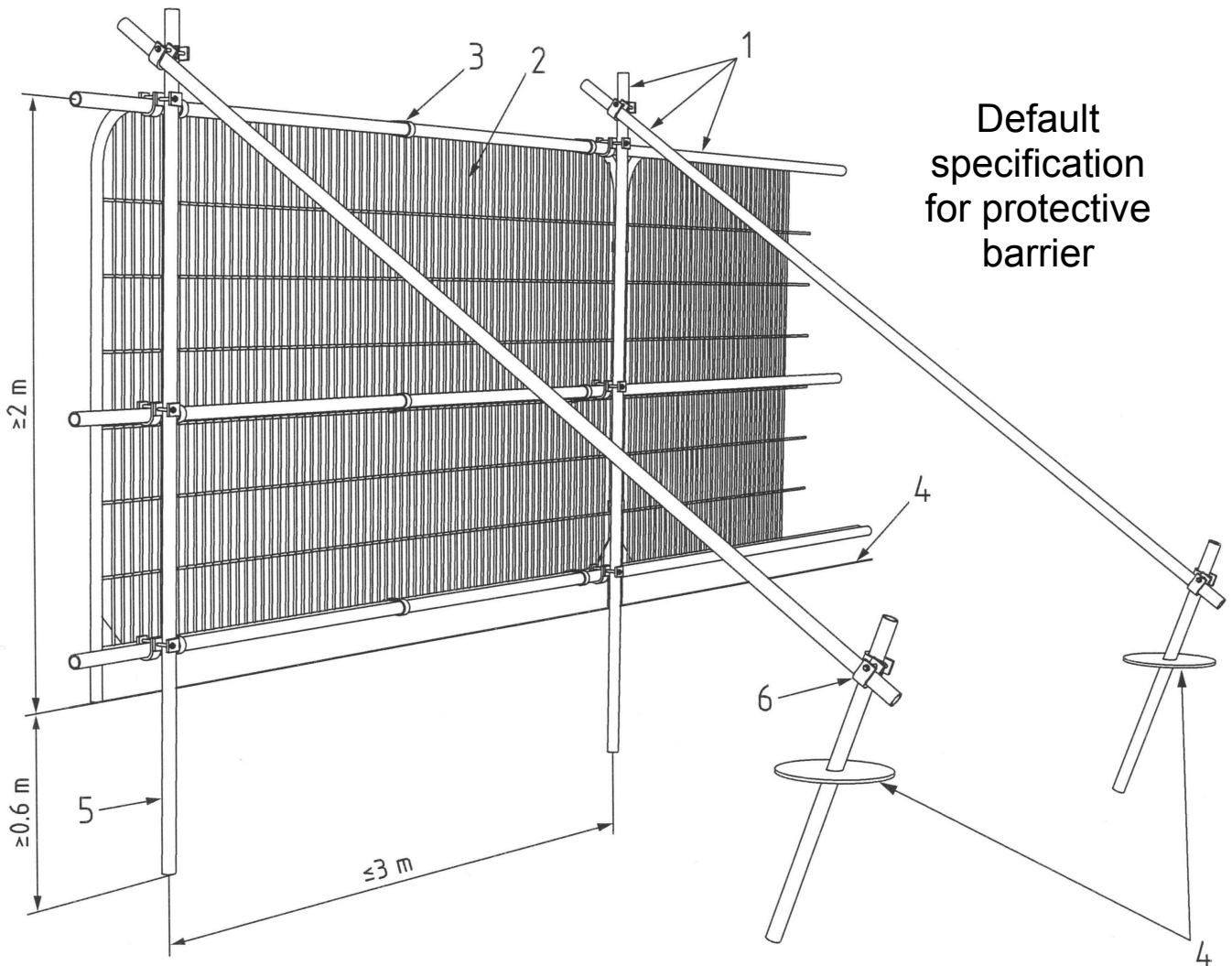
7 Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations? Details:

YES

NO

You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.

3. BS 5837:2012 Figure 2: Default specification for protective barrier

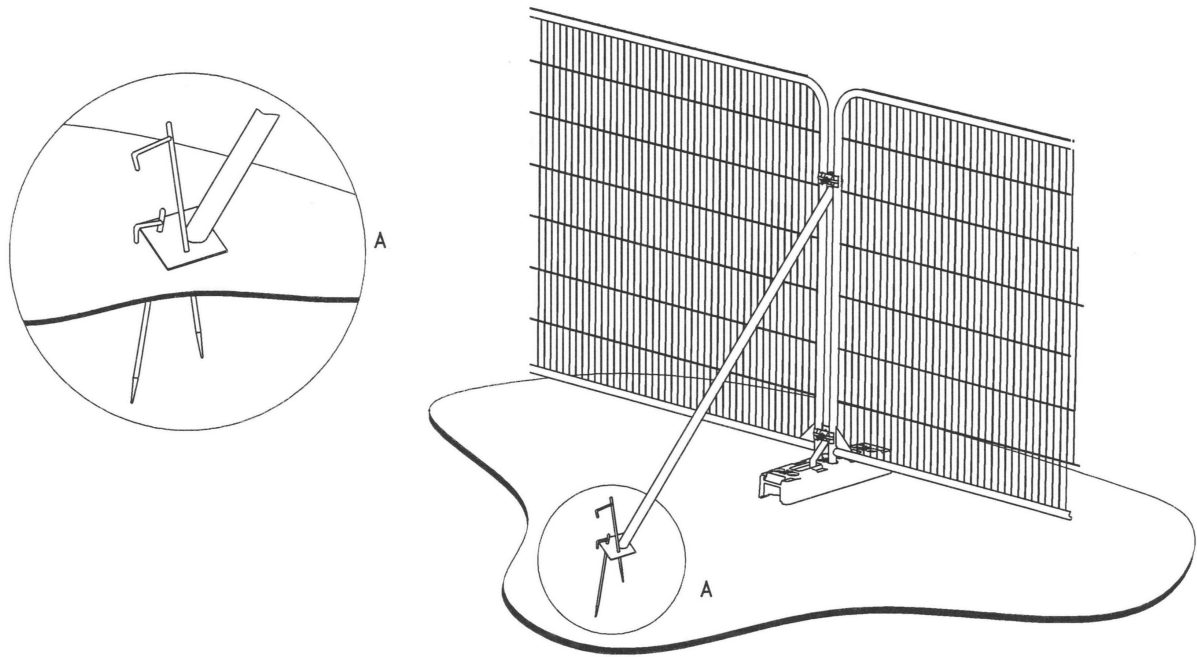


Default
specification
for protective
barrier

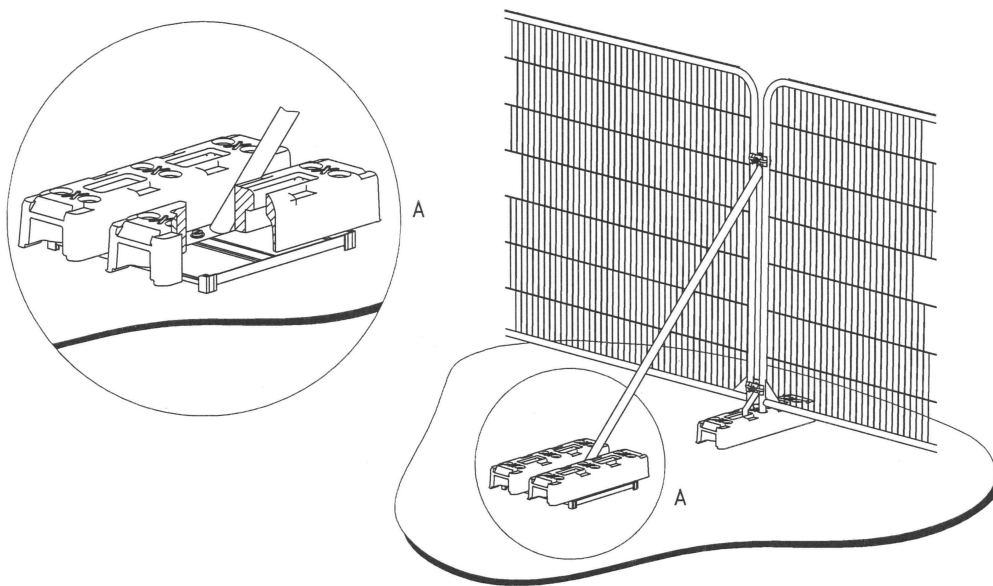
Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

4. BS 5837:2012 Figure 3: Examples of above-ground stabilizing systems



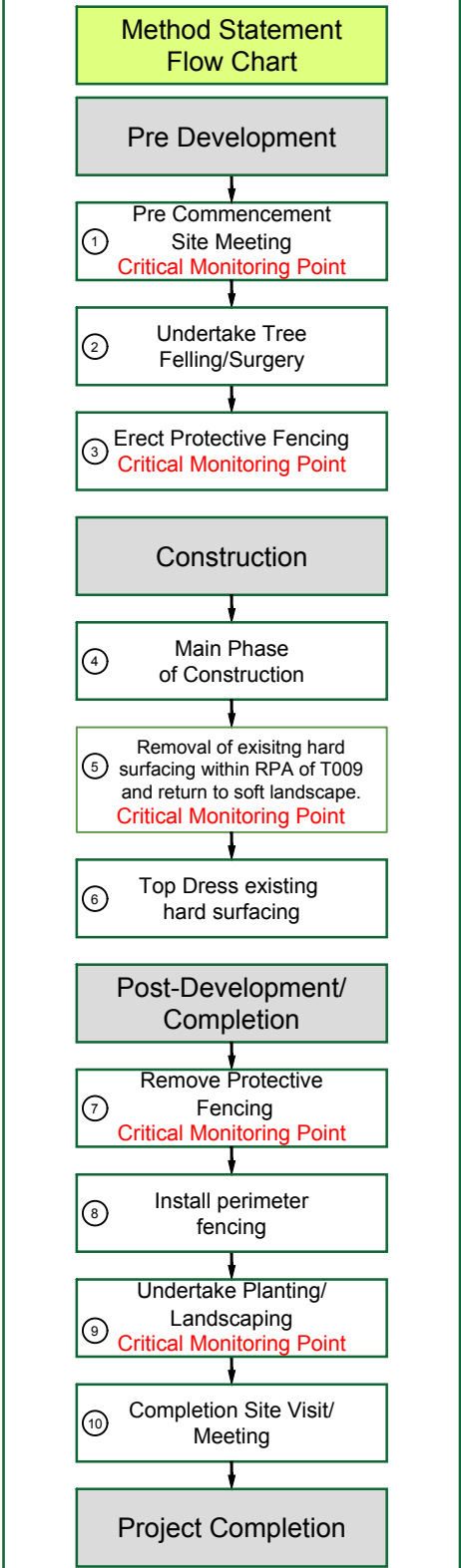
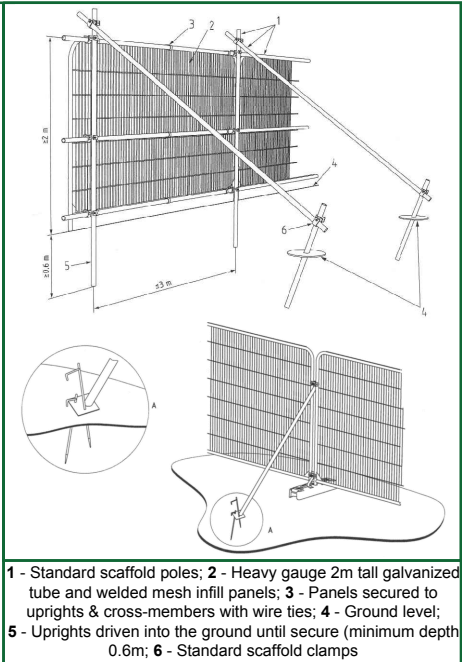
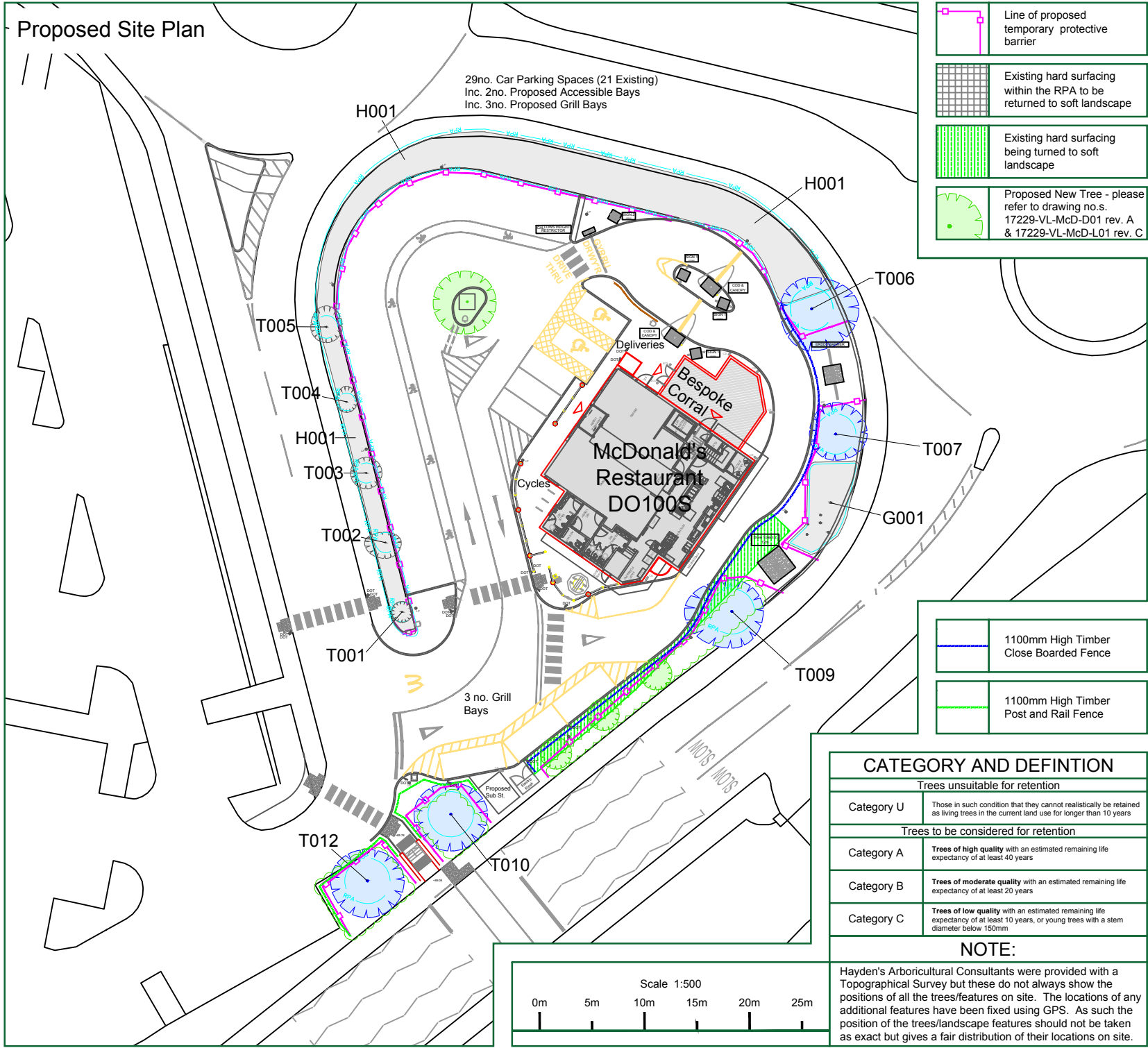
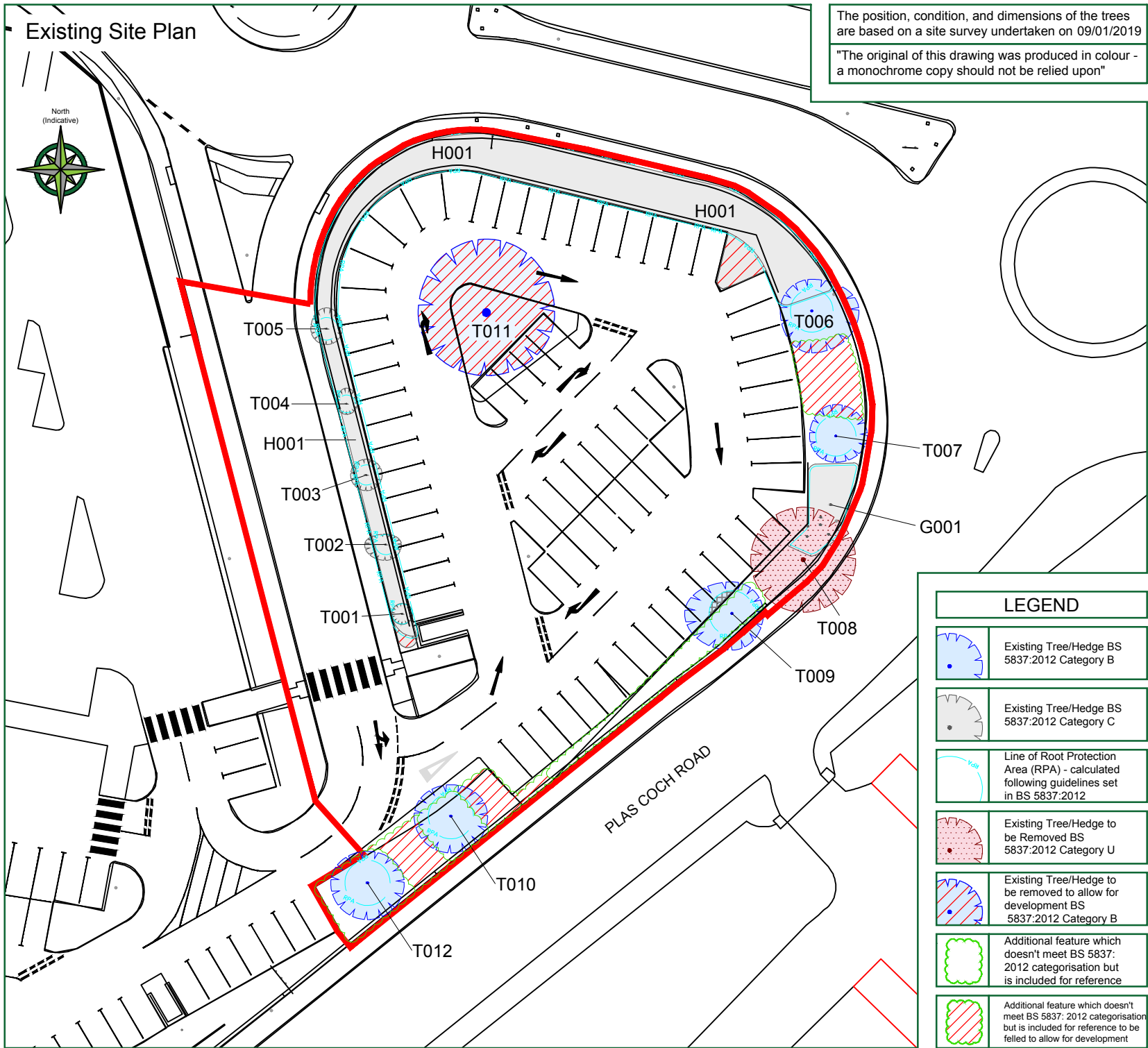
a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix H

Drawing no. 7215-D-AIA rev. E



E	29/01/21	KFJ	Drawing updated to be based on AEW Architects and Designers Ltd Proposed Site Plan drawing no. 7391_AEW_8104_1004 C
D	27/11/20	KFJ	Based on: Glanville drawing no. 8190110/4101 and AEW Architects and Designers Ltd drawing no. 7391_AEW_8104_1004 A. T012 also added to drawing due to location of proposed footpath
C	04/11/20	KFJ	Based on: Glanville drawing no. 8190110/4101 and AEW Architects and Designers Ltd drawing no. 7391_AEW_8104_1004
B	03/09/20	KFJ	Based on: Glanville drawing no. 8190110/4101 and AEW Architects and Designers Ltd drawing no. 7391_AEW_8104_F006 B
A	05/12/19	JF	Based on: Glanville drawing no. 8190110/4101 and AEW Architects and Designers Ltd drawing no. 7391_AEW_8104_0004 E
-	24/04/19	NT	Based on: Glanville drawing no. 8190110/4101 and AEW Architects and Designers Ltd drawing no. 7894-SA-8903-SK01 C
Rev:	Date:	By:	Revision:

HAYDEN'S
Arboricultural Consultants

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Head Office: 01284 765391
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www.treesurveys.co.uk
Email: info@treesurveys.co.uk

Client: McDonalds Restaurants Ltd
Drawing Title: Full AIA

Site: McDonalds, Plas Coch Retail Park, Wrexham

Date: 29/01/21
Scale: 1:500 (A3)

Drawn By: KFJ
Checked By: NH

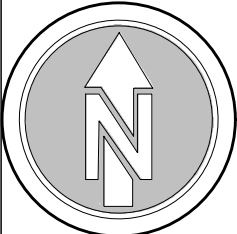
Rev: E

File Ref: C:\Pro\7215-D-AIA- McDonalds Plas Coch Retail Park Wrexham.dwg
Drawing No: 7215-D-AIA

Appendix I

Drawing no. 17229-VL-McD-L01 rev. C

NOTE:
SURROUNDING CONTEXTUAL BUILDINGS
AND INFORMATION ARE
BASED ON RECEIVED ORDINANCE
SURVEY DRAWINGS AND ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.
ASSUMED SITE BOUNDARY IS
SUBJECT TO CONFIRMATION



General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed. CA to be informed immediately once this is available.

GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES

Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe twice a week (40 litres in total)

SOFT LANDSCAPE SPECIFICATION NOTES

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL

Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL

Existing site won topsoil to be reused for soft landscape areas if sufficient quantities are available and the topsoil meets the criteria for multipurpose topsoil as defined in table 1 of BS3882:2015 specification for Topsoil.

If imported topsoil is required it is to be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 400mm
Areas for cultivated turf: minimum 150mm

CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

CLIMATIC CONDITIONS

Topsoiling should be carried out in the driest conditions possible - cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT

Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting detail. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail. All trees to be fitted with aeration and irrigation system in accordance with tree planting detail.

If the trees are to be planted outside of the planting season (late October - Late March) then containerised stock to be used in lieu of root ball to the same specification: allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

EXISTING SHRUBS

Existing shrubs to be trimmed back at appropriate time of year for the species and maintained in conjunction with the proposed planting. All pruning works should be carried out by an approved member of the Arboricultural Association or other approved specialist using approved methods for that species and should result in a balanced form on all sides.

GRASSED AREAS

Seeded areas should be sown in accordance with BS 3969:1998: Recommendations for Turf for general purposes and BS 4428-1989 General Landscape Operations.
Height of initial growth: 100mm
Height of first cut: 50mm
Height of growth: The height of growth must not exceed 100mm at any time.
Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all arisings.
Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.
Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
Fertilizer: March application: 15:10:10 Spring turf fertilizer at 35g/m2.
September application: 5:10:10 Autumn turf fertilizer at 50g/m2.

SUBSTITUTIONS:

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices. All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:

Landscape works to be carried out during the first possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:
- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH

75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
Minimum frequency of maintenance visits:
December / January / February & March - 1no. visit each month
April to November - 2no. visits each month.

Generally, during the first 12 months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the ongoing landscape management will be the responsibility of an commercial landscape maintenance contractor under a landscape maintenance contract.



Soft Landscape Key:

- Existing trees to be retained
Retained and protected during construction and landscaping works in accordance with BS5837:2012 guidance. Refer to Haydens Tree Survey - 7215-D-AIA for further details on existing site trees.
- Existing vegetation to be retained
- Proposed tree in soft landscape
Refer to planting schedule for species & specification
- Proposed tree in hard landscape (Incorporating SuDs SW management)
Refer to planting schedule for species & specification
Refer to Vector tree planting detail 17229-VL-McD_D01
- Proposed specimen shrub planting
Refer to planting schedule for species & specification
- Proposed low hedge planting
Refer to planting schedule for species & specification
- Proposed grass
to be cultivated turf
- Proposed slate aggregate surface finish
to be laid over permeable geotextile membrane
- Proposed ornamental bark mulch surface finish
1m Dia. of ornamental bark mulch around trees in grassland in accordance with BS8545 :2014 recommendations.
- Proposed rain garden planters
Supplier: Street design
Growing medium backfill: Bioretention soil to meet specific water permeability requirements.
Installation: In strict accordance with manufacturers installation recommendations and Engineer's drainage design.
Refer to Dwg V17229-VL-McD-L02 for species & specification

PLANTING SCHEDULES:

Tree planting							
Species	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Acer campestre 'Streetwise'	AcS	Standard Extra Heavy	14-16	400-500	min 200	RB	3
Acer x freemanii 'Armstrong'	AxFA	Standard Extra Heavy	16-18	400-500	min 220	RB	1

Specimen Shrub Planting:						
Name	Abb	Height (cm)	Root	Container	Habit	Quantity
Amelanchier lamarckii (Multi Stem Specimen)	AI	175-250	RB	/	3 - 5 main stems	1
Phormium 'Yellow Wave'	PYW	80-100	C	10-12L	Triple Crown	1

Formal Hedge Planting:							
Name	Abb.	Height (cm)	Root	Container	Form	Spacing	Quantity
Buxus sempervirens	Bs	30-40	C	1m Trough	Clipped hedging unit	Single row, 6No. Plants Per linear m	10
Notes: Formal instant hedge planting units to be planted in a continuous row with the specified density of plants per linear m as specified.							



Drawing to be read in conjunction with Vector Landscape Plan Drawing V17229-VL-McD_L02

Project Title		LANDSCAPE PLAN	
Job Dwg No		17229-VL-McD_L01	Rev C
Client		McDONALDS RESTAURANTS	
Status		PLANNING	
Scale		Drawing Size	A1
Drawn By	FW	Checked By	AS
Date		11/2020	

2021.01.22-C Updated to co-ordinate with Architects site plan
2020.12.02-B Rain garden planter added x 2
2020.11.25-A Updated to co-ordinate with Architects site plan

Revisions Description Drawn Check

LANDSCAPE DESIGNERS
4 ST JOHNS NORTH, WAKEFIELD, WF1 3QA. TEL 01924 332056
web:www.vectordc.com

Appendix J

Drawing no. 17229-VL-McD-D01 rev. A

Tree
Refer to landscape plan & schedule for species and specification
All plant material to comply with:
BS 3936-1:1992 Nursery stock: Specification for trees and shrubs
BS 4043:1989 Recommendations for transplanting root-balled trees.
All tree planting to be carried out in accordance with **BS 8545:2014** Trees: from nursery to independence in the landscape - Recommendations.
Note: Tree to be planted at depth to maintain nursery soil level around trees root collar.

Tree pit irrigation / aeration pipe
Product: Mona Relief Vente (5m x 60mm) with cast aluminium cap.
Installed around rootball to full depth in accordance with manufacturers installation specification.

Tree Grille
Product: ASF Max Pave Recessed Tree Grille
Size: 1200 x 1200mm infilled with permeable block paving.
Installation: to Engineers / Manufacturers specification.

Flush PCC edging surround to recessed tree grille

Permeable block paving to island area
Block paving, build up & bedding to Engineers specification.

Geotextile layer installed over Silvacells
Product and Installation in strict accordance with Deeproot installation specification.

Geogrid
Overlap 300mm minimum at top of Cells.
150mm minimum below backfill at base.

Linear Root Barrier
By DeepRoot.
Installation in accordance with Deeproot specification.

Modular suspended pavement system
Silva cell 2 modular cell system by DeepRoot.
Installed in strict accordance with Deeproot specification.
Indicative layout shown subject to approval by structural Engineer & Deeproot.

Target soil volume: 6m³ per tree

Tree anchoring system
Product: Plati-Mat Rootball Fixing System by Platipus.
3No. galv. wire guys with D-Man cells or deadman anchors at base of pit,
3 No. Platimats and ratchet tensioner.
Installation in strict accordance with Manufacturers instructions.
Ensure no damage is caused to the rootball when tightening the guys.

Bioretention Soil Backfill (Growing medium - upper profile)
500mm depth bioretention soil to meet specific water permeability requirements in accordance with Deeproot specification criteria for Bioretention soil for storm water applications.
Installed in 200mm max. lifts in accordance with DeepRoot specification.
Lightly firm around rootball, ensuring that all air pockets are eliminated.

Subsoil Layer (Growing medium - lower profile)
300mm depth of free draining and well aerated subsoil below topsoil layer.
Subsoil to be in accordance with BS 8601:2013

Sandy bedding layer below rootball
Horticultural grade sharp sand to assist with drainage and support trees rootball

Tree pit surface - loose aggregate (within central aperture)
Product: 50mm depth ornamental slate laid over permeable geotextile.
Finished level to be 10-15mm below adjacent finished paving level.

Permeable Geotextile seperation layer
to be laid on top of tree pit soil & Silva cells
Product: Terram 1000 or similar approved.

Root Director Panels
By DeepRoot.
Installation in accordance with Deeproot specification.

Permeable buildup & bedding layer
to Engineers specification

PCC kerb upstand incorporating multiple inlets on all sides
To Engineers Specification

Extent of tree pit construction below ground
Tarmacadam car park surface, base course & sub base
To Engineers specification

Tree Pit Excavation
Sloping Ground - Maintain horizontal base and vertical sides with no less than minimum depth throughout.
Pit sides - Scarify

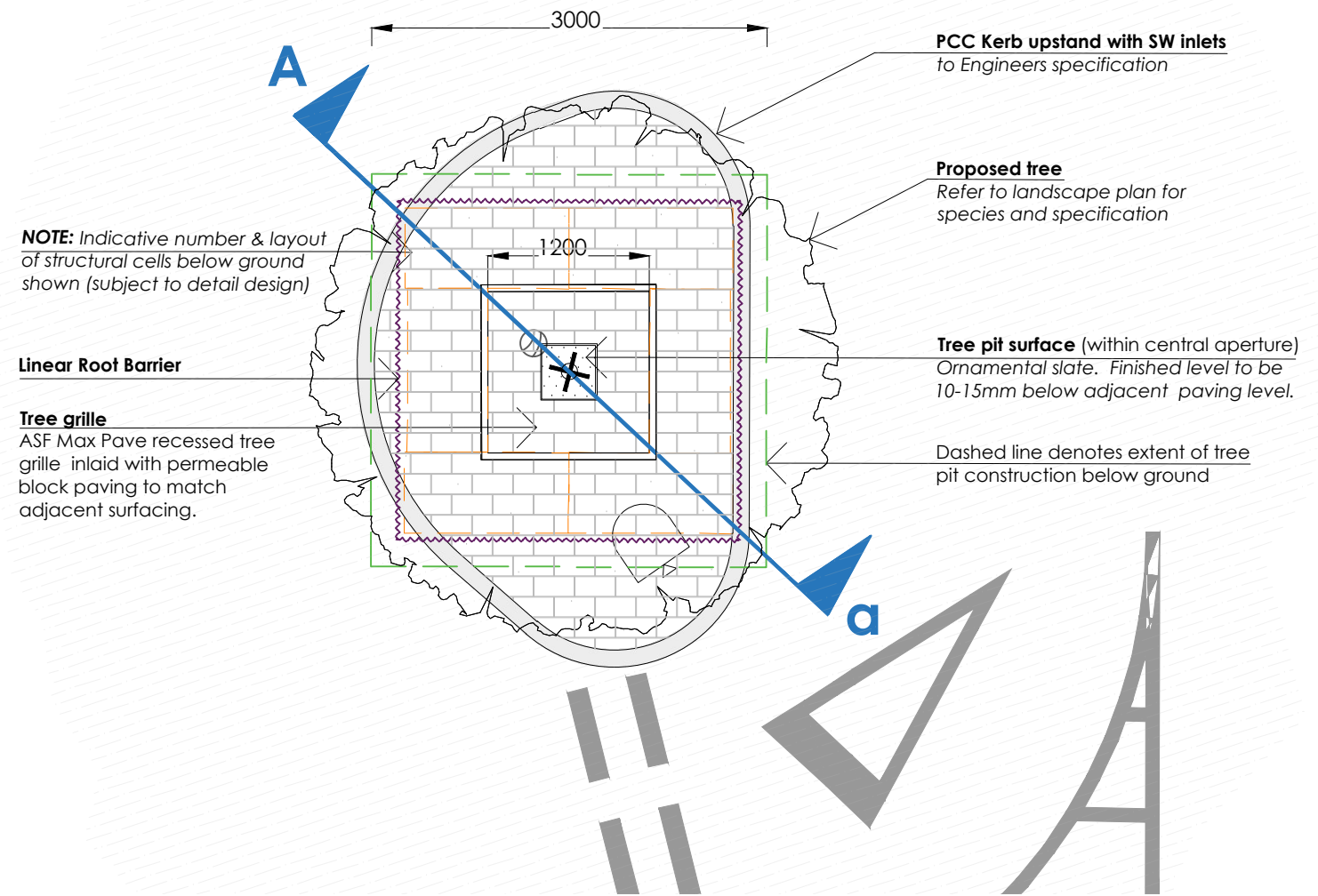
Consolidated aggregate backfill
In accordance with Deeproot / Engineer's specification

Outlet pipe
In the event of saturation excess water will discharge into the SW drainage system via the outlet pipe installed within the gravel drainage layer at the base of the tree pit (to Engineers detail design and specification).

Base Layer
Consolidated aggregate sub base to modular suspended tree cells.
Installed in accordance with Deeproot / Engineers specification.

Drainage Layer
125mm depth of 20-40mm dia. clean washed gravel to base of tree pit.
Permeable geotextile separation layer to be installed on top prior to backfilling.
Note: Percolation tests to be carried out on site prior to planting to confirm sufficient drainage layer requirement. Engineer to confirm drainage requirement accordingly.

Permeable Geotextile seperation layer
Product: Teram 1000 or similar approved.
To be installed over gravel drainage layer



D01 **LOCATION PLAN** 1:50
02

FOR TREE PIT LOCATIONS REFER TO VECTOR DWG REF: 17229-VL_L01 - LANDSCAPE PLAN.

D01 **TYPICAL SECTION A-a THROUGH SuDs TREE PLANTING PIT WITHIN CARPARK** 1:20
01

Notes:

Do not scale from this drawing, always work to noted dimensions.
All given dimensions in mm unless otherwise stated.

The contractor is to check all dimensions and levels on site prior to commencing any work.

Any discrepancies should be reported to the CA immediately upon discovery.

The contractor should bring to the attention of the CA the presence of any services not identified on this drawing immediately upon discovery and await further instructions prior to carrying out any further works in the vicinity.

2021.01.27 -A	SUDS inlet / outlet updated. Bioretention soil specification note added	AS	AS
Revisions	Description	Drawn	Check

Project Title	PROPOSED RESTAURANT DEVELOPMENT				Drawing Title	SuDs Tree Planting Detail - Car Park			
	PLAS COCH RETAIL PARK WREXHAM				Job-Dwg No	17229-VL-McD_D01		Rev	A
Client	McDONALDS RESTAURANTS				 LANDSCAPE DESIGNERS 4 ST JOHNS NORTH, WAKEFIELD, WF1 3QA. TEL 01924 332056 web:www.vectordc.com				
Status	PLANNING								
Scale	AS SHOWN		Drawing Size		A2				
Drawn By	FW	Checked By	AS	Date	12/2020				

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
Woodland Management Plans ●
Project Management ●
Ecological Surveys ●



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