

Arboricultural Impact Assessment & Tree Protection Plan

The Coach House
Bridgeman House
Bangor-on -Dee
Wrexham

Ref:
AIA/BHB/09/20

Date:
16th September 2020

Commissioned by:
Mr D. Edwards
on behalf of
Blueprint Architectural LTD

Prepared by
S. Shields

Arboricultural Impact Assessment

The Coach House

Bridgeman House

Bangor-on -Dee

Wrexham

This Arboricultural Impact Assessment has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.

Planning permission has been granted to convert the existing coach house into a residential dwelling. There are a number of trees on the site and these have been surveyed, assessed and categorised in terms of their current and future amenity value for the site, in accordance with BS5837: 2012 guidelines. The survey identified three individual trees and three groups of which have been categorised as follows. 1 Cat. A (high value) 2 Cat. B (moderate value), 1 Cat. C (low value) and 1 Cat. U (unsuitable for retention). All tree, with the exception of the Cat U tree, are to be retained and protected.

This report, including appendices and attached plans, is the property of Shields Arboricultural Consultancy and is issued for the sole use of the client as identified in section 1.1 on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of Shields Arboricultural Consultancy. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 0100031673.

Date	Revision	
16 th September 2020		Issued for condition discharge

Contents

1.0	Instruction
2.0	Scope & Limitations
3.0	Statutory Controls & Obligations
4.0	Site Description
5.0	Development Proposal
6.0	Tree Assessment & Survey Methodology
7.0	Arboricultural Impact Assessment
8.0	Arboricultural Operations
9.0	Arboricultural Method Statement

Instruction

- 1.1 Shields Arboricultural Consultancy received instructions from Mr D. Edwards on behalf of Blueprint Architectural LTD to undertake an arboricultural impact assessment at the above property. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission for or preparing any documents or plans for this or future applications at this site.
- 1.2 Planning permission has been granted to convert the existing coach house into a residential dwelling. A site plan ref: C120/005 has been provided and is considered in this report.

Scope & Limitations

- 2.1 The purpose of the report is to assess the environmental and amenity values of all trees on or adjacent to the area affected by the proposed development and is based on a site assessment undertaken 15th July 2020 by S. Shields, principal consultant Shields Arboricultural Consultancy. The report will assess the long-term contribution that the trees can make to the area and the arboricultural implications of retaining them and seek to find a satisfactory juxtaposition between the trees and the new development. The report will assess the potential impact that may arise as a result of the proposed construction works and make recommendations for protecting trees, hedges and shrubs where appropriate
- 2.2 The report is prepared in accordance with the recommendations of the British Standard Document BS 5837: 2012 'Trees in Relation to Construction'.
- 2.3 This report is not an ecological assessment and does not identify habitats or constitute a protected species survey.

Statutory Controls & Obligations

- 3.1 Forestry Act; the felling of trees is controlled by the Forestry Act, which requires that a felling licence is obtained prior to cutting down any trees. The Forestry Act does not apply to the felling of trees growing within an orchard, private garden, churchyard or public open space. The Forestry Commission has the responsibility for enforcing the Forestry Act.
- 3.2 Tree Preservation Orders & Conservation Areas; Local Authorities have specific powers under the Town & Country Planning Act 1990 as amended, to protect trees through the use of Tree Preservation Orders. Where trees are protected under such orders it is a criminal offence (subject to any exemptions for which provision may be made by the act or order) to undertake, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. Similar controls apply to all trees growing within a designated Conservation Area.
- 3.3 Bats, wild birds and other protected species; The Wildlife & Countryside Act & the Conservation (Natural Habitats & C.)

Regulations make it an offence to disturb or destroy bats and bat roosts and wild birds and their nests. Other species of plant and animal are also protected. These creatures often inhabit trees and sufficient care must be taken to ensure they are not affected during forestry and arboricultural works.

Site description

- 4.1 The proposed development site within the grounds of Bridgeman House, a large detached villa, close to the river Dee, in Bangor-on-Dee. The coach house is a detached building, to the north of Bridgeman House, which is set in its own private garden that has been divided from the main house by a brick wall. The site extends to 4300m² is level and is an elevation of 75m AOD.
- 4.2 There are a number of trees in and around the site, particularly around the north, west and east boundaries. There are also substantial trees within the site.



Imagery ©2020 Bluesky, Bluesky, Infoterra Ltd & COWI A/S, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020

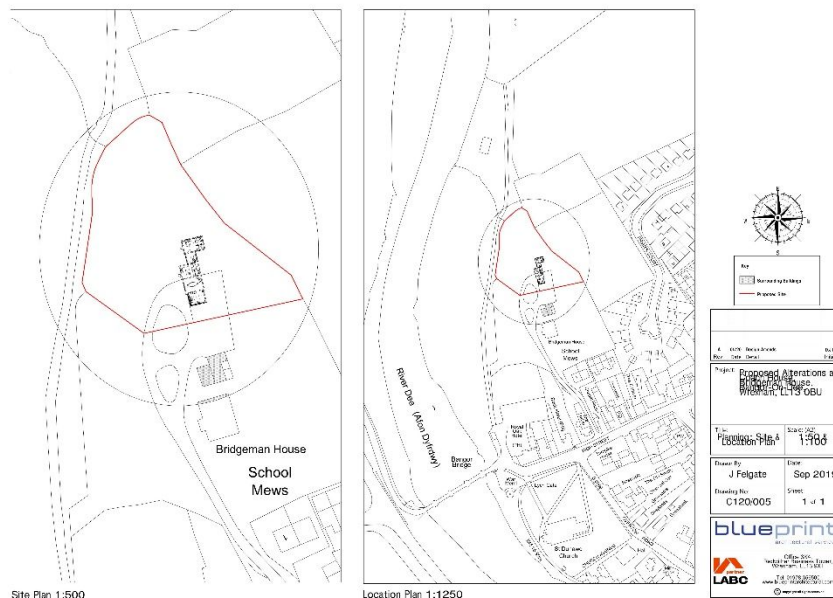
2/ Soils

- 4.3 The site is free draining and geological maps indicate sand and gravel deposits over an underlying sandstone lithology.

*NB. This soil assessment is undertaken in situ using visual and manual techniques and is **only** for the purpose of establishing the influence of site soils on tree growth. The assessment **must not** be relied upon to inform any engineering decisions.*

Development Proposal

- 5.1 Planning permission has been granted to develop the coach house to provide residential accommodation along with a new access and areas of hard standing



Tree Survey Methodology

- 6.1 All trees within and adjacent to the site have been assessed where they are within 15 m of any area that may be disturbed as a result of the proposed development and have a stem diameter over 75mm at 1.5 metres. Measurements have been taken in accordance with the procedures and protocols set out in BS 5837: 2012 and the Forest Mensuration Handbook. Height measurements are approximate unless otherwise stated. Trees have been assessed as individuals, groups or woodlands as appropriate. Where access to trees has been restricted, either as a result of their situation on private land or where vegetation or ground conditions are unfavourable, an estimation of trunk diameter has been made. This entails using a set of callipers to approximate the measurement. Estimates are rounded up to provide a margin. This technique has only been used where there is a sufficient buffer between the RPAs and any area disturbed by development. Where trees are in woodlands or groups only the outside edge trees are assessed unless there are larger trees with RPAs or crowns that would overlap the edge trees.
- 6.2 BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)

1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.

2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.

3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)

1 Trees that might be included in a higher category but are downgraded because of impaired condition.

2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.

3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.

Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.

The most significant or valuable trees are placed in the categories, A & B. Site design should make provision to retain trees in these categories and most Local Planning Authorities will insist upon this (or in exceptional circumstances will require that significant compensation planting is incorporated into the design), whilst trees that should not be a constraint to development are recorded with a C category. Trees categorised as U are in a poor condition and should be removed prior to the commencement of work.

6.3 Where trees are to be retained, it is necessary to ensure that they are suitably protected to avoid damage during the construction phase of the development. It is also important to consider any long term implications; such as issues with shading or leaf litter that may arise as a result of tree retention.

6.4 To ensure that trees are not adversely affected by the construction works it is necessary to:

a. The avoidance of physical damage to the aerial parts of the trees (i.e. Impact and other damage to trunk and branches)

b. The avoidance of damage to retained trees as a result of the severance or other physical damage to their roots

c. Preserve of the character of the soil, through the avoidance of any activity that would cause it to become compacted or otherwise

disturbed or disrupted, and to avoid contamination by potentially harmful substances

d. To ensure free gaseous exchange is permitted between the upper layers of soil and the atmosphere

e. To ensure adequate (but not excessive) water supply to the soil and hence to tree roots

This would normally be achieved by establishing an area, known as a construction exclusion zone (CEZ) around each tree. The CEZ is derived from the root protection area (RPA) and the crown spread of the tree. The RPA represents the area occupied by the tree's root system and is calculated for each tree based on its stem diameter and the ground conditions present taking account of and any impediment to rooting. The RPA should represent the most probable position of the tree's root system.

The CEZ must be considered sacrosanct and be maintained completely undisturbed. No construction should take place within this area and it should not be used for storage of materials or fuels. Access for vehicles machinery or personnel is prohibited and to ensure that it is not damaged by construction activity it must be suitably protected during the construction phase, using robust fencing or alternative ground protection methods, to prevent disturbance and damage occurring.

6.5 In addition to the implications that a new development may have for existing trees it is also important to assess any long-term issues or concerns that may arise as a result of retaining trees close to a new dwelling or structure. This can include problems associated with leaf litter and other debris that may fall from trees, the potential that a tree has to cause damage to a structure in the future, any on-going maintenance requirements that may arise and the level of shade that the tree may cast, it is particularly important to consider the effects of shading where trees are to the south of houses and gardens. Trees can also cause feelings of apprehension to the occupiers of nearby buildings and can have an over bearing impact on a property if adequate space is not provided.

6.6 The report assesses all trees with regard to their size, position and natural characteristics, and taking into account of their future growth makes provides recommendations as to their long-term suitability for retention.

Arboricultural Assessment

7.1 Full details of the tree surveyed are provided in appendix A. and their relative positions, crown spreads, root protection areas are indicated on the attached plans.

7.2 No checks have been undertaken to establish the status of the trees with regards to Tree Preservation Orders or Conservation Areas, however all the trees may be subject to the Forestry Act (see section

3.1) and some hedges subject to the Hedgerow regulations (see section 3.3). No trees or hedges should be felled, lopped, topped or in otherwise removed or damaged without prior permission from the relevant authority.

- 7.3 The survey recorded three individual trees and three groups of trees which are categorised as follows:

Category	Quantity
Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years)	1
Category B: Trees of moderate quality and value in such a condition to make a significant contribution (a minimum of 20 years)	3
Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. Trees in this category would not usually be retained if they would pose a significant constraint to development.	1
Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.	1

Arboricultural merits and the significance of the trees in the landscape

- 7.4 There are a number of trees on and around the site, with the most significant being the group on the north, west and south boundary. The surrounding landscape is characterised by open farmland, mainly set to permanent pasture with scattered field and hedgerow trees and small areas of woodland. The near-by River Dee is a prominent feature with bankside trees and vegetation.

Design Considerations

- 7.5 Planning permission has been granted on this site.

Arboricultural Impact

Impact	Category A	Category B	Category C	Category U
Tree Removal				T4
Facilitative Pruning Required				
RPA Encroachment		T1, G5		
Potential Shading				
Proximity Issues				

- 7.6 The new access gate will be constructed within the RPA of tree T1, this will have some impact on the tree, however the extent on the impact can be limited by the use of hand digging to install the gate post, ensuring that roots over 25mm are retained. The area affected by the gate post is relatively small and the tree is in good health and expected to tolerate the disturbance.

7.7 There is also some encroachment into the RPA of G5 by the hard standing, however this has been in place for some time and it is considered that the trees have adapted to this.

7.8 It is recommended that tree T4 is removed because of its current condition.

Landscaping of the Development

7.9 There is extensive tree cover around the site, none of which is affected by the development.

Arboricultural Operations

Permission to remove any tree must be obtained from the Local Planning Authority and must not be undertaken until all pre-commencement conditions have been discharged.

8.1 Other than the removal of T4, no tree removal or pruning is required to implement this site design, however should tree work be desired, subject to any planning constraints, it is recommended that the work should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000 000. All operators must hold relevant NPTC certificates. A site specific risk assessment must be prepared and operators must work to a health and safety method statement. The use of Arboricultural Association Approved Contractors www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons is recommended.

8.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.

Arboricultural Method Statement

9.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.

9.2 This document should be read in conjunction with the Tree Protection Plan ref: BHB-TPP-09-20. The TPP indicates the construction exclusion zone (CEZ) that must be maintained around each retained tree. These areas must remain undisturbed during the construction process and must be protected using suitable fencing or ground protection as specified.

9.3 Copies of the TPP & the AMS must be available on site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.

9.4 All tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The LPA must be informed in writing once the tree protection measures are installed.

9.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections (see 9.17).

9.6 All measurements are given in metric using standard abbreviations.

Fencing and Ground Protection

9.7 The TPP indicates the position of all protective fences.

9.8 Protective fencing will comprise herras fencing or as agreed with the Local Planning Authority.

9.9 Ground protection is not required on this site.

9.10 The protective fencing and ground protection must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.

9.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

General Precautions

9.12 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the trunk of a tree that is to be retained or within any part of the CEZ. Spills kits, suitable for the type fluids, fuels and chemicals stored on site must be available on site and site operatives must have training in their use.

9.13 No fires will be lit within 20m of the trunk of any tree that is to be retained.

9.14 Storage and mixing areas, contactor parking and all site huts must be outside the CEZ.

9.15 Access to the work area is via the main site entrance and must not traverse the CEZ.

9.16 All service and drainage routes, below or above ground must avoid the CEZ. All services are to be installed in accordance with NJUG volume 4 Guidelines.

9.17 To ensure that all tree protection measures are properly installed and maintained the site shall be monitored by Shields Arboricultural Consultancy to the following schedule. Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit. All tree protection measures must remain in place until development work is completed and only removed after receiving written confirmation from the LPA.

Schedule of Inspection

1. On erection of protection fencing.
2. Monthly through-out development.

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

S.J.A. Shields

Uni Cert For. & F.P. (Bangor)

P. Dip. Arb. (RFS), MSc. Arb. & Urban For. (UCLan)

M.Arbor.A, MICFor.

Chartered Forester

16th September 2020

Arboricultural Assessment

Ref. No.	Species	Top Height	Stem Dia mm	N	E	S	W	CC	Age	Rem Cont.	Cat	RPA m ²	Notes	AIA
T1	Salix X chrysocoma (Weeping Willow)	14	700	4.5	6.6	4.9	3.3	3.5	M	10+	B2	222	Condition: Good Notes: Some root damage from installation of gate, RPA constrained by areas of hard standing.	Some public amenity value. Will be retained and protected.
G2	Acer pseudoplatanus (Sycamore), Betula pendula (Silver Birch), Acer platanoides (Norway Maple)	20	1,000	7	7	7	7	1	M	40+	A2	452	Condition: Good Notes: Mixed group of trees situated around the west and north boundary of the site.	Significant group of trees in terms of public amenity. Can be retained and protected to the required standard through the proposed development.
T3	Fraxinus excelsior (Ash)	20	500 650	7.9	7.1	8.2	8	3	OM	10+	B1	304	Condition: Fair Notes: Twin stem specimen, situated in raised bed, tree has some minor defects associated with its age. Potential to contract ash die-back may limit life expectancy.	Reasonable feature with some public amenity value. Can be retained and protected to the required standard through the proposed development.

T4	Prunus domestica (Damson)	6	100 110 110 90 70	3	3	3	3	1	OM	<10	U	21	Condition: Poor Notes: Multi-stem tree with limited life expectancy.	Removal advised on arboricultural management grounds.
G5	Aesculus hippocastanum (Horse Chestnut)	22	880	9	7.5	8.8	4.2	2	OM	10+	B2	350	Condition: Fair Notes: Group of 3 trees, significant asymmetry in crowns, presumably as an adjacent tree has been removed. Some evidence of leaf miner and bleeding canker, which may limit life expectancy. RPA constrained by areas of hard standing.	Reasonable feature with some public amenity value. Can be retained and protected to the required standard through the proposed development.
G6	Ilex aquifolium (Holly)	10	250	3	3	3	3	0	M	20+	C1	28	Condition: Good Notes: Small group adjacent to site entrance. RPA constrained by areas of hard standing.	Some public amenity value. Will be retained and protected.

Ultimate Heights of Main Species

Ash 20

Horse Chestnut 22

Sycamore 20

Notes

BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality with an estimated life expectancy of at least 40 years.

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated lifespan of at least 20 years

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

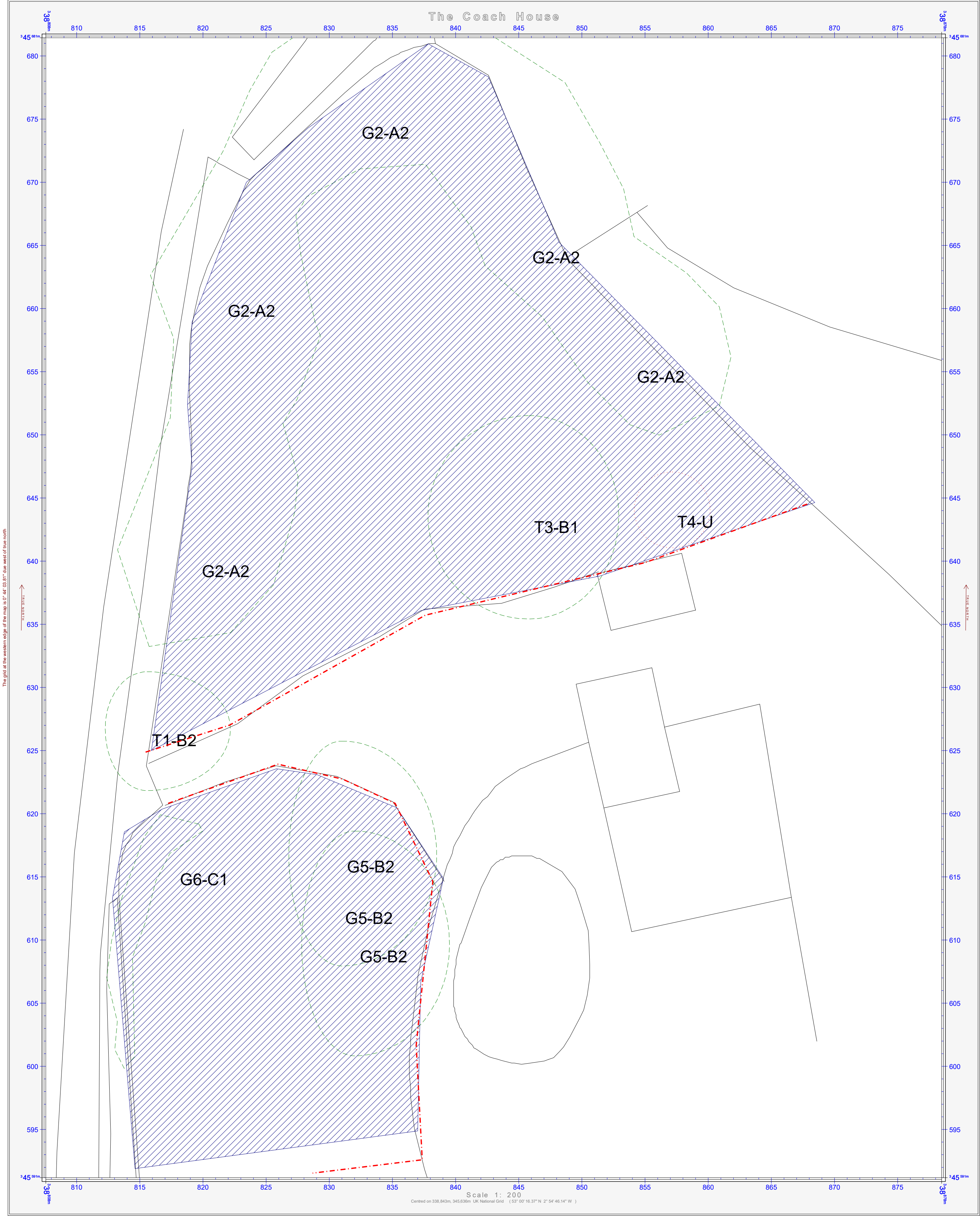
Category C: Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

Category U: Trees in such a condition that they cannot realistically be retained as living in the context of the current land use for longer than 10 years. *NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

Bat potential has been assessed in accordance with the guidance provided in BS 8596:2015 and is at the level of a non-specialist scoping survey. This assessment is for preliminary advice and does not negate the requirement for a specialist ecological survey

Key

Tag No	Identification number for tree	Species	Species of tree
Top Height	Estimated height of tree	Stem Dia.	Diameter of stem at 1.5 metres
Stems	Number of stems	N, E, S, W	Crown spread at compass points
CC	Crown Clearance	FSB	Direction of first significant branch
Rem. Cont	Remaining safe life expectancy in years	RPA	Root protection area in m ²
Cat.	BS Category (see above)	AIA	Arboricultural Implication Assessment
Age	Y - Young Trees SM Semi Mature EM Early Mature M Mature LM Late Mature exceeds normal life expectancy for species VET Veteran Tree		
Condition	Good Relatively free from defects and / or major pests and diseases Fair Some defects, which could be addressed through tree surgery or minor pests or early symptoms of diseases Poor Substantial defects or terminal decline Dead Dead		



© Crown copyright and database rights 2020 Ordnance Survey 0100031673

Shields Arboricultural Consultancy

Tree & Woodland Management Solutions

Tree Protection Plan

The Coach House

Bridgeman House

Bangor-on-Dee

Wrexham

KEY

- Cat A Tree
- Cat B Tree
- Cat C Tree
- Cat U Tree
- Canopy
- CEZ
- Fencing

Drawing No: BHB/TPP/09/20/01

Drawn By: S. Shields

Scale: 1:200 @ A1

Date: 10th September 2020

Revision:

Do not scale from this drawing all dimensions to be checked on site
Drawing is colour coded and a monochrome copy should not be relied upon

© Shields Arboricultural Consultancy