



Gresford Road, Llay

Arboricultural Report

May 2019

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Chapter 1 Introduction

1.01

ACS Consulting is instructed by Aldi Stores Ltd to report on trees and the implications for the proposed development at Land adjacent to Gresford Road, Llay. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works (where applicable).

1.03

The site was visited during March 2019. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The site is a triangular shaped grazing field at the junction of Gresford Road and Straight Mile.

2.02 Statutory Protection/Planning Policies

The current policy documentation consists of the Wrexham Local Development Plan 2 (LDP2) 2013 to 2028; Local Planning Guidance Notes No 17 - Trees and Development and; Planning Policy Wales. The application site is not located within a Conservation Area. The trees along the boundary with Gresford Road are the subject of a Tree Preservation Order.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U).

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.



WREXHAM TREE & Woodland Strategy

LOCAL PLANNING GUIDANCE NOTE NO 17

Trees and Development

1. Introduction
 2. The Importance of Trees
- Trees and hedgerows form an important part of our environment and in the delivery of sustainable development, the retention and the planting of new trees and hedges is crucial.
- Trees contribute considerably to the amenity of the landscape and streetscene, add maturity to new developments, make places more attractive, and help soften the built environment by enhancing pleasant views, by breaking up view lines and by screening unattractive buildings and undesirable views. They contribute to people's quality of life and sense of wellbeing and produce oxygen, store carbon, intercept and absorb rainfall thereby reducing flood risk, absorb pollutants which help in reducing the causes of respiratory illnesses, filter noise, provide shelter and shade and provide habitat for wildlife.



Planning Policy Wales

Edition 10 | December 2018



February 2005

Chapter 3 Tree Survey

3.01

I have identified trees as individuals or in groups.

The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally.

Off-site trees and groups that could influence the development potential of the site, have been noted. Their attributes have been approximated.

3.02

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Heights were measured with a digital Hypsometer and diameters were taken, where possible, with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 3 Tree Survey



Chapter 4 Development Implications

4.01

The application site is described in detail in the design and access statement. In simple terms, it is an application for the erection of a food retail structure with associated infrastructure, car parking and landscaping.

4.02

Whilst it is acknowledged that all trees within the planning process are a material consideration, it is generally accepted that those trees rated as C or U are excluded from consideration regarding development implications, retained only where they pose no constraint on development.

Impact	Reason	A	B	C
Trees lost for development	Development (entrance)	0	H1 (part)	4, 5, 1755
Retained trees that may be affected by disturbance	Development (footpath)	1767	1765, 1771	1759, 1762, 1768
Trees to be pruned	Development	0	0	0

Chapter 4 Development Implications

Loss for development

The development will result in the loss of three Category C specimens as listed. The trees are unremarkable specimens of very limited merit or of such impaired condition that they do not qualify in higher categories. They are of low quality offering only temporary/transient landscape benefits.

Retained trees that may be affected by disturbance

As part of the development a footpath will be installed within the application site. The path passes through the Root Protection Area (RPA) of a number of the retained trees. The footpath will be installed using no-dig methodology as detailed at Appendix B. The installation of the path has no implications for the retention and physiology of the trees. The path accounts for less than 5% of the RPA for each tree.

Pruning

Pruning for construction access is not required. There may be the requirement for amenity pruning but this will be assessed towards the completion of the project and will be subject to a TPO application.

Secondary development pressures

The proposal has been assessed against typical secondary development pressures associated with the genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris.

It is often claimed, anecdotally, that trees retained close to buildings or in areas of amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.

It is my experience, these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons.

The development is commercial in nature, the issues typically encountered are associated with residential developments so not applicable at this site.

Chapter 4 Development Implications

4.03

The over-arching policy guidance in respect of the site is that contained within the Wrexham Local Development Plan 2 (LDP2) 2013 to 2028; Local Planning Guidance Notes No 17 - Trees and Development and; Planning Policy Wales.

In accordance with policy, the proposed scheme has conserved trees which contribute positively to the visual amenity and environmental value of the area.

The development accords with the policies and guidance of the council and central Government. The development is based on best arboricultural practice that ensures trees are retained. The application recognises that the retention of existing trees can add maturity to the development and enhance its visual quality and character.

The development is well designed and it is considered to have a symbiotic relationship with the trees. The application is supported by a landscaping scheme which aims to blend and mature as the development integrates into the surroundings. The landscaping scheme exceeds current tree removals and its quality compensates tree losses in the medium and long-term.

Chapter 5 Conclusions

5.01

The application site is described in detail in the design and access statement. In simple terms, it is an application for the erection of a food retail structure with associated infrastructure, car parking and landscaping.

5.02

The development will result in the loss of Category C trees. They are unremarkable specimens of very limited merit. They are low quality offering only temporary/transient landscape benefits. The scale of change will be low.

The development retains trees in good spatial positions that help to screen the development and tree loss from the main visual receptors.

Indirect issues are adequately addressed through the method statement. The footpath using no-dig methodology has no implications for the retention of the trees.

Secondary development pressures are not considered to be an issue. The development has been so located to have a satisfactory relationship with retained trees.

5.03

A method statement is appended to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; the method statement fulfils the recommended criteria for arboricultural information.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
H1	Hedge	1.5	M/S	0.5	0.5	0.5	0.5	0	0	M	Good	Good	Maintained by regular flailing. Of moderate quality and value in the landscape.	20+	B1/2
H2	Hedge	1.5	M/S	0.5	0.5	0.5	0.5	0	0	M	Good	Good	A hedge of moderate quality and value in the landscape.	20+	B1/2
H3	Hedge	1.5	M/S	0.5	0.5	0.5	0.5	0	0	M	Good	Good	A hedge of moderate quality and value in the landscape.	20+	B1/2
H4	Hedge	1.5	M/S	0.5	0.5	0.5	0.5	0	0	M	Good	Good	A hedge of moderate quality and value in the landscape.	20+	B1/2
1	Cypress	4	100	0.5	0.5	0.5	0.5	1	1	SM	Good	Good	Located in third party property. A tree of low quality and value in the landscape.	10+	C1/2
G1	Group	<9	<150	2	2	2	2	2	2	SM	Good	Fair	Mixed group of maple, spruce and willow. Located in third party property. Of low quality and value in the landscape.	10+	C1/2
2	Poplar	9	220	3	4	4	1	2	2	SM	Good	Good	Possibly located in third party property. Of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
G2	Group	<7	<200	2	2	2	2	0	0	SM/EM	Good	Fair	Group of poplar and cypress. Located in third party property. A group of low quality and value in the landscape.	10+	C1/2
3	Pine	16	550	2	5	5	5	5	5	M	Good	Good	Prominent in the landscape. Minor dead wood. A tree of moderate quality and value in the landscape.	20+	B1/2
4	Pine	16	#550	2	4	5	2	6	6 (S)	M	Good	Fair	Ivy on the stem and into the canopy. Possibly located off-site. A tree of low quality and value in the landscape.	10+	C1/2
5	Pine	16	450	3	3	2	4	10	10	M	Good	Fair	Leans north. Restricted root development due to ditch. Storm damage. A tree of low quality and value in the landscape.	10+	C1/2
1755	Oak	10	500	2	5	5	6	2	2	M	Fair	Fair	Storm damage. Cavities. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1756	Oak	12	780	5	7	6	7	3	3	M	Good	Good	Dead wood - typical of species. Disturbance to the southern stem at ground level. Possibly a cavity forming. A tree of low quality and value in the landscape.	10+	C1/2
1757	Pine	16	550	2	5	6	4	5	5 (S)	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2
1758	Ash	9	150	3	0	2	3	2	2	Y	Good	Good	Epicormic growth from a decaying stump. A tree of low quality and value in the landscape.	10+	C1/2
1759	Oak	14	720	7	4	2	5	3 (N)	4	M	Fair/Poor	Poor	Formally twin stemmed. Extensive scar on the eastern stem with brown rot. Scaffold limb in the upper canopy has a large scar. Possible roost potential.	10	C3
1760	Oak	16	555	6	6	5	6	2 (E)	3 (E)	M	Fair/Poor	Good	Die-back. Poor distribution of buds and twigs in the upper canopy. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
1761	Pine	16	505	2	3	5	5	6	6 (S)	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2
1762	Oak	16	680	3	5	7	6	2	2	M	Fair	Good	Poor distribution of buds and twigs in the upper canopy. A tree of low quality and value in the landscape.	10+	C1/2
1763	Pine	15	460	0	2	4	3	8	8	M	Fair	Fair	Extensive storm damage. Root exposure. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2
1764	Oak												Oak stump.	-	U
1765	Oak	16	720	6	8	#8	6	2 (W)	2 (W)	M	Good	Good	Storm damage. Poor structural features in branches. If retained will require crown cleaning. A tree of moderate quality and value in the landscape.	20+	B1/2
1768	Pine	16	415	0.5	2	3	3	7	7	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1767	Oak	16	870	4	6	8	6	2 (S)	2 (S)	FM	Good	Good	A tree of high quality and value in the landscape. Work Remove dead wood.	40+	A1/2
1768	Elm	12	395, 170	4	4	4	4	2	2	SM/ EM	Good	Good	Typically short-lived. A tree of low quality and value in the landscape.	10+	C1/2
1769	Thorn	5	250	3	2	4	3	0 (N)	2	M	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
1770	Thorn	6	a 150	2	1	4	3	1	2	M	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
1771	Oak	15	950	5	6	8	7	2	3	M	Fair	Good	Reasonable distribution of buds and twigs. Thin in the upper canopy. Dead wood. A tree of moderate quality and value in the landscape.	20+	B1/2
1772	Pine	16	510	3	2	3	3	6	6	M	Good	Fair	Extensive injury to the north – possibly from cattle browsing. Poor wound wood. A tree of low quality and value in the landscape.	10+	C1/2

Appendix B

Contents

Heads of Terms Method Statement

Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Installation of protective fencing and surfaces;
- Services (power, water, foul)
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

Arboricultural Method Statement

Tree Felling/Stump Removal

the LPA.

The following precautions are to be taken.

Targets

- Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. Brush can be chipped into the tree protection zone to a depth of 150 mm.
- The roots shall be removed by severing the major woody root mass before extraction. This may be accomplished by Hydro Vacuum & Suction Excavation or Compressed Air Displacement and then, cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Trees to be removed within the tree protection zone shall be removed by qualified tree contractors.
- All felled brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out or by 'skidding' it across the ground.
- Exposed roots to be kept moist with hessian sacking.
- Site inspections to be reported to the development team and

Arboricultural Method Statement

Construction Exclusion Zone Root Protection

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – TPP/3926/Y/300.

Targets

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (TPP/3926/Y/300) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable.



Arboricultural Method Statement

See attached specification from Geosynthetics.

Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Targets

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Targets

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

Arboricultural Method Statement

Contact List

Title	Name	Address	Telephone	Email
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Design	TBA			
Project Manager	TBA			
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