



TREE SURVEY & ARBORICULTURAL IMPLICATIONS ASSESSMENT

PROPOSED DEVELOPMENT
AT

Land at Mold Road and Stansty Chain Road, Wrexham

Author: C. Salisbury
Date: 10 December 2019
Ref: TRE/SCR/Rev D



Mulberry

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1.0 Introduction

- 1.1 Mulberry Tree Management were instructed by Russell Homes, to carry out an arboricultural survey of trees at their site in Stansty Chain Road, Wrexham.
- 1.2 This report details the arboricultural implications of developing the site, including:
 - a survey of the trees on and near the development which may impact the proposal from ground level, noting their location, species and all relevant parameters, i.e. stem diameter, height, crown spread, condition etc;
 - providing advice on the removal, retention and management of trees;
 - assessment of the potential effects of the proposal on retained trees and vice versa;
 - assessment of the requirement for tree protection for the duration of the works;
 - mitigation for any loss;
 - preparation of a tree schedule;
 - and report on the above matters.
- 1.3 The survey was carried out on 20 June 2019 by means of inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by vegetation.
- 1.4 Under *BS5837: 2012 Trees in Relation to Construction - Recommendations*, the assessment of trees is made objectively. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.
- 1.5 The following documents have been made available by the client:
 - Drawing- 1803_Rev_A-2D.dwg
 - Drawing- A106224 Stansty Illustrative masterplan Rev J on drawing sheet sfs.pdf
 - Drawing- J000069-GA001_002_003.dwg
- 1.6 The supplied drawing included some tree positions plotted. Any dimensions regarding tree positions and protective fencing must be checked on site.
- 1.7 Weather conditions during the survey were wet and still.

- 1.8 The survey was carried out noting the conditions of the trees at the time of inspection. As trees are part of the natural environment, conditions can naturally change; therefore the contents of this report are valid for one year only. After this period, re-inspection may be necessary.

2.0 Survey Methodology

- 2.1 The trees were surveyed (prefixed T, or G for group) and recorded in the tree schedule in appendix one. Where groups are recorded, average height and diameter at breast height (DBH) of the trees in the group are reported. Where access to the base of any trees was limited, stem size was estimated.
- 2.2 All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in appendix two.
- 2.3 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in appendix three.
- 2.4 The survey included all trees within the proposal area and trees near to the proposal.
- 2.5 The application is submitted in outline, with only the proposed access for determination at this stage. Accordingly, layout is a matter to be considered at reserved matters stage and the Masterplan submitted is indicative only. It demonstrates however, how the proposed level of development can be accommodated at the site.
- 2.6 This Preliminary Arboricultural Impact Assessment provides an assessment of the impact of these indicative proposals. A further impact assessment will be required at the subsequent reserved matters stage in relation to the detailed proposals.

3.0 Development Proposals for Proposed Access to be Determined at Outline

- 3.1 Due to the proposed development and its associated infrastructure there are a number of locations where the proposals are in close proximity to the trees surveyed. The Site Layout Plan within appendix three identifies the trees in relation to the proposed development.
- 3.2 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.

- 3.3 This can then be assessed in accordance with BS 5837:2012 to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

3.4 Impact Table in Relation to the Proposed Access:-

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained
T1	630m ²	180.10	N/A	Yes
T2	499m ²	162.10	N/A	Yes
T3	578m ²	122.40	N/A	Yes
T4	707m ²	202.00	N/A	Yes
T5	630m ²	180.40	N/A	Yes
T6	707m ²	257.40	N/A	Yes
T7	8m ²	129.30	N/A	Yes
T8	437m ²	99.60	N/A	Yes
T9	707m ²	25.80	N/A	Yes
T10	241m ²	23.60	N/A	Yes
T11	408m ²	82.30	N/A	Yes
T12	Not to be Assessed Due to Condition			
T13	241m ²	124.20	N/A	Yes
G1	46m ²	5.80	N/A	Retain 1 tree/Remove 8 trees
G2	24m ²	73.40	N/A	Yes with the loss of a small section
G3	24m ²	417.70	N/A	Yes
G4	24m ²	293.30	N/A	Yes
G5	24m ²	11.40	N/A	Yes
G6	52m ²	5.20	N/A	Yes
G7	84m ²	13.50	N/A	Yes
G8	59m ²	201.70	N/A	Yes
G9	168m ²	132.10	N/A	Yes
G10	24m ²	61.70	N/A	Yes
H1	7m ²	3.10	N/A	Yes with the loss of a small section
H2	4m ²	128.50	N/A	Yes
H3	8m ²	151.20	N/A	Yes
H4	7m ²	28.80	N/A	Yes
H5	7m ²	3.40	N/A	Yes with the loss of a small section
H6	4m ²	95.20	N/A	Yes
H7	7m ²	34.80	N/A	Yes
H8	4m ²	89.80	N/A	Yes
H9	4m ²	95.70	N/A	Yes
H10	5m ²	156.80	N/A	Yes

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained
H11	4m ²	242.70	N/A	Yes
H12	4m ²	134.10	N/A	Yes
H13	7m ²	128.60	N/A	Yes

4.0 Impact Assessment for Proposed Access to be Determined at Outline

- 4.1 To assess the implications of the Impact Table each tree can be categorised in the following way: -

	Trees to be retained		Trees to be removed	
	With No Impact	With detailed construction	Due to Condition	Due to Development
Tree No.	T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, G1 (1 tree), G2, G3, G4, G5, G6, G7, G8, G9, G10, H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12 & H13	N/A	N/A	G1 (8 trees), G2 (a small section), H1 (a small section only) & H5 (a small section only)

5.0 Development Proposals for Indicative Layout Not to be Determined at this Stage

- 5.1 Due to the proposed development and its associated infrastructure there are a number of locations where the proposals are in close proximity to the trees surveyed. The Site Layout Plan within appendix three identifies the trees in relation to the proposed development.
- 5.2 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.
- 5.3 This can then be assessed in accordance with BS 5837:2012 to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

- 5.4 Additionally, shading diagrams have been provided in Appendix Four of this report which demonstrates having the layout has been designed to take into account the existing trees and the limited impact these trees will have on the proposed layout throughout the year.

Impact Table in Relation to the Indicative Layout:-

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained
T1	630m ²	11.40	24.00	N/A
T2	499m ²	10.80	25.60	N/A
T3	578m ²	15.00	31.20	N/A
T4	707m ²	21.00	22.30	N/A
T5	630m ²	13.50	22.70	N/A
T6	707m ²	33.80	24.10	N/A
T7	8m ²	N/A	4.50	N/A
T8	437m ²	N/A	6.10	N/A
T9	707m ²	15.80	29.20	N/A
T10	241m ²	23.60	10.80	N/A
T11	408m ²	11.30	19.90	N/A
T12	Not to be Assessed Due to Condition			
T13	241m ²	64.70	65.00	Yes
G1	46m ²	7.20	38.00	N/A
G2	24m ²	28.20	35.20	N/A
G3	24m ²	14.10	28.50	N/A
G4	24m ²	7.70	19.90	N/A
G5	24m ²	7.00	17.30	N/A
G6	52m ²	5.20	23.30	N/A
G7	84m ²	13.50	5.80	N/A
G8	59m ²	9.90	21.10	N/A
G9	168m ²	N/A	5.60	N/A
G10	24m ²	47.00	37.80	N/A
H1	7m ²	3.10	18.20	N/A
H2	Likely to Require Removal for a Development			
H3	8m ²	151.20	7.40	N/A
H4	7m ²	25.00	38.40	N/A
H5	7m ²	3.40	17.70	N/A
H6	4m ²	9.50	4.80	N/A
H7	7m ²	23.00	7.40	A small section may be lost due to the likely impacts
H8	4m ²	3.00	16.50	A small section may be lost due to the likely impacts
H9	4m ²	3.00	9.70	A small section may be lost due to the likely impacts

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained
H10	5m ²	5.80	16.00	N/A
H11	4m ²	24.90	20.80	N/A
H12	4m ²	15.90	11.70	N/A
H13	7m ²	25.60	28.80	Yes

6.0 Conclusions and Arboricultural Recommendations

- 6.1 The tree categorisation method identifies the quality and value of the existing tree stock but it is not meant to be interpreted rigidly and is presented in order to form a balanced judgement on tree retention and removal.
- 6.2 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement.
- 6.3 Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.
- 6.4 It is considered that in following the advice in this document, any negative factors affecting trees on the site will be minimised.
- 6.5 The Assessment demonstrates that the majority of trees and hedgerows on site can be retained, with only minimal loss where necessary to enable access.

Appendix One

Tree Survey Schedule

Arboricultural Implications Study- Stansty Chain Road, Wrexham

TREE SURVEY SCHEDULE

Arboricultural Data Sheet:					Date of Survey: 20/06/19				Surveyor: C. Salisbury				
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
T1	Oak	1180	8.40	OM	4.5	5.0	5.0	4.5	1.80	B/C	An individual specimen with reasonable form but with basal decay.	40 – 60	A3
T2	Oak	1050	8.20	OM	4.5	5.5	5.0	5.5	2.00	C	An ivy-clad individual specimen with reasonable form but with basal decay and decline in the upper canopy.	20 – 40	B3
T3	Oak	1130	18.60	FM	7.0	6.5	8.5	7.5	1.40	B	A dominant individual specimen with good form. The canopy of this tree contains minor deadwood.	80+	A3
T4	Oak	1310	17.40	OM	8.5	7.0	9.0	7.5	0.40	B/C	An individual specimen with reasonable form but with basal decay and deadwood.	40 – 60	A3
T5	Oak	1180	16.80	OM	7.5	8.0	8.5	7.0	0.20	B	An individual specimen with reasonable form.	80+	A3
T6	Oak	1330	20.60	OM	9.0	7.5	8.0	8.5	1.00	C	An individual specimen in decline.	20 – 40	B2
T7	Holly	130	4.80	SM	1.0	3.0	3.0	3.0	0.40	B	A poor-quality specimen situated within an adjacent property.	10 – 20	C2
T8	Oak	980	10.20	FM	9.0	8.0	7.5	8.0	2.00	B	An individual specimen with reasonable form.	80+	A3
T9	Oak	1590	16.20	OM	10.5	7.0	7.5	8.0	2.00	C	An individual specimen with reasonable form but with stem decay and deadwood.	20 – 40	B3

Arboricultural Implications Study- Stansty Chain Road, Wrexham

Arboricultural Data Sheet:					Date of Survey: 20/06/19				Surveyor: C. Salisbury				
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
T10	Oak	730	9.80	EM	5.5	5.0	5.0	5.0	0.40	B/C	An individual multi-stemmed specimen with poor form situated adjacent to a highway.	20 – 40	C2
T11	Oak	950	14.80	M	7.0	7.0	7.0	7.5	4.80	B	An individual specimen with reasonable form.	80+	A3
T12	Oak	930	19.20	M	7.5	8.5	8.0	7.0	2.40	C/D	An individual specimen in extensive decline due to fire damage. - Fell	0 – 10	U
T13	Sycamore	730 est.	12.20	OM	5.5	5.0	4.0	5.0	3.00	C	An ivy-clad individual specimen showing decline within its canopy situated adjacent to a highway. – Sever and remove ivy	10 – 20	C2
G1	Ash & Sycamore	320 avg.	7.80	SM/E M	-	-	-	-	1.00	B/C	A mixed species linear belt situated adjacent to a highway.	40 – 60	C2
G2	Maple, Hawthorn, Ash & Elm	230 avg.	13.20	SM	-	-	-	-	4.00	B/C	A linear mixed species belt situated off-site creating a good screen.	80+	A2
G3	Maple, Hawthorn, Ash & Elm	230 avg.	13.20	SM	-	-	-	-	4.00	B/C	A linear mixed species belt situated off-site creating a good screen.	80+	A2
G4	Maple, Hawthorn, Ash & Elm	230 avg.	13.20	SM	-	-	-	-	4.00	B/C	A linear mixed species belt situated off-site creating a good screen.	80+	A2
G5	Maple, Hawthorn, Ash & Elm	230 avg.	13.20	SM	-	-	-	-	4.00	B/C	A linear mixed species belt situated off-site creating a good screen.	80+	A2
G6	Lime	340 avg.	6.20	SM	-	-	-	-	2.00	B	A linear belt situated adjacent to a highway.	60 – 80	B2

Arboricultural Implications Study- Stansty Chain Road, Wrexham

Arboricultural Data Sheet:					Date of Survey: 20/06/19				Surveyor: C. Salisbury				
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
G7	3 x Ash, 2 x Lime & 2 x Sycamore	430<	15.60	EM	-	-	-	-	6.00	B/C	A mixed species group which has been crown lifted in the past. – Fell 1 x Ash in decline	40 – 60	B2
G8	Maple & Oak	360 avg.	11.20	SM/M	-	-	-	-	4.00	B/C	A linear mixed species belt situated off-site. – Fell 4 x standing dead trees	80+	B2
G9	2 x Oak	610<	18.40	M	-	-	-	-	2.00	B/C	One dominant specimen and one suppressed specimen containing deadwood within their canopies.	80+	A3
G10	Maple, Hawthorn, Ash & Elm	230 avg.	13.20	SM	-	-	-	-	4.00	B/C	A linear mixed species belt situated off-site creating a good screen.	80+	A2
H1	Hawthorn & Elderberry	120<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained hedge adjacent to a highway.	80+	B2
H2	Hawthorn & Elderberry	90<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained internal hedge.	80+	C2
H3	Conifer	130<	2.00	EM	-	-	-	-	0.00	B	A well-maintained boundary hedge.	40 – 60	C2
H4	Hawthorn, Sycamore & Elderberry	120<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained hedge internal.	80+	C2
H5	Hawthorn, Sycamore & Elderberry	120<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained hedge adjacent to a highway.	80+	B2
H6	Hawthorn & Elderberry	90<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained internal hedge.	80+	C2

Arboricultural Implications Study- Stansty Chain Road, Wrexham

Arboricultural Data Sheet:					Date of Survey: 20/06/19				Surveyor: C. Salisbury				
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
H7	Hawthorn, Sycamore & Elderberry	120<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained hedge adjacent to a highway.	80+	B2
H8	Hawthorn & Elderberry	90<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained internal hedge.	80+	C2
H9	Hawthorn & Elderberry	90<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained internal hedge.	80+	C2
H10	Hawthorn & Elderberry	110<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained internal hedge.	80+	C2
H11	Hawthorn & Elderberry	90<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained internal hedge.	80+	C2
H12	Hawthorn & Elderberry	90<	1.60	M	-	-	-	-	0.20	B/C	A previously maintained internal hedge.	80+	C2
H13	Hazel & Elderberry	120<	3.00	M	-	-	-	-	0.00	B/C	A previously maintained internal hedge.	40 – 60	C2

Appendix Two

Tree Survey Key

Arboricultural Implications Study- Stansty Chain Road, Wrexham

Trees for removal				
Category and definition		Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management		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 R 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).		
Trees to be considered for retention				
Category and definition		Criteria - Subcategories		
		1 Arboriculture values	2 Landscape values	3 Conservation values
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum 40 years is suggested)		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 arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which 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 (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)		Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboriculture features (e.g. trees of moderate quality within avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm		Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
Note - Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation				

Age Class

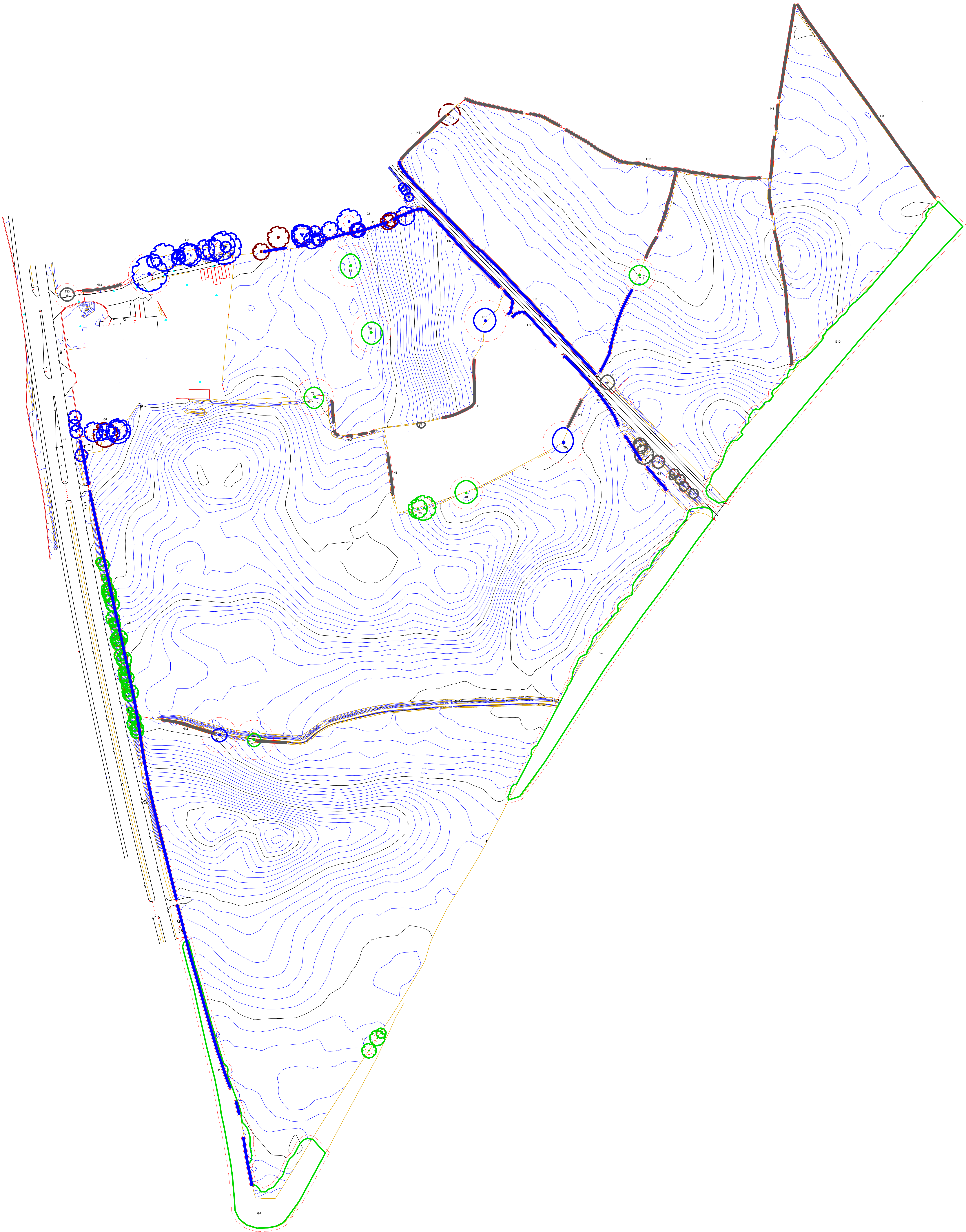
Y	Young	Trees that have not yet established
SM	Semi-Mature	Established trees up to 1/3 of expected height and crown
EM	Early mature	Between 1/3 and 2/3 expected height and crown
M	Mature	Between 2/3 and full expected height and crown
FM	Fully Mature	Full expected height and crown
OM	Over-Mature	Crown beginning to break up and decrease in size
S	Senescent	Crown in advanced stage of break-up

Condition

A	Good
B	Fair
C	Poor
D	Dead

Appendix Three

Plans



- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root protection area

Mulberry TMC
Adams House
Towers Business Park
Wilmslow Road
Disbury
M20 2YU

Tel: 0161 955 3628
Email: info@mulberrytmc.co.uk

Site Address:
Stanley Chain Road
Wrexham

Drawing Title:
BS5837 Plan

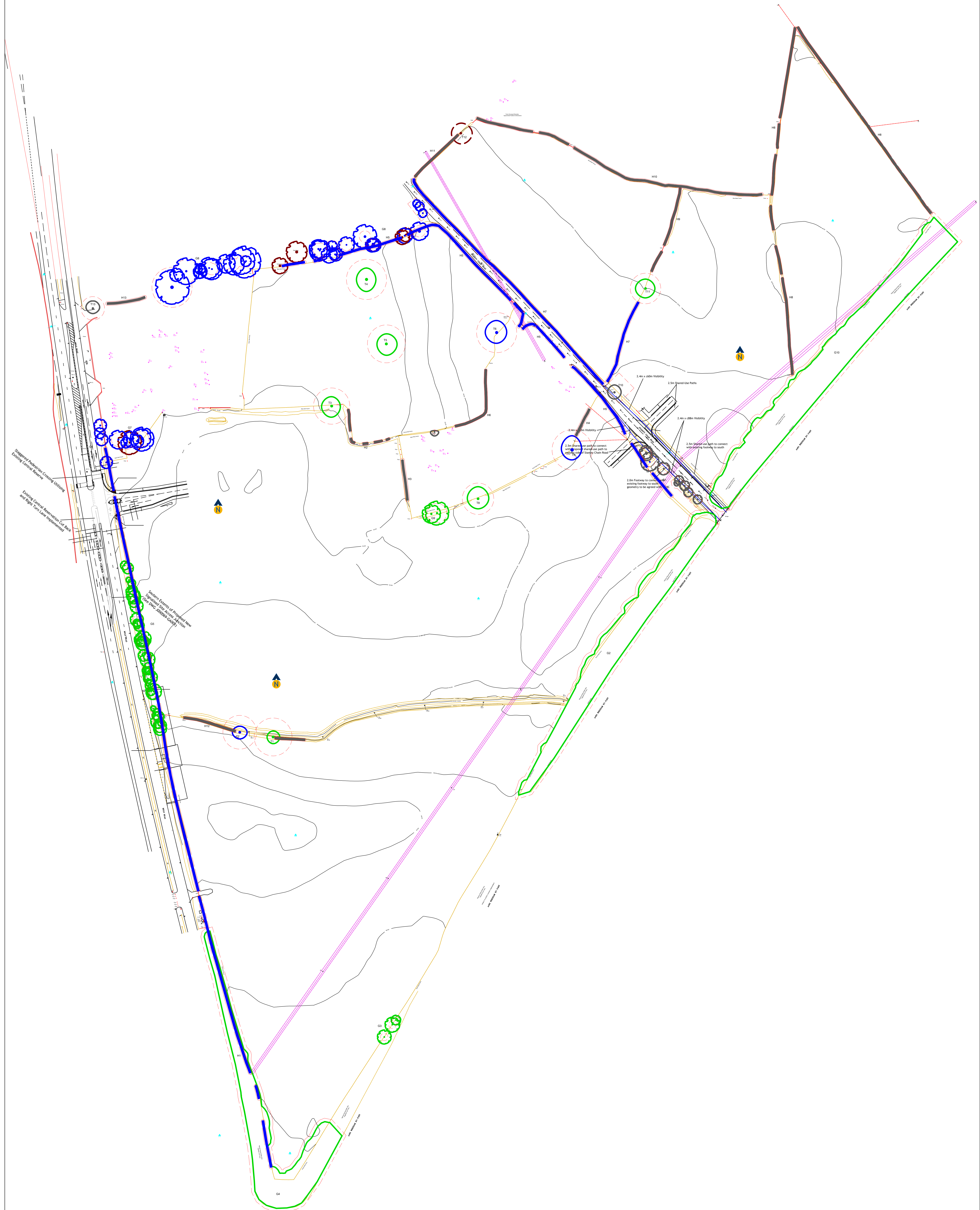
Drawing No:
SCRWBS01

Date:
13/11/2019

Scale:
1:1000@A0

Drawn by:
CS

Note: Dimensions are not to be scaled from the drawing.
All written measurements are to be checked on site by
the contractor. Copyright Mulberry TMC.
Note: All rights reserved in Chapter IV of the Copyright
Design & Patents Act 1988 have generally been asserted.



- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root protection area



- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root protection area

Appendix Four

Shade Diagrams

Tree Shading Diagram-
(Captured on 21st June at
9.00am)



KEY



Canopy spread of existing trees to be retained as part of the development.
(Data derived from Topographical survey and as per BS5837 Arboricultural Data Table Sheet - 06.2019)



Potential shade cast from trees retained as part of the development
(see annotation for date and time of capture)

FOR PLANNING

Stansty Chain Road, Wrexham

Tree Shading Diagram
(21st June - 9.00am)

SCALE: NTS

DATE: DEC 19

DRAWING: M5614/SRW/SHADE/01



Tree Shading Diagram-
(Captured on 21st June at
12.00 noon)



KEY



Canopy spread of existing trees to be retained as part of the development.
(Data derived from Topographical survey and as per BS5837 Arboricultural Data Table Sheet - 06.2019)



Potential shade cast from trees retained as part of the development
(see annotation for date and time of capture)

- 1 Noise Bund with planted vegetation.
- 2 Retained Mature Trees.
- 3 Central Green Pocket within Development.
- 4 Tree Lined Avenue into Development.
- 5 Swale Features along Roads.
- 6 Locally Equipped Area of Children's Play Space.
- 7 Green Ecological Corridor with SUDS Features.
- 8 Frontage onto Open Space.
- 9 Large Areas of Public Open Space.
- 10 Proposed New Bus Stop

FOR PLANNING

Stansty Chain Road, Wrexham

Tree Shading Diagram
(21st June- 12.00 noon)

SCALE: NTS

DATE: DEC 19

DRAWING: M5614/SRW/SHADE/02



Tree Shading Diagram-
(Captured on 21st June at
6.00pm)



KEY



Canopy spread of existing
trees to be retained as part of
the development.
(Data derived from Topographical
survey and as per BS5837
Arboricultural Data Table Sheet -
06.2019)



Potential shade cast from trees
retained as part of the
development
(see annotation for date and time of
capture)

FOR PLANNING

Stansty Chain Road, Wrexham

Tree Shading Diagram
(21st June- 6.00pm)

SCALE: NTS

DATE: DEC 19

DRAWING: M5614/SRW/SHADE/03



Tree Shading Diagram-
(Captured on 21st Dec at
9.00am)



KEY



Canopy spread of existing
trees to be retained as part of
the development.
(Data derived from Topographical
survey and as per BS5837
Arboricultural Data Table Sheet -
06.2019)



Potential shade cast from trees
retained as part of the
development
(see annotation for date and time of
capture)

FOR PLANNING

Stansty Chain Road, Wrexham

Tree Shading Diagram
(21st Dec - 9.00am)

SCALE: NTS

DATE: DEC 19

DRAWING: M5614/SRW/SHADE/04



Tree Shading Diagram-
(Captured on 21st Dec
at 12.00 noon)



KEY

Canopy spread of existing trees to be retained as part of the development.
(Data derived from Topographical survey and as per BS5837 Arboricultural Data Table Sheet - 06.2019)

Potential shade cast from trees retained as part of the development
(see annotation for date and time of capture)

- 1 Noise Bund with planted vegetation.
- 2 Retained Mature Trees.
- 3 Central Green Pocket within Development.
- 4 Tree Lined Avenue into Development.
- 5 Swale Features along Roads.
- 6 Locally Equipped Area of Children's Play Space.
- 7 Green Ecological Corridor with SUDS Features.
- 8 Frontage onto Open Space.
- 9 Large Areas of Public Open Space.
- 10 Proposed New Bus Stop

FOR PLANNING

Stansty Chain Road, Wrexham

Tree Shading Diagram
(21st Dec - 12.00 noon)

SCALE: NTS

DATE: DEC 19

DRAWING: M5614/SRW/SHADE/05