

Stage 1 Tree Survey & Preliminary Arboricultural Plans

Land at former Penley Hall, Penley, Wrexham

Prepared for:

Mr K Barker & Mrs T Wilson
C/o McCormick Architecture

Our Ref: 18/AIA/WXM/220 (Rev C)

October 2019

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TREE SURVEY SCHEDULE (BS5837: 2012)

SITE:	LAND AT PENLEY HALL, PENLEY, WREXHAM, LL13 0LU
CLIENT:	MR K BARKER & MRS T WILSON
BRIEF:	STAGE 1 TREE SURVEY & INDICATIVE ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	10/05/2018
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	18/AIA/WXM/220 – (UPDATED OCT 2019)

TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA.(mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T1	Horse Chestnut	M	22 2E	4.5	4	5	3	1000	G	- Tall prominent tree located outside site boundary - Co-dominant stems from 2m with compression union <i>Subject to TPO (WMBC No 20-1985) & listed as T24 in Order</i> - E.R.C. 40	• 3rd party tree - N/A	A2	12 452m²
T2	Oak	FM	17 1S	7	9	2	5	1250+	G	- Veteran Oak - Crown bias west due to proximity to T3 - Dieback & dead wood in crown <i>Subject to TPO (WMBC No 20-1985) & listed as T31 in Order</i> - E.R.C.40+	• N/A	A3	15 707m²
T3	Oak	FM	20 2S	10	8	13	5	1250+	G	- As T2 - Previous large diameter limb failures leaving tear out wounds <i>Subject to TPO (WMBC No 20-1985) & listed as T32 in Order</i>	• N/A	A3	15 707m²
T4	Oak	M	18 2S	6.5	6	7.5	5	700	M	- Located off site with no access to survey - observations are from what was visible from within site - Significant dieback in crown - E.R.C. 20	• 3rd party tree - N/A	B2	8.4 222m²

HEADINGS & ABBREVIATIONS

TREE NO.
SPECIES:
AGE RANGE/LIFE STAGE:
HEIGHT:
CROWN SPREAD:
CROWN CLEARANCE & DIRECTION OF GROWTH:
STEM DIA/MULTI-STEM DIA:
VITALITY:
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:
BS 5837 CATEGORY & SUB-CATEGORY GRADING:
BS 5837 RADIUS & BS 5837 RPA:

REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

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				N	S	E	W						
T5	Oak	M	16 0.5W	6	5	4.5	5	700	G	- As T4 - no access to survey - Trees appears in good health and vigour - E.R.C. 40	3rd party tree - N/A	A2	8.4 222m²
T6	Oak	FM	15 4W	4.5	3	8	6.5	750	M	- Major past crown failures leaving asymmetric form with excessive end loading - Requires a crown reduction to re-balance canopy & prevent failures <i>Subject to TPO (WMBC No 20-1985) & listed as T30 in Order</i> - E.R.C. 20	3rd party tree	B2	9 255m²
7	Oak	M							P/MD	- In advanced decline - 70% dead <i>Subject to TPO (WMBC No 20-1985) & listed as T29 in Order</i>	Requires pollarding if retained	U	N/A
T8	Willow (Weeping)	M	8 0	3	1.5	5	2	350	G	- Small tree of no visual merit due to location - E.R.C. 10	N/A	C2	4.2 55m²
T9	Birch	FM	12 1E	2	2	5	2	610	G	- Tree of no significant merit/value - E.R.C. 10	N/A	C2	7.3 168m²
T10	Cherry	FM	10 1S	4.5	4	3	2	460	M	- Entirely Ivy clad impeding inspection - Tree of no visual significance - E.R.C. 10	N/A	C2	5.5 96m²
T11	Oak	EM	16 2S	6	5	6	6	570	G	- Good quality well established tree with enormous future potential to the site - E.R.C. 20+	N/A	B2	6.8 147m²

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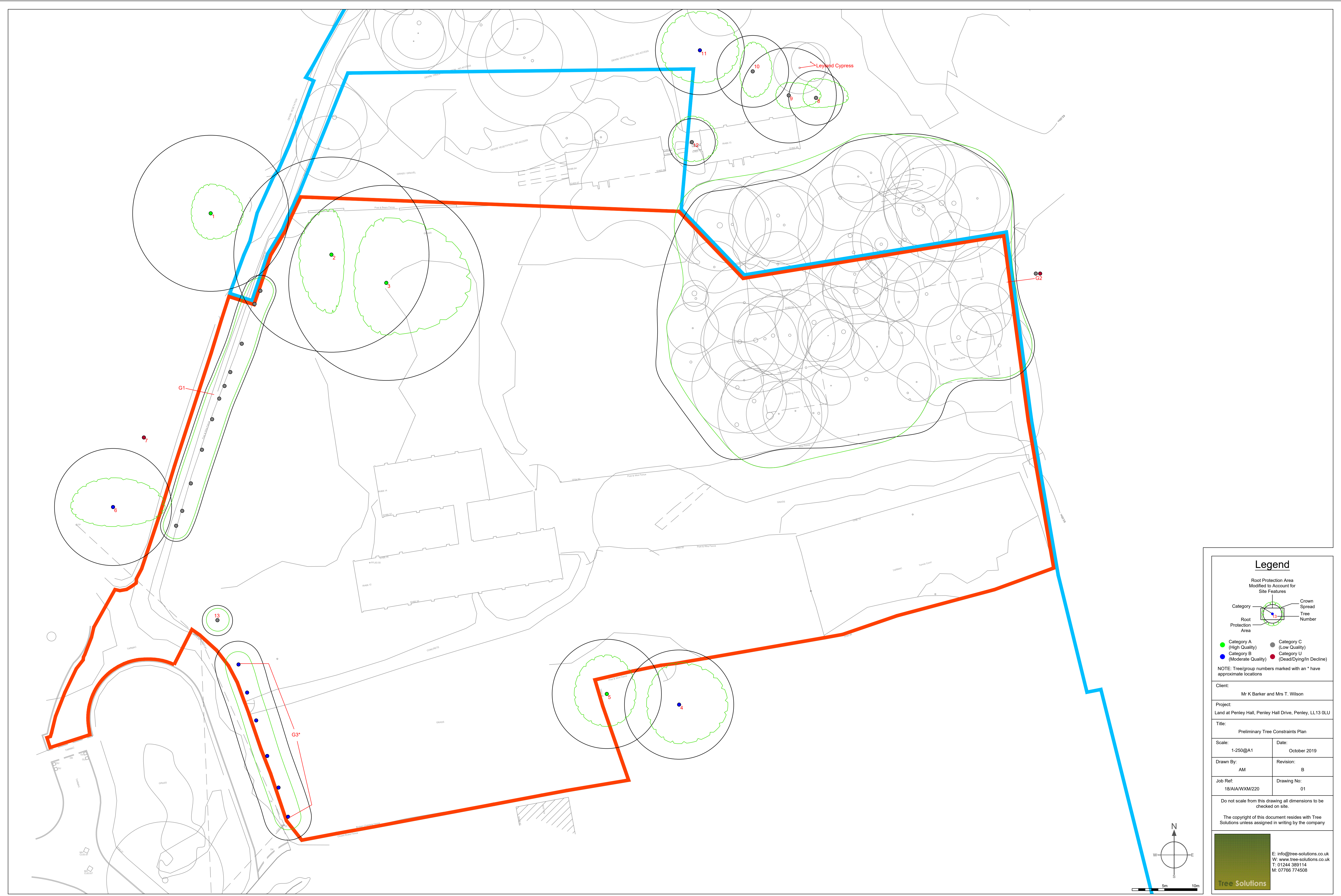
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				N	S	E	W						
T12	Sycamore	EM	13 0	4	3	4	3	300	M	- Self set tree that abuts building - Coppiced in past - E.R.C. 0	Remove	C1	3.6 41m²
T13	Oak	SM	9	1	1	1	1	200	G	- Young tree worth retaining if possible, as has potential to establish well • <i>Subject to TPO WCBC 286/2018</i> - E.R.C. 10	No works	C2	2.4 18m²
G1	Willow (Goat)	EM	≤11	2	2	2	2	≤200	G	- Linear group of past coppice - No value - E.R.C. 0	Remove	C2	2.4 18m
G2	Horse Chestnut Sycamore Birch Willow	EM	≤14					≤450	P	- Mass of naturally colonised overgrown scrub that has been allowed to grow due to no past management - All Horse Chestnuts have Honey Fungus & Horse Chestnut Bleeding Canker & as such require removal for H&S reasons irrespective of any development proposal - Remaining trees are of no individual merit and are not visually prominent - Many trees have failed at the root-plate • <i>Subject to TPO WCBC 286/2018</i> - E.R.C. 10	- Remove all dead, dying and dangerous trees – exempt from TPO application - Reduce western tree canopies by 2m	C2 U	5.4 92m²
G3	Birch	M	≤12	2	2	2	2	≤300	G	- Linear group of trees along the site frontage - No visual defect • <i>Subject to TPO WCBC 286/2018</i> - E.R.C. 20	Retain as attractive landscape feature along site frontage	B2	3.6 41m²

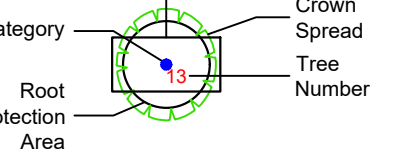
Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 category U trees (e.g. 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 it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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 those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant 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)	See Table 2
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	See Table 2
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 value	See Table 2



Legend

Root Protection Area
Modified to Account for
Site Features



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations

Client: Mr K Barker and Mrs T. Wilson

Project: Land at Penley Hall, Penley Hall Drive, Penley, LL13 0LU

Title: Preliminary Tree Constraints Plan

Scale: 1:250@A1 Date: October 2019

Drawn By: AM Revision: B

Job Ref: 18/AIA/WXM/220 Drawing No: 01

Do not scale from this drawing all dimensions to be checked on site.

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