



Old Oak Tree Care



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Land opposite Maesllwyn Close, Mill Road, Bronington, SY13 3HJ

Outline Planning for Residential Development with all matters reserved

P/2018/1061

Response to tree issues

6th May 2019

To be read with Appendix A: updated tree protection plan PC19/316/TPP

I am asked by David Parker of David Parker Planning Associates to comment upon tree issues raised in the refusal of the above planning permission.

The site, a thin strip of land on the village edge, produces a challenge to the layout which is further compounded by the presence of a number of trees, some with high amenity value.

I have read Wrexham Borough County Council's Tree Officers (TO) response to the proposal, dated 25th Jan 2019, and whilst I have some sympathy with the issues raised, I am of the opinion that trees will not present resentment for those who occupy the new properties. I am more of the opinion that the trees will add significantly to the semi-rural environment and add considerable amenity value to the houses.

However, after discussion with planning consultant David Parker, it was agreed that the removal of Plot 1 removes a number of constraints from the site. Appendix A shows an updated plan with Plot 1 removed. It should be noted that the TO's response is to the original 6 plot design and a new appraisal will be required of this new 5 plot proposal.

The removal of Plot 1 and the moving of Plots 2 and 3 to the north will prevent any buildings being present near to Ok1. This, essentially, prevents any significant impact upon the tree, leaving a significant amount of untouched rooting area to the east which it can utilise. The trunk of the tree will be over 18 metres away from a dwelling with its crown being over 13 metres away. A parking area and access road will separate the buildings from the tree. These physical barriers will help to separate the tree from the houses.

I do not consider that, within the new scheme, Ok1 presents any constraints to the proposal.

The small category B roadside oak Ok10 is given additional space by moving plot 2 and 3 north. However, I consider that this tree was never a significant constraint to development. Its trunk is 14 metres from plot 4 with the edge of the crown being 11 metres from it. The moving of plots 2 and 3 now creates a 19 metre space to the trunk and building in plot 2 which is 16 metres from the crown. This tree is a good distance from the proposed houses.

Ok6 is the largest tree on site and requires careful consideration. This large category B tree brings significant maturity and character to the site. In recent times a large branch on the western flank has been removed because of significant decay within it. The shape of the crown is now somewhat asymmetrical, but the overall amenity of the tree has not been significantly diminished.

The root protection area (RPA) of the tree reaches deep into the garden areas of plots 2, 3, 4 and 5. Moving plots 2 and 3 north by 9 metres prevents the need for any construction work to occur within the RPA. It also allows much more garden space to be outside of the RPA of Ok6.

The trunk of Ok6 is 22 metres away from plot 3 with the crown being 12 metres.

The trunk of Ok6 is 14 metres away from plot 5 with the crown being 5 metres.

The layout of the site, to the south of Ok6, is constrained by required distances between buildings so no additional distance can be added between this tree and plot 5. However, no excavations are required within the RPA to allow the foundations to be built. A small amount of slabbing will occur within the RPA for which excavations will be minimal. This less than 0.5% covering of the RPA is not considered to be harmful.

It is proposed to add a considerable amount of additional protected area outside of the RPA which will reduce the pressure of development on the tree.

Given that encroachment into the RPA of Ok6 will be minimal and excavations will be limited, I am of the opinion that this oak will not lose significant amounts of its rooting area. Much of the RPA is outside of the garden space in the field beyond. Although agricultural activities will have caused significant disruption in parts of the RPA here, it is likely that the tree has become accustomed to this, more likely than not concentrating root production below the area of agricultural disruption.

It is impossible to say how gardens of properties will be developed after building work has been finished. However, to prepare the gardens as a lawned area of grass can be specified in a way to prevent significant harm to tree roots. A no dig approach would be specified, filling in any depressions with sharp sand to create a level base for turf to be laid. This would prevent the need for any significant landscaping work within the rear gardens as this area is approximately flat and lawn levels could follow the ground. Access to rear gardens is limited. No vehicles can access the rear of these gardens, so the building of garages are unlikely.

The largest structures likely to be built within the RPAs are the bases for sheds, probably made of concrete or slabs. Excavations are unlikely to be significant for this as the structures are light. Provision is made for such structures within BS5837:2012 (7.5.3).

Although there are large trees close to the development, which may not be appropriate in an urban setting, they are appropriate within the semi-rural setting of this development. Neither myself or the TO dispute that the category B trees are of high amenity to the area. I am of the opinion that the trees will considerably add to the appeal and value of the houses without causing resentment or concern.

Removing plot 1 adds space within the development to allow planting of trees and replacement of some hedgerows. A landscaping plan could successfully introduce new trees and hedges into the development to satisfy WCBC's Tree & Woodland Strategy.

I am therefore of the opinion that the new proposal does not significantly encroach upon present trees, is not likely to add pressure for tree removal or pruning in the future and adds space for additional tree and hedge planting.

I am very happy to discuss, with anyone, the issues raised in this letter.

Yours Sincerely

David Bailey
BSc(hons), M.Arbor.A, cert.Arb.(RFS)
Old Oak Tree Care

Appendix A

Land opposite Maesllwyn Close,
Mill Lane, Bronington

Tree Protection Plan
Showing all retained trees, crown dimensions, tree
categories, RPAs, fencing and special engineering

SCALE :
1 : 500 @ A3 DATE :
15/05/2019

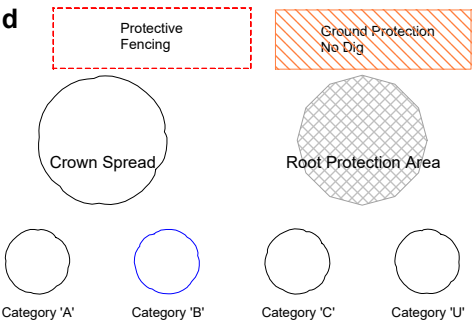
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Map reference:
PC19/316/TPP

Legend



LAND OPPOSITE MAESLLWYN CLOSE,
EAST OF MILL ROAD, BRONINGTON.

Revised Sketch Layout Plan

