

Plas Coch Retail Park, Wrexham

Arboricultural Report

January 2018



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Hazard Evaluation

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1.0 Introduction

1.01

A. C. S. Consulting is instructed by JLL on behalf of Aldi Stores UK Ltd to report on trees and the implications of development at their existing Wrexham store at Plas Coch Retail Park, Wrexham. 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 draft Arboricultural Method Statement detailing a set of principles for tree protection, implementation and phasing of works.

1.03

The site was visited during December 2017. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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2.0 Background

2.01 The Site

The site is an existing food retail store with car parking.

2.02 Statutory Protection/Planning Policies

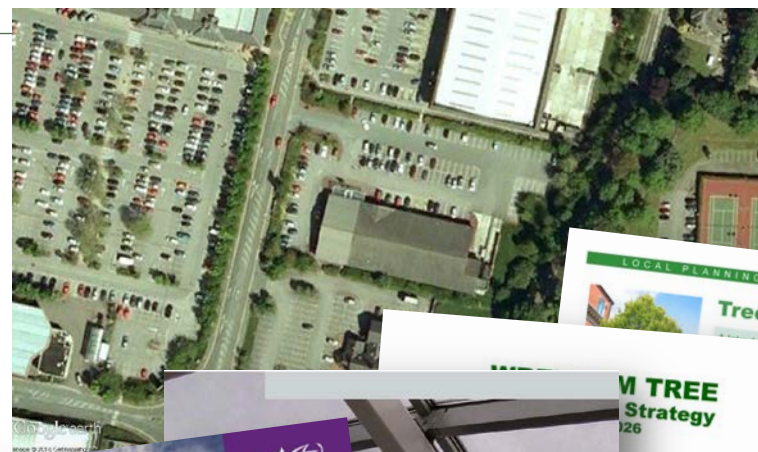
The application is subject to the saved Planning Policies of Wrexham County Borough Council and the policy statements of the Welsh Government. The site is not located within a Conservation Area. The application may be subject to Planning Policy Wales in terms of trees.

Policy EC4 of the Wrexham Unitary Plan appears to be applicable along with Local Planning Guidance Note 17 Trees and Development and Tree and Woodland Strategy adopted in January 2005.

2.03 Soils

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

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be freely draining slightly acid loamy soils.



3.0 Tree Survey

3.01

I have identified ten individual trees.

3.02

The tree data can be found at Appendix 1. 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.

3.0 Tree Survey



4.0 Development Implications

4.01

The site is an existing food retail store with car parking.

4.02

The development is described in greater detail in the Design and Access Statement. In simple terms, the development comprises a proposal to extend the facility to either elevation. One extension will be 58m² and the other 448m².

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.

Based on the proposals, a number of minor implications were noted. These have been summarised in the table below:

Cont.....

4.0 Development Implications

Impact	Reason	A	B	C
Trees lost for development	Demolition/ Construction New development	0	0	T7, T8, T9, T10
Retained trees that may be affected by disturbance	Demolition/ Construction – New development	0	T1, T2,	T3
Trees to be pruned	Demolition/ Construction – New development	0	0	0

The smaller unit has no implications for the structure planting along the site's boundary.

Pruning
None.

Secondary Development Pressures

The development is a commercial property and as such secondary development pressures are not considered to be relevant.

Loss for development

The development will result in the loss of four Category C specimens. The removal of the trees has no impact; they are unremarkable trees of very limited merit that they do not qualify in higher categories.

Retained trees that may be affected by disturbance

The principal impact will be from the works in the current car park for the larger of the two extensions. In 2017 the car park was extended and slightly encroached into the Construction Exclusion Zone (CEZ) of two significant off-site trees. The car park was constructed using 'no dig' techniques. This will be removed, but due to the difference in height between the car park and the street trees, a retaining structure will be required. The retaining structure will slightly encroach into the trees' RPA/CEZ.

The encroachment is not detrimental to the overall retention of the trees. Significant ground protection measures will be used as detailed in the Arboricultural Method Statement.

4.0 Development Implications

4.03 Planning Policy

The over-arching policy guidance in respect of the site is that contained within Wrexham County Borough Council policy document and the policy statements of the Welsh Government.

The application recognises that the retention of existing trees can add maturity to a new development and well-planned, designed and maintained new planting can greatly enhance its visual quality and character. The development accords with the provisions of the policies.

5.0 Conclusions

5.01

The development is described in greater detail in the Design and Access Statement. In simple terms, the development comprises a proposal to extend the current retail unit.

5.02

The development retains trees in good spatial locations with adequate protection measures to ensure their long-term retention. Trees removed are mediocre specimens of limited potential.

5.03

Indirect impacts have been addressed and are considered to be satisfactorily managed by the method statement of implementation. Secondary development pressures are not considered to be pertinent to this application due to its commercial nature.

5.04

A draft 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 1

Contents

Key

BS5837: 2012

Tree Tables

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

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 M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1	Sycamore	17	670	5	#5	3	6	5 (W)	2 (W)	M	Good	Good	Council tree. Located in the pavement. Appears to be a lapsed pollard. A tree of moderate quality and value in the landscape.	20+	B1/2
2	Horse-chestnut	17	950	3	6	4	5	2 (S)	2 (S)	M	Good	Good	Located in the pavement. Causing damage to the street infrastructure. Appears to be a lapsed pollard. A tree of moderate quality and value in the landscape.	20+	B1/2
3	Maple	14	335	5.5	0.5	5	7	2 (W)	2 (W)	SM/ EM	Good	Fair	Third party trees. Included stem unions. Crown asymmetry. A tree of low quality and value in the landscape.	10+	C1/2
4	Maple	5	150	2	2	2	2	2	2	SM	Fair	Fair	Located to the rear of the store in amongst laurel. Twin stemmed with included union. A tree of low quality and value in the landscape.	10+	C1/2
5	Maple	8	220, 150	3	4	4	4	2	2	SM	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2
6	Ash	6	220	3	3	3	3	2	2	SM	Good	Good	Damage from desire line. 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	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
7	Prunus	6	220	3	3	3	3	2	2	SM	Good	Good	Structure landscaping. A tree of low quality and value	10+	C1/2
8	Prunus	5	220	3	3	3	3	2	2	SM	Good	Good	Structure landscaping. A tree of low quality and value	10+	C1/2
9	Prunus	5	220	3	3	3	3	2	2	SM	Good	Good	Structure landscaping. A tree of low quality and value	10+	C1/2
10	Prunus	3	150	2	2	2	2	2	2	SM	Good	Good	Structure landscaping. A tree of low quality and value	10+	C1/2

Appendix 2

Contents

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;
- Tree Works – pruning & removal;
- Installation of protective fencing and surfaces;
- 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 recorded and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

Critical Arboricultural Operations

Pre-commencement meeting.

Tree Works.

Marking out and installation of CEZ Fencing.

Installation of no-dig surfaces.

Removal of tree protection measures.

Construction Exclusion Zone Root Protection

Due to the short-term nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to the ground by a 'T' bar. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – ARB/3724/Y/200.

Targets

- Heras fencing fixed to the ground by 'T' bar as illustrated.
- Fencing installed at locations shown on the plan (ARB/3734/Y/200) 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.



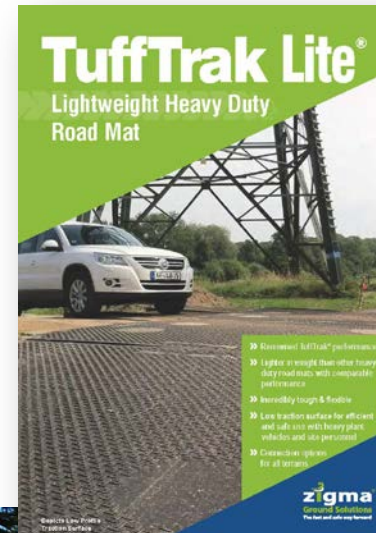
Construction Exclusion Zone Root Protection

Due to the restricted nature of the site standard BS 5837 fencing will not be placed at the extent of the RPA adjacent to trees T5 and T12. The Construction Exclusion Zone will be protected by Tuff Trak over a sand blinding layer or where scaffolding is requires 25mm thick plywood boards. Adequate protection of trees requires the installation of the correct ground protection at the locations shown on the Drawing No. – ARB/3724/Y/201.

Targets

The following applies to Tuff Trak (other systems follow a similar installation procedure).

- Permatex 300 geotextile to be laid with a sharp sand blinding layer, or wood chip compressible layer to bring to level.
- Tuff Trak laid over. This surface will be retained through the contract to form a working surface.
- Fencing to BS 5837 2012 to be installed.
- Location and adequacy signed off by Arboricultural Clerk of Works and LPA advised.
- Works to be monitored by Arboricultural Consultant.
- Completion to be reported to the LPA and signed off by Arboricultural Consultant.
- Tool Box talk



Tree Protection Notice to be attached to fencing 1.5m from the ground, facing out of the Construction Exclusion Zone and located at regular intervals along the fence line.

The notice must be at least A4 in size

Site Offices/Welfare Facilities/Compound

Site offices, welfare facilities and a compound including fueling location will be required at the site due to the length of the contract period. Site offices can be located in Construction Exclusion Zones to act as tree protection. The following issues should be considered.

Targets

- Compound to be outside of Construction Exclusion Zones.

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, Wrexham Council 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 Wrexham Council, if required, to show evidence of continuous site monitoring.

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.

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.

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