

Cerys Jones

From: Philip Forster
Sent: 21 July 2017 09:42
To: planning_admin
Subject: FW: P/2017/0467: Cross Lanes Development

Tree report

From: Michelle [mailto:michelle@storah.com]
Sent: 20 July 2017 16:12
To: Philip Forster; Jon Brewin
Cc: david storah
Subject: Re: P/2017/0467: Cross Lanes Development

Good Afternoon Phillip and Jon

In response to some on Jon's requirements, please see below;

Generally, the arboricultural method statement (AMS) prepared by Bowland Tree Consultancy Ltd is to a very good standard with comprehensive and agreeable protective measures recommended. There are a number of additional points however which require clarification before I am able to recommend the discharge of Conditions 13 & 14.

Whilst arboricultural supervision is often recommended within a submitted AMS, it is not always the case that such recommendations are adhered to. Therefore, I would request that the Applicant / Agent confirm in writing to the LPA the details of the selected project arborist (PA) employed to supervise arboricultural measures as stated within the AMS.

- The appointed arborist is Alistair Henderson M. Arbor A C.Env of Tree Solutions Limited

Due to the reasoning behind the requirements of such no-dig pathways and the potential unfamiliarity regarding installation technique, monthly supervision / monitoring of any no-dig construction may prove inadequate. Therefore I would request, the Applicant / Agent confirm in writing that the PA will brief contractors and, as and when considered necessary by the PA, supervise the actual installation of the no-dig footpaths.

Overall, whilst monthly monitoring visits as stated within the AMS are generally appropriate and agreeable, I would request that during the first month of construction activity the PA is to undertake weekly monitoring visits with subsequent reports forwarded to the LPA. Retained trees and recommended protective measures may be at their most vulnerable to construction damage during what can be an unsettled phase in any development. Weekly arboricultural monitoring is essential during this start-up period in order to ensure the agreed AMS is adhered to. I would request the Applicant / Agent confirms that such initial monitoring is acceptable and will be undertaken by the PA.

- As the client's agent, we can confirm that this will be done in accordance with your request. The PA will brief contractors and as where necessary, supervise the actual installation of the no - dig footpaths. Weekly monitoring by the PA is confirmed. Please see below the outline confirming the arborist's appointment. If any thing further is neccessary it shall be addressed.

Alistair Henderson - *Thank you for forwarding me a copy of the Arboricultural Method Statement (AMS) for the proposed Children's Activity Centre at the former Cross Lanes Hotel. Accordingly, I can confirm that I am available to undertake the necessary Arboricultural site supervision work as detailed within Bowland Tree Consultancy AMS Ref: BTC1077. Our work and fee structure would be as set out below:*

- *Pre-commencement site meeting with contractors, architect, agent & LPA Tree Officer if available*
- *Undertake tool-box talk on all tree protective measures as detailed within the AMS*
- *Undertake 1 site inspection/supervision visit per week for the first month of development as requested by WCBC Tree Officer. Please note, I am unavailable between 27 July & 05 August due to holiday*
- *Complete a site inspection checklist with photographic evidence upon completion of each site visit. Completion report to be distributed to project team & LPA*
- *Upon completion of the initial weekly visits, provide monthly site supervision for the duration of the project*
- *Provide ad-hoc visits if necessary were design conflicts arise with trees on site*

Drainage routes for surface water and foul drainage, as identified within drawings 1 – 3 of V-R6438-00-500, appear to encroach within the RPA of individual retained trees (e.g. T18, T22, T24). Protective measures to address the potential risks involved to tree roots need to be included within the AMS. The relevant sections of the submitted AMS should be amended asap.

- This is being assessed at the moment. Jennie from Bowland may be in touch regarding any queries.

In regards to this comment ... *In terms of the drainage/ecology – Emma Broad has reviewed the detail provided late last week. The solutions proposed are generally retrofit options. Given that newts generally find themselves in gully pots because they are not able to get back up kerbs and end up walking along the ling of the kerb, it would be better if lower kerblines could be specified to allow newts the opportunity to climb them as well as offsetting the gully position away from the edge of the kerblines to provide a sufficient distance between the edge of the gully lid and the kerb.*

This is also being addressed by the drainage designer and will get back to asap.

Kind Regards,

Michelle Martin

RIBA BA (Hons), MArch, ADPPA

Architect

Storah Architecture
46 Halifax Road
Todmorden
OL14 5QG

www.storah.com

Tel: 01706 813214

On 17 Jul 2017, at 15:49, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Michelle,

Please see attached.

Regards,

Phil

From: Philip Forster
Sent: 17 July 2017 10:11
To: 'Courtney Ives'
Cc: Jon Brewin; Emma Broad
Subject: RE: P/2017/0467: Cross Lanes Development

Dear Courtney,

To summarise the position this morning on the application to discharge the remaining planning conditions:

- I understand that we are awaiting an amended AMS following Jon Brewin's comments last week.
- In terms of the drainage/ecology – Emma Broad has reviewed the detail provided late last week. The solutions proposed are generally retrofit options. Given that newts generally find themselves in gully pots because they are not able to get back up kerbs and end up walking along the ling of the kerb, it would be better if lower kerblines could be specified to allow newts the opportunity to climb them as well as offsetting the gully position away from the edge of the kerbline to provide a sufficient distance between the edge of the gully lid and the kerb.

Regards,

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control

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From: Courtney Ives [<mailto:courtney@storah.com>]
Sent: 14 July 2017 11:54
To: Jon Brewin
Cc: Philip Forster; Michelle; david storah
Subject: Re: P/2017/0467: Cross Lanes Development

Jon,

Thank you for providing your comments to Phil, we have contacted Bowland Tree Consultancy and have asked them to amend the AMS accordingly, and will confirm appointment details of a project arborist asap.

Kind regards,

Courtney Ives

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Tel: 01706 813214

On 14 Jul 2017, at 10:59, Jon Brewin <Jon.Brewin@wrexham.gov.uk> wrote:

Phil,

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Drainage routes for surface water and foul drainage, as identified within drawings 1 – 3 of V-R6438-00-500, appear to encroach within the RPA of individual retained trees (e.g. T18, T22, T24). Protective measures to address the potential risks involved to tree roots need to be included within the AMS. The relevant sections of the submitted AMS should be amended asap.

Regards

Jon Brewin
Arboricultural Officer (Planning) / Swyddog Caedyddiaeth
(Chynllunio) Environment and Planning / Amgylchedd a Chynllunio
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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

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