

Judith Williams

From: Sharon Holman
Sent: 25 November 2015 15:22
To: planning_admin
Subject: FW: P/2015/0790 - Boozey Fields, Griffiths Road, Stansty, Wrexham

Civ – tree officer response

From: Jon Brewin
Sent: 24 November 2015 14:30
To: Sharon Holman
Subject: P/2015/0790 - Boozey Fields, Griffiths Road, Stansty, Wrexham

Sharon,

Generally, I would agree with the findings of the arboricultural report provided by 'Tree Solutions' and would agree with the BS5837:2012 retention categorisation of individual and group trees noted on site.

Three trees (T1, 2 & 3) along the southern boundary are protected by the TPO 14/1997 and have also been identified as category 'A' trees in accordance with BS5837 along with a fourth tree T12, an ash tree along the northern boundary.

The report has also provided an indicative assessment of potential shading patterns cast in the mid-summer period only by the existing trees on adjacent built and proposed dwellings. It is quite clear from this assessment that the existing trees along the northern boundary have little or no shading impact upon proposed dwellings but already have an impact upon garden areas of existing dwellings located in 'The Meadows' thus already placing the trees under a certain level of pressure from residents concerned about reduced light levels and crown encroachment.

The shading assessment of the trees to the north-western boundary indicates reduced light levels and excessive shading impacts upon existing dwellings in both Arenig and Celyn Close and approximately 4 No proposed dwellings within the red-line boundary. The boundary tree-line here (G3) has substantial cumulative values in amenity, screening and habitat and I am concerned that the trees will be faced with increasing pressure from residents on both sides looking to address both issues of shading and crown encroachment particularly over the boundaries of the 4 No new dwellings.

A number of existing trees, T4, T5 and a segment of G1 located parallel to the southern boundary of the site, are identified for removal to facilitate development. The amenity value of these trees is not considered significant and I would therefore have no objections to their removal if required to facilitate development.

Due to their justifiable protective status under TPO 14/1997 and the designated BS retention category of 'A' it is imperative that no pressure is placed upon these three valued trees. Therefore, no building plots or play equipment should neither be placed both within or close to their respective root protection areas (RPA) or within the shading patterns provided.

The hedgerow (G1) parallel to the southern boundary whilst currently in need appropriate management is a valuable boundary feature with potential benefits to wildlife habitat. Its retention is justified but requires cleaning out and 'gapping up' with native hedgerow mix. To ensure physical protection for the future, it is essential that the hedgerow itself remains outside of any residential boundary line and is retained with some form of buffer / maintenance strip of approximately 2.0m. If so desired such a buffer zone may incorporate a pedestrian footpath constructed to 'no-dig' specifications.

There are no existing trees within the site interior and it is disappointing to see that the 'Preliminary Landscape Layout' (Dwg No 05/117/01) shows a lack of highway verge planting into the site particularly from the site entrance itself

through to the proposed POS. I would like to see a greater allocation of space for the planting and development of medium to large size species parallel to the access road through the site.

The POS are a to the east of the site appears to be located at the lowest topographical point of the entire site and may leave it exposed to the risk of flooding or waterlogging. Such risks should be investigated.

Generally, the current layout features plots and garden areas in particular in close proximity to boundary trees which provide benefits of amenity, screening, shelter and habitat. Such close proximity will inevitably result with the trees being placed under increasing pressures for excessive pruning or complete removal in order to address very obvious, anticipated issues such as excessive shading / light reduction, crown encroachment and associated fears and concerns regarding the structural condition of adjacent trees. Whilst it's possible that the site may accommodate a level of development, the existing trees present on site and agreed for retention must have their long-term future secured by ensuring that their RPA's and 'zones of influence' (including shading) are not encroached upon by residential boundaries and are protected at a suitable distance through the use of 'buffer zones' in the form of access roads, parking bays, POS, maintenance strips, verge areas, footpaths etc.

As it stands I would have to object to the current application due to the long-term pressures placed upon any retained tree stock.

Regards

Jon Brewin
Arboricultural Officer / Swyddog Caeddydiaeth

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