

Wrexham Tree Report

Application No.	P/2014/0193	TPO or C/A Ref.	Fairy Road Conservation Area
Proposal	Coppice to ground level 1 horse chestnut (T1), side prune back from road up to 1m to a height of 5.2m from 1 cedar (T2), fell 1 ash (T3) prune back 4 branches growing towards chimney stack by up to 2m from ash (T4) and fell 1 silver birch (T5) trees protected by the Fairy Road Conservation Area		
Location	'Fairhome' 1 and 3 Fairy Road, Wrexham		
Applicant	Vista Healthcare		
Consultation Responses			
16th April 2014 – Offa Community Council. Strongly object to removal of trees as they have an important aesthetic value in the conservation area. 14th April 2014 - Built Conservation. The trees, particularly along the road frontage, contribute to the property's setting and appearance. Landscape elements are a particular feature of the Conservation Area. The removal of T3 is of concern however if accepted by the Tree Officer, it is requested that a replacement tree is planted.			
Report			
This conservation area notification has been amended by exchange of emails to retain the horse chestnut (T1 on the plan) and instead prune it to clear the overhead lines to achieve a clearance of up to 0.3m. In addition the plan has been amended to correctly plot the trees. Due to these changes the validation date for the notification is 10th July 2015. The revised proposal now comprises of carrying out minor pruning to a semi mature horse chestnut (T1) and a cedar (T2) which are situated along the road frontage. This is to achieve clearance from overhead lines and the highway respectively. An ash (T3) proposed for removal is a semi-mature specimen situated in the eastern corner of the garden at the base of the brick boundary wall. The tree is most likely to have seeded itself, rather than being planted, and it appears that the roots are cracking and slightly deforming the wall. As a result of a much larger ash in an adjacent property the ash (T3) has a cranked stem and a crown heavily biased			

toward the south and west. Due to the tree's poor form and adjacent dominant ash the amenity afforded by T3 is very limited.

To the rear of Fairhome there is a mature ash (T4) with a height +-16m and crown spread +-8m. The crown contains branches that are growing close to the dwelling's chimney and it is proposed to prune four of them to give up to 2m clearance around the chimney stack. This work will not be detrimental to the tree's amenity.

Adjacent to the mature ash (T4), to the other side of the boundary wall, a mature silver birch (T5) is situated in the grounds of Belmont Hotel. The silver birch is +-11m in height but is without an upright stem and has a crown that is heavily biased towards to the rear of Fairhome. The form, modest height, proximity to the large ash (T4) and location means that the amenity afforded by the silver birch (T3) is minimal.

Taking into account the above factors it is not considered necessary to make a Tree Preservation Order to prevent any of the proposed works from being implemented and it is recommended that No Objection is made to the conservation area notification.

As the proposed tree work comprises of a notification under Section 211 of the Town and Country Planning Act 1990 a planning condition requiring replacement of the two trees felled cannot be made.

Recommendation

No Objection

Conditions/Reasons

1. The work shall be completed within 24 months of the date of consent unless the Local Planning Authority agrees to an extension of this period in writing.

REASON: To ensure the work is carried out within a reasonable period.

Note To Applicant

For the avoidance of doubt this consent does not give you, or a contractor, a right of access onto your neighbour's land to carry out the work specified.

Officer

SB

Date

7th August 2015