



Old Oak Tree Care

50 Chestnut Road, Loggerheads, Market Drayton, Shropshire TF9 4BL
Tel: 01630 673216 Mob: 07813 808174 Web: www.oldoaktreecare.co.uk

Land to south of Lane End, Penley, Wrexham

P/2014/0392

19th November 2014

Dear Sir/ Madam

I write in reference to the above planning application as the applicant's Arboriculturist who produced the original tree report dated 14th January 2014.

I was sent a copy of an e-mail by the applicant, Greenspace Architects, stating that Wrexham Borough County Council's Arboricultural Officer Moray Simpson had identified some problems concerning trees with the above application.

I spoke to Mr Simpson at some length about trees on the site and I drew a number of concerns from him that I would need to address:

- 1) The overgrown hedgerow to the north east of the site was considered to be a line of trees rather than an overgrown hedgerow and required more attention to detail than I had provided.
- 2) Tree 521 was considered to be a significant tree and worthy of retention for its amenity value.
- 3) A multi stemmed hazel tree in the far south west corner had been missed from the survey and a building was planned to be very close to it.
- 4) Tree 525 was considered important and retention should be investigated.
- 5) Tree 527 was considered to be significant and should be upgraded to a higher category and retained.
- 6) More mitigation planting was required.

I was sympathetic with some of the concerns and unsure of others but since it had been almost a year since I visited the site I was not willing to make any uninformed decisions.

I met with Geraint Edwards of Greenspace Architects on site the next day where we discussed options and where I could re-assess trees.

We came up with some alterations to the previous proposals as shown in Appendix A and B of this letter and explained below.

- 1) The Hedgerow to the north east is an escapee of what should be a hedge. At 8 metres high, it is becoming unsustainable as should it grow much higher it will start to die off at the bottom and the hazel stems will become unstable.

It would be better that these trees were cut back to a 3 metre high hedge line where they can be kept in this state for the benefit of both new owners and the houses behind the hedge.

To ensure a suitable root protection area (RPA) is given, the nearest planned house has been moved to allow an RPA of 3 metres from the boundary (essentially 2.5 metres from the trees). This is a more than adequate RPA for these hedgerow trees.

- 2) 521 is a large Goat willow tree and can be seen from a number of properties in the vicinity. Goat willows are short lived trees that have a propensity for failure when reaching maturity. This tree appeared to be in good health and had grown to a considerable size without failing. I was concerned about what appeared to be a large stem that had been removed from the tree on the northern side. I was apprehensive of decay spreading from this relatively new wound and also as there was a distinct lack of reaction wood around the entire wound.



Picture 1 Wound at base of 521

I therefore originally gave the tree a C category as I could not see it lasting any more than 20 years and with the wound reducing its structural integrity.

When I revisited the site I used a rubber mallet to sound out any perceived decay pockets. I detected a long area of unsound wood leading up the right stem indicating that internal decay was moving up this stem. I did not detect any other dysfunctional area. It won't be long before this branch breaks and it will be certainly exacerbated by the removal of the large macrocarpas next to it as wind dynamics around the tree will change and failures will be more likely.



Picture 2 Stem where decay was found on 521

Given the poor compartmentalisation attributed to all willow trees I would expect this decay to spread to the other two stems in the near future and would expect a major failure within 10 years. I have therefore re-categorised this tree as a Cat U tree to be removed.

It would be wrong to allow development to take place when anyone might be harmed by a tree that has been recognised as being at risk of failure. Therefore if any development takes place at the site then this tree must be felled.

- 3) The hazel tree to the far south east has been plotted and give a number of 529. The garage that would have been on this trees RPA has been removed from the plan.
- 4) We were very conscious of trying to save at least one of the significant trees on site and 525, the weeping willow appeared to be the easiest to retain. With careful removal of the building next to it, improvement of the exposed soil, some pruning of the tree and the use of a Three dimensional cellular confinement system (TDCCS) with a porous surface dressing, the tree could be retained and provide a central feature to the cul-de-sac.

In many ways the weeping willow will be a good tree for this a clearance for vehicles below will be an important factor. The very soft stems that hang from this tree would be pruned back by regular vehicle movements below it, most likely by the weekly refuse collection.

The oversized TDCCS would allow further growth of the tree to be supported and roots would be able to migrate freely to other parts of the development that would provide good rooting medium.



Picture 3 The weeping willow 525

- 5) I disagreed that 527 was a tree anything other than a C category tree. It was quite visible from the north but apart from this, the views of it were unremarkable (Picture 4).



Picture 4 The two ash trees at the entrance. 527 on the left.

This tree is within half a metre of the wall of a large disused building. In the vicinity of the tree, the wall was structurally sound indicating direct root action had not damaged it. I had originally thought that the wall and foundations would have prevented the majority of root growth underneath this building and remain of this belief.

The tree occupies a space which would be ideal for a building and retention of the tree will prevent this whilst meaning there is very little reason to demolish the existing buildings. Added to this, ash tree 526 is 10 metres to the west and is scheduled to be retained. This tree is smaller but of better single stemmed form and will soon grow to take over the lost amenity of 527 but in a position where its long term retention is possible.

I also understand that planning permission has already been granted for building on this site in 1973 and renewed in 2006 (P/2006/1223), meaning 527 would have been lost then if the development had taken place.

I am therefore, at ease in specifying that this tree should be removed despite its limited amenity value which will soon be replaced by 526.

- 6) In Appendix B I have shown approximate planting positions for six new trees. Most of these trees will attain 15m+ heights but are of species that will carry their foliage higher in the crown and allow crown raising by natural or man-made means to allow light to the gardens and properties. All the trees are native to the UK and are locally abundant in the wild apart from, perhaps, the Whitebeam.

I would specify that these trees need to be standard trees of approximately 2-3 metres height.

I would also like to point out a second area of tree of heaven was seen on my visit. This needs to be dealt with before any construction work occurs on site and is specified in my first report.

I hope this additional information give better understanding of the situation and shows that the trees on site have been thoroughly considered during the planning process and those that remain will be suitably protected during the construction phase.

Should you have any questions please feel free to ask.

Best Regards

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

Appendix A

Land to south of Lane End, Penley,
Wrexham

Tree Constraints Plan
Showing all trees,
tree categories and Root Protection Areas (RPAs)

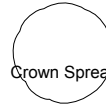
SCALE :
1 : 500

DATE :
11/19/2014



David Bailey BSc (hons) M.Arbor.A, Cert. Arb (RFS)
Old Oak Tree Care Tel: 01630 673216
Mob: 07813 808174 © Old Oak Tree Care 2014
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Shropshire, TF9 4BL. Web: www.oldoaktreecare.co.uk
e-mail: oldoaktree@talktalk.net

Legend



Crown Spread



Root Protection Area



Shading Arc



Category 'A'



Category 'B'



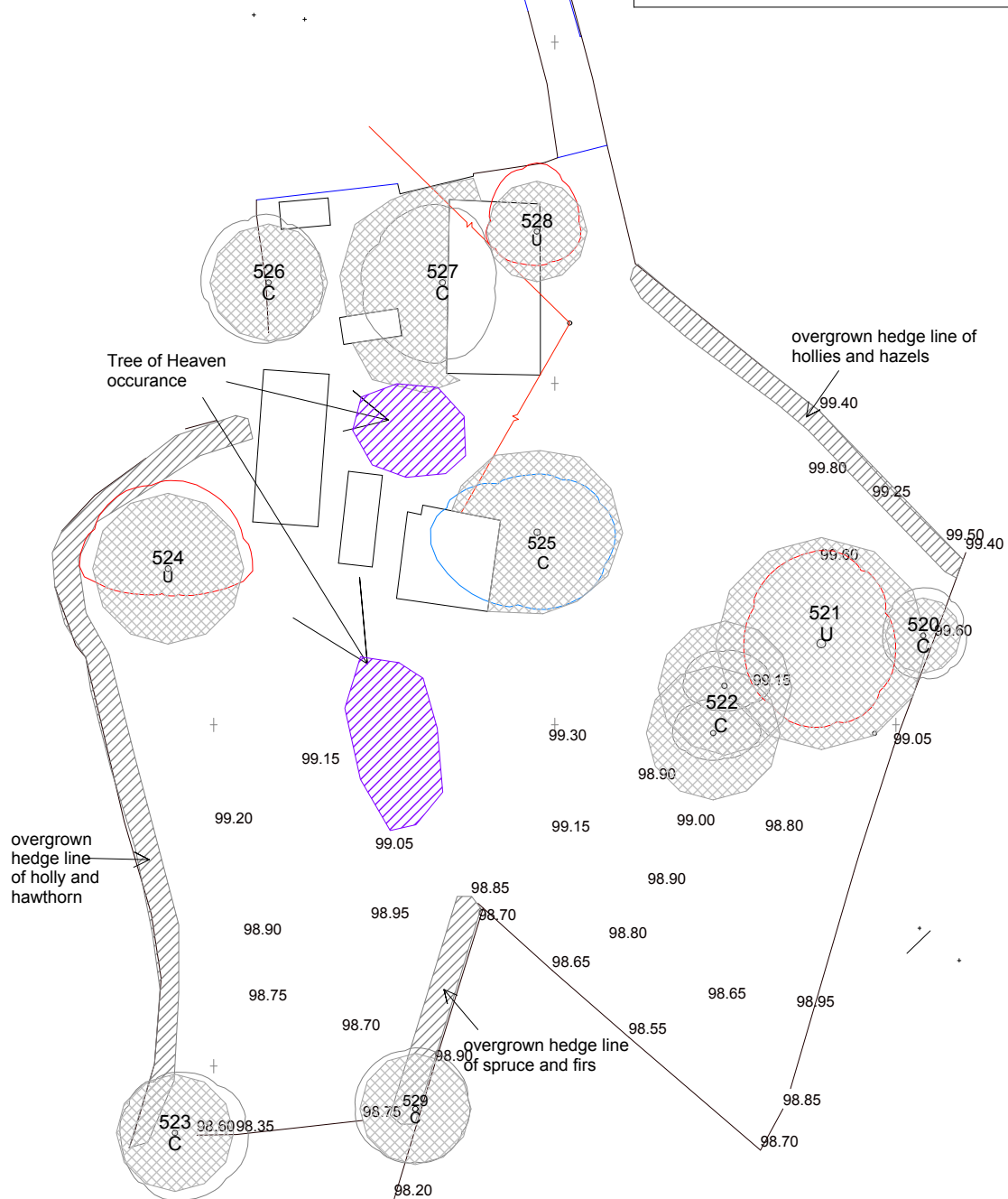
Category 'C'



Category 'U'

0

30m





Appendix B

Land to south of Lane End, Penley,
Wrexham

TreeProtection Plan v2
Showing proposed development, retained trees, RPAs,
tree protection, special measures and replanting.

SCALE :
1 : 500

DATE :
11/19/2014



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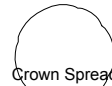
Legend



TDCCS



Protective
Fencing



Crown Spread



Root Protection Area



Shading Arc



Category 'A'



Category 'B'



Category 'C'



Category 'U'

0

30m

