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# Coppice Landscapes

Report type: **Aboricultural Implication Assessment  
& Tree Protection Proposals**

Client: **Whitbread Group PLC  
C/O Walsingham Planning**

Site address **Wrexham North Premier Inn  
The Beeches Table Table  
Chester Road  
Wrexham**

Reference No: **SW/2014(AIA.PI)**

Date: **Report completed: 04 October 2014**

## **1. PURPOSE OF THE REPORT**

### **1.1**

This report has been prepared to consider the arboricultural implications of a proposed extension at Wrexham North Premier Inn. This report makes specific recommendations for arboricultural work in relation to the proposed development. Only trees considered relevant have been included in the report. Accompanying the report is a tree survey schedule at Section 5, Tree Constraints Plan at Appendix 1 and a Tree Retention and Protection Plan at Appendix 2.

## **2. SITE**

### **2.1**

Refer to the Planning Statement prepared by Walsingham Planning.

### **2.2**

The tree cover relevant to this planning proposal can be divided into two distinct categories. The first comprises of mature trees that define the Chester Road site frontage and western most site boundary where it borders neighbouring pasture. The second category comprises of a small number of young trees occupying shrub beds within the existing car park, being contemporary with the development of the Premier Inn.

### **2.3**

Tree cover within the immediate neighbourhood is moderate in terms of numbers, age and species mix, being defined by the prevailing land use.

### **2.4**

Due to previous site management it would be considered the majority of open soils are free draining and fertile.

## **3. NAME OF INSPECTOR**

### **3.1**

Stephen Waterson

## **4. STATUS OF TREES**

### **4.1**

It is understood several trees within the site are subject of a Tree Preservation Order (TPO). In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained before undertaking any tree removal or pruning operations.

## **5.0. SURVEY CONDITIONS, METHODS AND BASIS OF RECOMMENDATIONS**

### **5.1**

The survey details were prepared in accordance with BS5837:2012 - Trees in relation to design, demolition and construction, providing an assessment as to the condition of each tree and desirability for retention within the development context. The details of the tree report should be self-explanatory; however it may help to explain the following;

Unless otherwise stated all measurements are taken in metres (m).

Stem diameter - is measured at 1.5m above ground level.

Age of tree - is expressed as young (Y), semi mature (SM), early mature (EM), mature (M), and over mature (OM) and veteran (V).

Estimated remaining contribution – relates to a trees useful life expectancy.

BS 5837 category grading – is a methodology for evaluating existing tree stock and is summarized as follows;

U = Seriously defective having little value that would most probably be lost within 10 years in the current context (unbroken red line on plan).

A = Trees of high quality; life expectancy in excess of 40 years (green on plan).

B = Trees of moderate quality; life expectancy in excess of 20 years (light blue on plan).

C = Trees of low quality; life expectancy in excess of 10 years (dark blue on plan).

1 = Trees with arboricultural values

2 = Trees with mainly landscape values

3 = Trees with mainly cultural values

Root Protection Area Radii (rpa) - Is the normal minimum distance specified in BS5837:2012, Annex D and which ordinarily influences the siting of protective fencing, which in turn helps define the "Construction Exclusion Zone". In this particular instance the individual/group RPA radii is denoted on plan by the colour coding used in BS5837 category grading.

Preliminary management recommendations – Where tree removal is recommended solely to facilitate the proposed development a statement is made to this effect.

| Tree Ref. | Species                                                                                            | Stem Diameter (m) | Height (m) | Branch Spread (m) n,e,s,w | Age class | Structural, physiological condition & comments                                                                                                                                                                                                                                                            | Preliminary management recommendations                                                                                                                   | Estimated remaining contribution | BS 5837 Category | RPA (radii) |
|-----------|----------------------------------------------------------------------------------------------------|-------------------|------------|---------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-------------|
| T1        | Sycamore                                                                                           | 0.4               | 15         | 2<br>5<br>5<br>0          | EM        | Truncated exposed surface roots, though appears to have overcome historic incursion within rpa. Reasonable vigour for age. Heavy suppression associated with dominance of T2 not considered problematic. Epicormic growth. Ivy infestation restricted inspection. Crown supports minor snags & dead wood. | Retain, remove epicormic growth, sever Ivy & clean through crown to remove snags & deadwood.                                                             | 10+                              | C1               | 4.8         |
| T2        | Beech                                                                                              | 1.0               | 25         | 9<br>8<br>6<br>9          | M         | Visually prominent tree. Truncated exposed surface roots, though appears to have overcome historic incursion within rpa. Reasonable vigour for age. South facing cavity at 8m height requires climbing inspection. Minor Ivy infestation. Crown supports minor snags & dead wood.                         | Retain, sever Ivy, crown lift to 5.3m, clean through crown to remove snags deadwood & provide feedback on condition of cavity.                           | 20+                              | B1               | 1.2         |
| G3        | 12 x Lawson Cypress                                                                                | <0.55             | <19        | See plan                  | M         | Ornamental screen feature, growing at 0.5-1m centres. Contains trees of varying dimensions & health. The weaker specimens within the group will be increasing prone to stem failure ultimately compromising the entire group.                                                                             | Retain, no work required.                                                                                                                                | 10+                              | C2               | 6.6         |
| T4        | Whitebeam                                                                                          | 0.1               | 7          | 3<br>3<br>3<br>3          | Y         | Reasonable young tree with no defects.                                                                                                                                                                                                                                                                    | Retain, presently no work required.                                                                                                                      | 10+                              | C1               | 1.2         |
| G5        | Ash, Lawson Cypress, Goat Willow, Hawthorn, Holly, Lombardy Poplar, Pine, Sycamore, Whitebeam, Yew | <0.8              | <30        | See plan                  | M         | Dominant stand of tree cover providing containment to site. Several trees are approaching senescence & as such the group should be subject to annual inspections. Vast majority of trees contain snags, dead wood & Ivy infestation which restricted inspection.                                          | Retain, crown lift to 3m all trees overhanging the kerb line, clean through crown to remove snags & deadwood & carry out programme of annual monitoring. | 10+                              | B2               | >9.6        |
| T6        | Sycamore                                                                                           | 0.2 x 4           | 9          | 5<br>5<br>5<br>5          | SM        | Very poor multi stemmed form. Major decay to westerly stem with easterly stems chaffing. Tree removal necessary irrespective of development.                                                                                                                                                              | Remove tree.                                                                                                                                             | 0-10                             | U                | 4.5         |
| T7        | Whitebeam                                                                                          | 0.08              | 6          | 2<br>2<br>2<br>2          | Y         | Reasonable young tree with no defects. Removal necessary to accommodate development.                                                                                                                                                                                                                      | Remove tree.                                                                                                                                             | 10+                              | C1               | 1.2         |

| Tree Ref. | Species      | Stem Diameter (m) | Height (m) | Branch Spread (m) n,e,s,w | Age class | Structural, physiological condition & comments                                                                                                                                                                                                                                                                                                                                                                                    | Preliminary management recommendations                                                                                                                                 | Estimated remaining contribution | BS 5837 Category | RPA (radii) |
|-----------|--------------|-------------------|------------|---------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-------------|
| T8        | Whitebeam    | 0.1               | 7          | 3<br>3<br>3<br>3          | Y         | Reasonable young tree with no defects. Removal necessary to accommodate development.                                                                                                                                                                                                                                                                                                                                              | Remove tree.                                                                                                                                                           | 10+                              | C1               | 1.2         |
| T9        | Purple Beech | 0.1               | 7          | 3<br>3<br>3<br>3          | Y         | Reasonable young tree with no defects.                                                                                                                                                                                                                                                                                                                                                                                            | Retain, crown lift to 3m.                                                                                                                                              | 10+                              | C1               | 1.2         |
| T10       | Whitebeam    | 0.1               | 7          | 3<br>3<br>3<br>3          | Y         | Reasonable young tree with no defects.                                                                                                                                                                                                                                                                                                                                                                                            | Retain, crown lift to 3m.                                                                                                                                              | 10+                              | C1               | 1.2         |
| T11       | Beech        | 0.85              | 16         | 5<br>5<br>8<br>10         | M         | Stands within 0.5m of previously felled tree. Truncated exposed surface roots, though appears to have overcome historic incursion within rpa. Reasonable vigour for age. Basal cavity evident at root collar with east facing entry point. 30cm diameter branch stub at 5m. Elliptical crown associated with past suppression, leading to over extended southerly & westerly limbs/crown. Crown supports minor snags & dead wood. | Retain & crown reduce height & spread by 20% with emphasis on reducing southerly & westerly crown bias. Clean through crown to remove any remaining dead wood & snags. | 10+                              | C1               | 10.2        |

## **6.0 ADDITIONAL INFORMATION IN SUPPORT OF RECOMMENDATIONS**

### **6.1**

The findings of the tree survey schedule at section 5 indicates no trees merit a high quality (A) category, 1No. individual and 1No. tree group merits a moderate quality (B) category, 7No. individual and 1No. tree group have received a low quality (C) category and 1No. individual tree has received a seriously defective and unsustainable (U) category.

### **6.2**

In pure development terms it is feasible to retain the vast majority of the sites tree cover. Of the trees recommended for removal as part of the development process it is proposed to remove 2No. low category (C) trees T7 and T8 and 1No. category (U) tree T6.

### **6.3**

With regard to the proposed removal of T6-T8 these trees are relatively young and readily replaceable within the development context.

### **6.4**

The possibility of root damage upon foundations will need to be addressed. In this regard structures will need to be appropriately designed to have foundations that take account of roots, either past, present or future that could impact upon soil moisture levels and possibly contribute to subsidence if the structure of the soil was of a suitable nature.

### **6.5**

The recommendations are therefore in accordance with good management principles and will ensure that a desirable and secure treescape can be achieved.

## **7.0 ARBORICULTURAL METHOD STATEMENT (AMS) DETAILING TREE PROTECTION PRIOR TO & DURING CONSTRUCTION PROCESS**

### **7.1**

It is proposed to adopt a tree protection methodology that Whitbread Group PLC have successfully applied on similar developments, where establishments remain operational and any threat to retained tree cover is considered low. Experience suggests it will also be practicable to service construction of the extension within the confines of a proposed site compound in this same way. The final column of the tree survey schedule at Section 5 and tree constraints plan at appendix 1 indicate the tree(s) rpa. Ordinarily protective fencing would be placed in situ to encircle the full rpa prior to commencement of any demolition and construction operations. However such is the relationship of trees to existing kerb lines and sealed surfaces that an effective barrier overlaying the requisite rpa(s) already exists and therefore with regard to the substantive build further measures are deemed unnecessary, save to providing the hoarding/fence line close to the edge of the car park. Refer to tree retention and protection plan at appendix 2.

### **7.2**

In respect of the 3No. spaces to be provided adjacent to G5 and the 4No. spaces close to T11 both alterations to the current layout will involve theoretical incursions within the respective rpa's of retained trees. However both are considered very minor and taking account adjacent surfacing and tree health the minimal disturbance within the rpa's in either case will not contribute to a lasting impact on rooting volume and continued tree health.

### **7.3**

It is therefore proposed to adopt the following AMS for the whole site;

1. Carry out the agreed tree removal and pruning operations. The developer should make the contractor (arborist) aware of the need to check for both overhead and underground services before commencing work and to obtain any necessary clearances. When instructing a contractor to undertake any tree work, it is essential to provide the arborist with details of any restrictions (i.e. a Tree Preservation Order, Conservation Area status, or relevant planning conditions) that may influence the recommendations contained in this report. Any permitted felling of trees in close proximity to retained trees and structures may need to be removed in

sections to prevent injury to retained items or property. Furthermore the tree work identified in this report shall be carried out by a qualified, competent and fully insured contractor in accordance with the recommendations specified in BS3998:2010 and current Health and Safety Practice. All necessary stump or root removal shall be carried out by means stump grinding rather than excavating by JCB or similar.

2. The final column of the tree survey schedule at Section 5 and the Tree Constraints Plan at appendix 1 indicates the Root Protection Area (RPA radii) for trees that interface with development. This has informed the siting of the site compound. Prior to commencement of any demolition, soil stripping and construction work protective hoarding/fencing shall be installed as per the Tree Retention and Protection Plan at appendix 2. To ensure the line of protective fencing/hoarding provides the desired safeguards to retained trees and shrubs it shall not be crossed, removed or otherwise altered, until completion of all building operations.
3. Any cement mixing shall be restricted to the site compound and 10 metres clear of retained tree and shrub cover.
4. Services into or out of the site should be routed outside of the Root Protection Area of retained trees so as to avoid damaging tree roots. Should this not always be possible there are specialist techniques that can be used so as to minimise or prevent damage, and these are detailed in BS5837 and NJUG Guidelines, though these should not be implemented without first agreeing such with the Local Planning Authority.

## 7.2

Provided satisfactory tree protection is provided development need not compromise the health of retained trees.

## **8.0 SUMMARY AND CONCLUSIONS**

### 8.1

The protection of trees and their subsequent health and future potential is totally dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken, then retained trees and development alike will satisfactorily coexist.

### 8.2

It is hoped that this report and recommendations provides all necessary information. However should there be any queries or should clarification of any points be required, please contact Coppice Landscapes.

**APPENDIX 1 – TREE CONSTRAINTS PLAN** Scale 1:500 @ A3

BS 5837:2012 - category grading:

U = Seriously defective tree (red on plan)

A = Trees of high quality (green on plan)

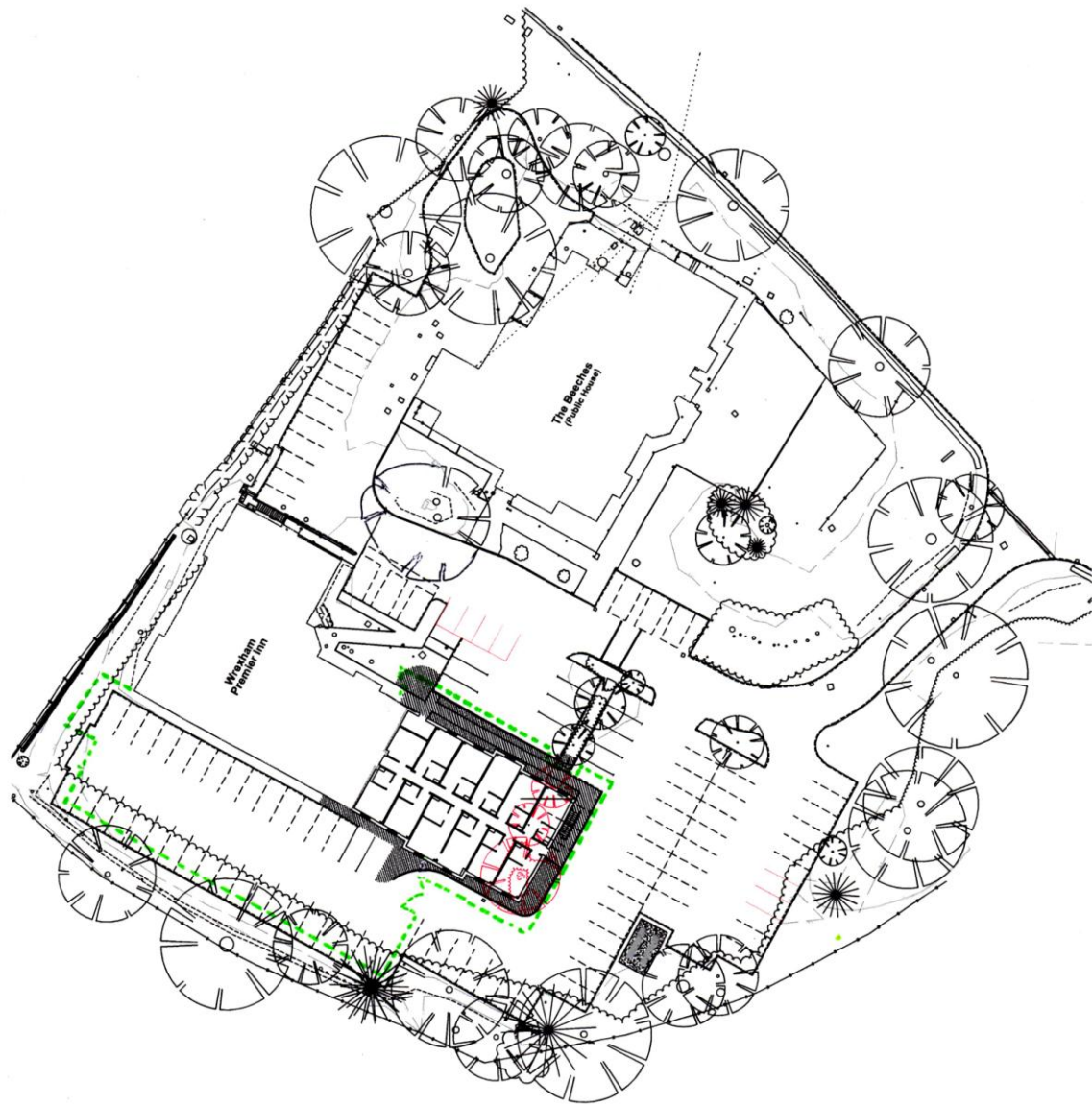
B = Trees of moderate quality (light blue on plan)

C = Trees of low quality (grey on plan)

BS5837 RPA radii (red dashed on plan)



**APPENDIX 2: TREE RETENTION & PROTECTION PLAN** Scale: 1:500 @ A3



Black indicates retained tree/vegetation



Red indicates tree/vegetation to be removed

Line of site compound/tree protection fence to comprise of 2.4m high solid ply hoarding. To be set 2m off building face. Site cabin, welfare facilities, & all deliveries, storage & construction work to be carried out within the compound

|                        |                                                    |
|------------------------|----------------------------------------------------|
| DATE                   | 10/04/14                                           |
| SCALE                  | 1:500 @ A3                                         |
| PROJECT                | PREMIER INN EXTENSION<br>THE BEECHES<br>TABLE TALK |
| DESIGNER               | AP                                                 |
| ARCHITECT AND DESIGNER | Allison Pike                                       |