Phase 1 Tree Survey & Preliminary Tree Constraints/Impact Assessment Plan

Land off New Road, Rhosrobin, Wrexham

Prepared for:

LIBERTY PROPERTIES

Our Ref: 14/AIA/WXM/150 (Rev A)

10 October 2014

Tree Solutions Ltd

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TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS LTD

SITE:	LAND OFF NEW ROAD, RHOSROBIN, WREXHAM
CLIENT:	LIBERTY PROPERTIES
BRIEF:	PHASE 1 TREE SURVEY & PRELIMINARY TREE CONSTRAINTS PLAN

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	04 AUGUST 2014
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	14/AIA/WXM/150

TREE NO. T - Tree G - Group H- Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m) N	S	E	W	STEM/ MULTI-STEM* DIA.(mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m^2)
T1	Oak	EM	14 2W	5	3	4.5	4.5	420	G	• Good quality well established hedgerow Oak with good future potential • E.R.C. 40+	• N/A	B3	5 80m²
T2	Oak	EM	10 1W	4	4	4	3	360	G	• Small well established tree at base of embankment • E.R.C. 20+	• N/A	B3	4.3 59m²
T3	Willow (S. caprea)	M	10 1W	6	5	5	4.5	300 400 (500)	M	• Overgrown scrub of no value • E.R.C. 10	• N/A	C2	6 113m²
T4	Oak	M	13 2S	4.5	5	3	5	510	M	• Exposed roots to east and soil compaction - area beneath used as pedestrian and animal route • Fence embedded in stem • Not visually prominent • E.R.C. 20	• Could be removed if required	B2	6 118m²

HEADINGS & ABBREVIATIONS

TREE NO.	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE & DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
BS 5837CATEGORY & SUB-CATEGORY GRADING:	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
BS 5837 RADIUS & BS 5837 RPA:	PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M^2) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

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T5	Oak	M	17 2S	4.5	5	4.5	5	580	G	• On edge of marsh/pond area • Not visually prominent • E.R.C.20+	• N/A	B2	7 152m²
T6	Oak	M	18 2.5S	5	6	6	6	820	G	• No significant defects • E.R.C.40	• N/A	A2	9.8 304m²
T7	Oak	M	18 3S	5	5	7.5	7.5	770	G	• Forms part of linear group on embankment above pond area • Collectively form large closed canopy • E.R.C. 40	• N/A	A2	9.2 268m²
T8	Oak	M	20 2W	5	5	7	6	670	G	• As T7	• N/A	A2	8 203m²
T9	Oak	M	14 1W	4	2.5	2	8	740	P	• Top failed at 2.5m leaving decay column in stem below and secondary crown above • Biodiversity value • E.R.C. 10	• Could be removed if required	C2	8.9 248m²
T10	Oak	M	16 2E	6	4	6	5	680	G	• Southern top failed at 10m - crown bias north • Large tear out wound on stem and exposed buttress • E.R.C. 20	• Could be removed if required	C2	8.2 209m²

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T11	Oak	M	16 2E	5.5	5	5	5	590	G	• No significant defects • E.R.C. 20+	• N/A	B2	7 157m²
T12	Oak	EM	13 5E	3	3	2	2	310	M	• Drawn tree with top heavy crown due to suppression • 2 small decay cavities • E.R.C. 10	• Could be removed if required	C2	3.7 43m²
T13	Oak	M	11 3E	3	3	3	3	610	P	• Significant stem decay and now stag headed • Biodiversity value only • E.R.C. 10	• Could be removed if required	C2	7.3 168m²
T14	Oak	FM	18 2W	7	7	6	6	920	G	• Large visually significant tree with no visual defects • E.R.C. 40+	• N/A	A1	11 383m²
T15	Oak	FM	6 2E	4	8	2.5	2.5	760	P	• Root plate failed leaving stem leaning at 60° south of vertical • Biodiversity value • E.R.C. 10	• Could be removed if required	C2	9 261m²
T16	Oak	FM	17 2S	4	5	6.5	6	740	G	• Decay cavity at base to south • No significant defects • E.R.C. 40+	• N/A	A2	8.9 248m²

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T17	Oak	EM	12 1E	3	1.5	3	2	290	G	• Fence embedded in stem • Not visually prominent • E.R.C. 10+	• Could be removed if required	C2	3.5 38m²
T18	Oak	M	16 1E	4	5	4	4	620	G	• No significant defects • E.R.C. 20+	• N/A	B2	7.4 174m²
T19	Oak	M	18 4N	5.5	6	5	5.5	580	G	• Good quality tree • E.R.C. 40	• N/A	A2	7 152m²
T20	Oak	FM	17 1.5S	6	6	6.5	5	1010	G	• Good quality and visually significant tree to locale • E.R.C. 40+	• N/A	A2	12 462m²
T21	Oak	M	18 2N	5	6	5.5	6	900	G	• Large diameter dead wood in crown • Unable to access stem to accurately measure - diameter approx. • E.R.C. 40	• N/A	A2	11 366m²
T22	Sycamore	M	18 2S	5	5	7.5	6	830	G	• Prominent tree with no significant defects • E.R.C. 40	• N/A	A2	10 312m²
T23	Oak	M	18 2S	4	7	5	5	760	G	• Dieback in crown • E.R.C. 40	• N/A	A2	9 261m²

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T24	Oak	M	18 2S	4.5	5	4.5	5.5	580 460 (740)	G	• Major drowsing damage at base to west • Unable to access stem to accurately measure • E.R.C. 20+	• Could potentially be removed	B2	9 248m²
T25	Oak	M	17 2.5S	5	6	5	5.5	810	G	• Good quality tree with no defects • E.R.C. 40	• N/A	A2	9.7 297m²
T26	Oak	M	17 1N	6	6	5	5	600	G	• As T25 • E.R.C. 40	• N/A	A2	7.2 163m²
T27	Oak	M	14 2S	5	5	5	5	910	G	• As T25	• N/A	A1	10.9 375m²
T28	Field Maple	M	10 0.5W	4	4	3	3.5	220x 4 (440)	G	• Multi-stemmed from past coppice during hedge management • E.R.C. 20+	• N/A	B2	5.3 88m²
T29	Oak	FM	11 2S	4	6	5	5	620	M/G	• Past crown failure to north leaving large tear out wounds and hangers • Biodiversity value • E.R.C. 20+	• N/A	B2	7.4 174m²

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T30	Oak	M	16 2W	5	7	4	4	700	M	• Entirely Ivy clad impeding inspection • Major stem failure to north • Biodiversity value • E.R.C. 20+	• N/A	B2	8.4 222m²
T31	Sycamore	M	16 1N	4.5	4	6	5	390 460 (603)	M	• 2 trees 3m apart forming 1 closed canopy • Self set • E.R.C. 20	• Could be removed if required	B2	7.2 165m²
T32	Oak	M	15 0S	5	5	5	5	480	G	• No significant defects • E.R.C. 20	• Outside western boundary	B2	5.8 104m²
T33	Sycamore	M	17 1.5E	6	6	5	5	710	G	• Main stem leans 45° north of vertical • Mass of overgrown secondary stems around base to south • E.R.C. 20+	• N/A	B2	8.5 228m²
T34	Oak	FM	18 1N	6	8	8.5	8	820	G	• Good quality prominent tree • E.R.C. 40	• N/A	A2	9.8 304m²
T35	Sycamore	M	15 1W	4	5	4	4	420	M	• Self set unmanaged tree of no merit • E.R.C. 10	• Fell	C2	5 80m²

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T36	Oak	FM	18 2N	5	5	5	7	920	G	• No significant defects • E.R.C. 40+	• N/A	A2	11 383m²
T37	Oak	FM	18 3W	6	6	5	5	900	G	• Past crown failure to west with large tear out wound • E.R.C. 20+	• Reduce crown & retain for biodiversity value	B2	10.8 366m²
T38	Oak	M	15 1E	4	4	4	1	590	G	• Crown bias east due to suppression • E.R.C. 20	• N/A	B2	7.1 157m²
T39	Ash	EM	15 0.5S	5	4	4.5	4	310 220 210 (434)	G	• 3 stems from base • Good quality tree located outside western boundary • E.R.C. 20+	• N/A	B2	5.2 85m²
T40	Sycamore	EM	16 0.5S	4	4	4	4	250x 4 (500)	G	• Multi-stem from past coppice • Set back 2m from boundary • E.R.C. 20+	• N/A	B2	6 113m²
T41	Oak	M	15 1S	6	6	6	5	410 300 (508)	G	• As T39/40	• N/A	B2	6.1 117m²

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G1	Oak/Alder/Elm/ Hawthorn/ Sycamore/ Beech/Maple Lime	EM	≤16 1.5W					≤450	G	• Linear wooded copse planted on embankment to A483 beyond the eastern boundary • Most trees set back 3-4m from boundary fence line • Provides important visual and sound barrier to site • High landscape value • E.R.C. 40+	• N/A	A2	5.4 92m²
G2	Hawthorn	M	≤7 0	2	2	2	2	≤200	G	• Small scrub growth set back 4-5m from boundary • E.R.C. 20	• N/A	B2	2.4 18m²
G3	Ash/Hawthorn/ Sycamore/ Willow/Oak	EM /M	≤16 1W					≤450	G	• As G1	• N/A	A2	4.4 92m²
G4	Oak/Willow	EM	≤15 1.5W					≤350	G	• Linear group of predominantly Oak set back 1m from boundary fence • E.R.C. 20+	• N/A	B2	4.2 55m²
G5	Hawthorn/Hazel	M	≤5 0					≤120	G	• Overgrown/unmanaged hedgerow • E.R.C. 20	• Could be removed if required	B2	1.4 7m²
G6	Elder/Hawthorn/ 2 sm Oaks	M	≤5 0					≤120	G	• Overgrown/unmanaged hedgerow • E.R.C. 20	• Could be removed if required	B2	1.4 7m²

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G7	Willow scrub	EM	4.5 1					40x8 (113)	G	• Mass of multi-stemmed small diameter willow scrub of no value • E.R.C. 10	• Remove	C2	1.4 6m²
G8	Sycamore	EM	≤16 1N	4	4	4	4	≤320	G	• Small linear group of unmanaged self set trees on road side embankment outside southern boundary • E.R.C. 20	• N/A	B2	3.8 46m²
G9	Ashx4 Sycamore x 1	M	≤18 0					≤600	M/G	• Small copse area with informal children's play area beneath - some minor vandalism to stem • Not visually significant • E.R.C. 20	• Could be removed if required	B2	7.2 163m²
G10	Sycamore/Holly/ Alder/Willow	EM /M	≤5 0					≤150	G	• Overgrown/unmanaged hedgerow • E.R.C. 20	• Could be removed if required	B2	1.8 10m²
G11	Willow	EM /M	≤13 0	4.5	4.5	4.5	4.5	≤300	G	• Well established trees on railway embankment outside western boundary • E.R.C. 20	• N/A	B2	3.6 41m²
H1	Hawthorn/Hazel/ Holly	M	2					≤60	G	• Good quality well maintained hedge offering good screening • E.R.C. 20	• N/A	B2	0.7 2m²

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H2	Hawthorn/Hazel/ Holly/Field Maple/ Blackthorn	M	≤5					≤120	G	• Overgrown/unmanaged hedgerow • E.R.C. 20	• Need brought back into good management if sections are to be retained	B2	1.4 7m²
H3	Hawthorn	M	≤5					≤100	G	• Good quality hedge offering good screening to road • E.R.C. 20	• As H2	B2	1.2 5m²

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

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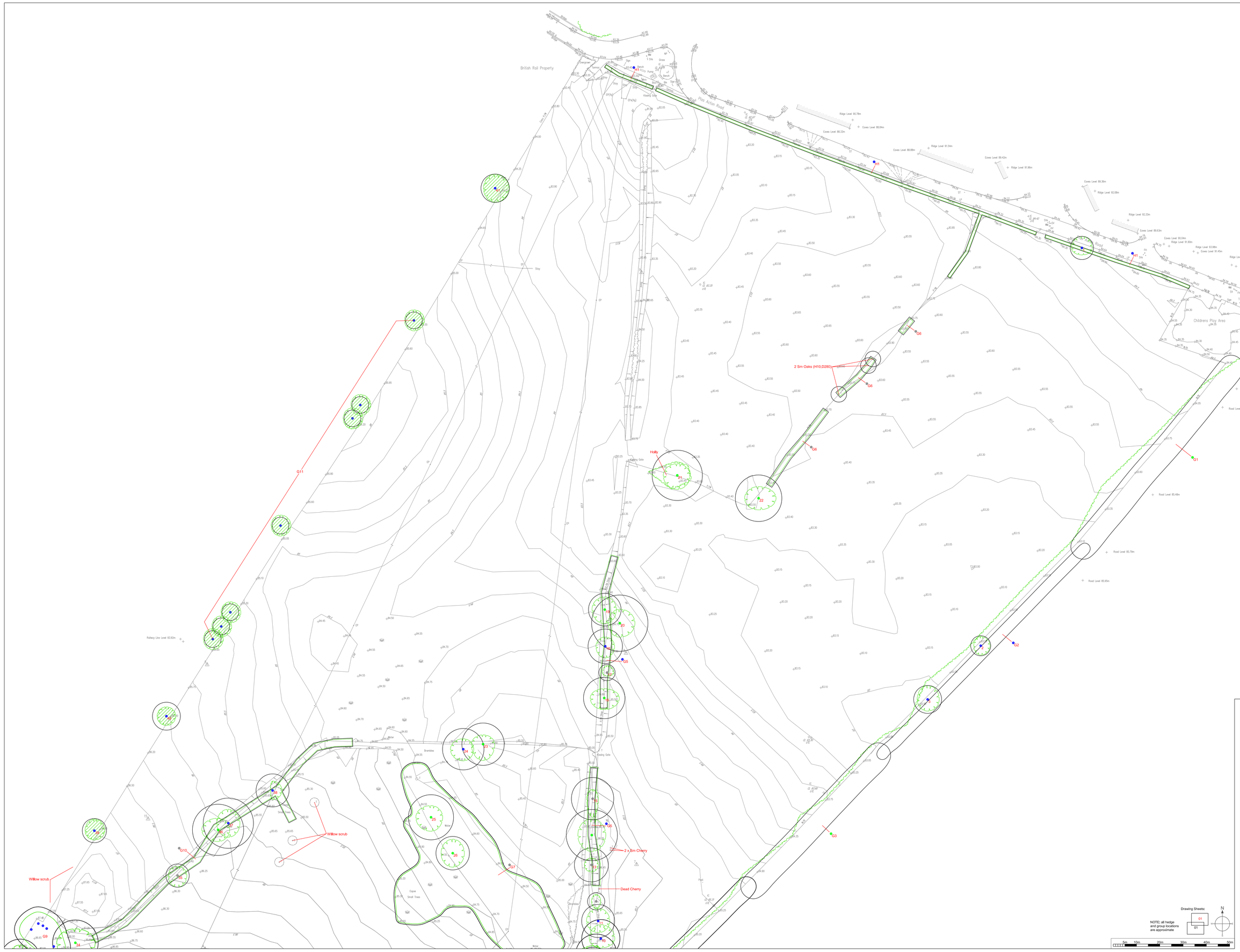

Legend

Root Protection Area Modified to Account for Site Features

Category — Crown Spread — Tree Number — Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Position Approximate (not shown on original survey)

Client: Liberty Properties	
Project: Land off New Road, Rhosrobin, Wrexham	
Title: Preliminary Tree Constraints Plan	
Scale: 1-500@A0	Date: August 2014
Drawn By: AM	Revision: -
Job Ref: 14/AIA/WXM/150	Drawing No: 01

Do not scale from this drawing all dimensions to be checked on site.

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Willow scrub
Willow scrub
2 x 5m Cherry
Dead Cherry
Sth Sycamore
British Rail Property
Top Farm Road
Railway Line
New Road
New Road
G1
G2
G3
G4
G5
G6
G7
G8
G9
G10
H1
H2
H3
H4
H5
H6
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H36
H37
H38
H39
H40

Pandy
Blue Bell Estate
2 Sm Oaks (H10,D280)
Willow scrub
2 x Sm Cherry
Dead Cherry
Legend
Root Protection Area Modified to Account for Site Features
Category
Crown Spread
Tree Number
Root Protection Area
Category A (High Quality)
Category B (Moderate Quality)
Category C (Low Quality)
Category U (Dead/Dying/In Decline)
Tree Position Approximate (not shown on original survey)
Tree Proposed for Removal
Client: Liberty Properties
Project: Land off New Road, Rhosrobin, Wrexham
Title: Arboricultural Impact Assessment
Scale: 1-500@A0
Date: October 2014
Drawn By: AM
Revision: A
Job Ref: 14/AIA/WXM/150
Drawing No: 02
Do not scale from this drawing all dimensions to be checked on site.
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Drawing Sheets:
NOTE: all hedge and group locations are approximate
5m 10m 20m 30m 40m 50m
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Church
Rhosrobin
Kendwick
Terrace
89.6m
Depot
Willow scrub
Willow scrub
2 x Sm Cherry
Dead Cherry
Sm Sycamore
G1
G2
G3
G4
G5
G6
G7
G8
G9
G10
H1
H2
H3
T1
T2
T3
T4
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