

Arboricultural Impact Assessment

Land at Ty Mawr, Dolywern, Wrexham, LL20 7AG

Prepared for:

Mr & Mrs J Crompton

Planning Ref: P/2012/0077

Our Ref: 12/AIA/WXM/86

05 March 2012

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1.0 INSTRUCTIONS

- 1.1 We have been instructed by Mr Crompton to carry out an Arboricultural Impact Assessment (AIA) in order to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Construction - Recommendations' 2005.
- 1.2 We are instructed to prepare a report in order to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the proposed development on land off Station Road, Mouldsworth. As such, all significant trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on all accompanying plans.
- 1.3 The survey was carried out on 02 March 2012 by Alistair Henderson, Principal Consultant to Tree Solutions. Our appraisal of the mechanical integrity of trees on the site is sufficient only to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.
- 1.4 One individual trees (T1) was surveyed and mapped on a phase 1 Preliminary Tree Constraints Plan Ref: 12/AIA/WXM/86, Drawing No: 1. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the proposed site layout plan Ref: 384 PD01 Rev D dated July 2011 undertaken by ADS Architectural Design Service.

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 In terms of impacts on trees, the planning application will be assessed against Policy EC4 of the Wrexham County Borough Council Unitary Development Plan (2005) and Local Planning Guidance Note 17 'Trees & Development' (2010).
- 2.2 Consultation with Wrexham County Borough Council on 02 March 2012 confirmed that the surveyed tree is not subject to a Tree Preservation Order and the site does not fall within a designated Conservation Area.

2.2 Protected Species

- 2.2.1 Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation (Natural Habitats, &c) (Amendment) Regulations 2007.

2.3 Wildlife Habitats

- 2.3.1 Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September.

3.0 THE SITE

- 3.1 The site contains a detached residential dwelling located within large grounds bounded by open countryside. The proposed development area is a small strip of land to the south/west elevation of the existing dwelling that is currently covered in pavements and lawn.

4.0 DEVELOPEMENT PROPOSAL

- 4.1 Redevelopment of existing outbuilding to form additional domestic annex accommodation – single story extension.

5.0 GENERAL CONSTRAINTS DATA

- 5.1 Constraints arising from retention trees are separated into three and sometimes four types of Construction Exclusion Zone (CEZ), of which CEZ1 (the Root Protection Area - RPA) is illustrated on the Impact Assessment Plan. The CEZ's are explained further as follows:

5.2 CEZ1: Root Protection Area (RPA)

- 5.2.1 The area, calculated in m², which shall be protected during and preserved intact after construction, in order to facilitate the healthy retention of the tree(s) concerned by safeguarding a reliable quantum of functioning tree roots. This area is based on a radial measure from the centre of the stem of the tree, which is found by multiplying the stem diameter of the tree concerned, by a factor of twelve
- 5.2.2 During this Arboricultural Impact Assessment, the derived radial measure has been converted into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the trees, particularly in relation to factors affecting their likely rooting disposition.
- 5.2.3 The means of protecting the RPA will include the installation of tree protection fencing prior to the start of work on site, including all demolition. Various activities within the RPA are prohibited (e.g. mechanical excavation, soil stripping, fire lighting, materials storage, lowering levels and creating excessive sealed surfacing), and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

5.3 CEZ2: Tree Crown Protection Zone

- 5.3.1 This is the area above ground occupied by the crown of the tree, along with allowances for working space and if appropriate, for future growth. The extent of CEZ2 is determined by considering the existing and future crown spread of the tree(s), bearing in mind the possibility of this being modified by an acceptable quantum of pruning.
- 5.3.2 Arising from the above, the means of protecting CEZ2 includes providing an adequate separation distance between retention trees and the proposed residential dwelling. This will include tree removal and access facilitation pruning, where this is necessary and considered good arboricultural management. No pruning is required to accommodate the proposed extension.

6.0 SURVEY METHODOLOGY

- 6.1 For the purpose of this report we have plotted all trees indicatively by hand as accurately as possible as no topographical site survey was provided.
- 6.2 The method used in the preparation of this report is based on the principles of BS 5837: 2005.
- 6.3 Tree heights were surveyed to the nearest 1m.
- 6.4 Trunk diameters were measured by use of forestry girth tape.
- 6.5 The category assessment (Table 1) on which the trees value is based, includes current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2005). This table can be found at **Appendix 1**

6.6 For clarity, the grading system is summarised as follows:

R grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.

7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.

7.2.3 Root patterns are affected by topography and characteristics of the soil or substrate. Where trees are located within close proximity to existing hard standing they are unlikely to have an even distribution of lateral roots due to restrictions in root growth created by compacted sub-grades beneath. We have therefore modified the designated RPA of tree number 1 by moving it around the existing dwelling which is located to its west. Furthermore, the tree is open grown with a more favourable rooting environment within the large lawned area to its south and east, we have therefore considered it appropriate in this instance to offset the RPA by 20% in this direction. The designated volume of the RPA in m² has been maintained in accordance the BS.

7.2 Underground Services

7.2.1 There are no proposed service runs within the designated RPA.

8.0 DEVELOPMENT IMPACT TO TREES

8.1 The foundation required for the proposed extension encroaches marginally within the offset RPA of the tree and as such there is potential for root disturbance and subsequent need for root pruning in order to excavate the strip foundation. Having assessed the site conditions, I am confident that no roots are likely to be present beneath the development area and as such the long-term health and vigour of the tree will be largely unaffected by this proposal.

8.2 In order to avoid any ground compaction and minimise any root severance if roots are encountered, the foundations will be hand dug as opposed to using a mini-digger. Ground protection boards will be laid between the outside edge of the extension and about the line of protective fencing in order to prevent soil compaction.

8.3 Cement mixing will be undertaken outside the RPA of the tree is a designated area located to the east of the outbuilding. The mixer and all material will be laid on top of plywood sheeting in order to prevent lime leaching into the soil.



Photo 1 – Indicative line of proposed foundations for single storey extension located at 7m from tree



Photo 2 – Tree protective fencing location & ground protection boards to be laid

9.0 SUMMARY AND ANALYSIS OF TREES

- 9.1 A full description of all tree details is provided in **Appendix 1**.
- 9.2 The tree survey covers 1 individual tree that has been categorised as 'B' grade, i.e. of moderate quality and value. This tree has not been categorised as 'A' grade as it has been planted too close to the existing dwelling and its amenity/landscape value is predominantly confined to within the landowner's property. Should the tree be removed in the future, there would be little if any adverse impact on the character and setting of the locale.

10.0 PROPOSED REVISIONS TO THE SCHEME

- 10.1 We advise that all proposed revisions having implications for trees should be referred to us for review.

11.0 CONCLUSIONS

- 11.1 The tree is treasured by the applicant who has at no time looked to remove it prior to submitting this planning application. It is regularly surveyed and well maintained by qualified and competent arboricultural contractors. As the tree is of value to the applicant they in no way wish to see it damaged by the proposed construction work and as all necessary precautionary measures will be undertaken to avoid any adverse impact.
- 11.2 The amenity/landscape value of the tree is confined to the applicant due to the remote location of the dwelling
- 11.3 BS 5837: 2005 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees in relation to development. The proposed development has followed this guidance by:
- Seeking arboricultural advice to ensure the minimal construction impact to the tree
 - Respecting the constraints posed to construction work by the tree
 - Acting upon arboricultural advice by instructing Tree Solutions to oversee all excavation work in order to minimise any long term affect on the trees health and vigour
- 11.4 The tree will be protected during all development work in accordance with recommendation contained within the BS and as detailed on the Tree Protection Plan at **Appendix 4**.

12.0 LIMITING CONDITIONS

Unless stated otherwise:

Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection.

The inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

This report has been prepared for the sole use and benefit of the client. Any liability of Tree Solutions shall not be extended to any third party.

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Appendix One
Tree Survey Schedule

BS 5837: 2005 TREE SURVEY SCHEDULE

SITE:	LAND AT TY MAWR, DOLYWERN, WREXHAM
CLIENT:	MR & MRS CROMPTON
BRIEF:	TREE SURVEY FOR ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	02/03/2012
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	12/AIA/WXM/86

PAGE: 1 OF 1

Ref T - Tree G - Group H - Hedge	Species	Age	Height (m)	Crown Spread (m)	D.B.H (mm)	Vitality	Comments	Management	BS 5837 Retention Category	BS5837 RPA Radius (m)
T1	Beech	M	15 C- 2	N: 6 S: 7 E: 7 W: 7	660	G	- Individual open grown tree unfortunately planted too close to existing dwelling - Crown reduced by 20% in past 5 -6 years to clear building - Located within large grass area with plenty available rooting volume - Appears in good health and vigour - E.R.C 20+ to land owner only as not prominent from outside site boundary	No works required for planning application	B1	7.9 197m

HEADINGS & ABBREVIATIONS

TREE NO.

AGE RANGE:

DBH:

CROWN SPREAD:

VITALITY:

BS 5837 RETENTION CATEGORY:

BS 5837 RPA RADIUS:

E.R.C.

REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE

Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, FM = FULLY MATURE, PM = POST MATURE

STEM DIAMETER – MEASURED AT 1.5 METRES

MEASURED DIAMETER OF CROWN AT 4 CARDINAL COMPASS POINTS

A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD

RETENTION VALUE BASED ON TABLE 1 BS 5837 (2005)

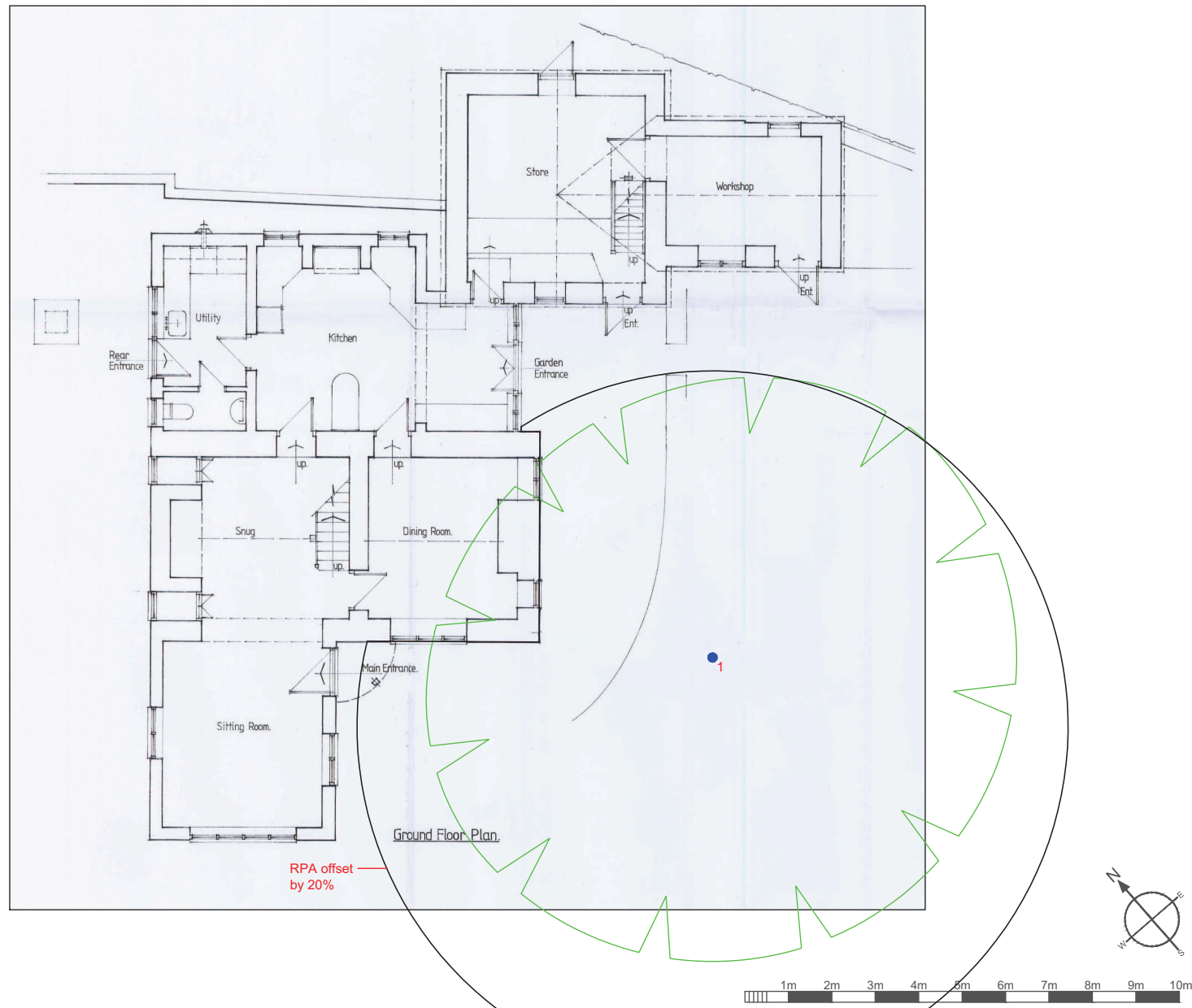
RADIUS FROM STEM TO THE LINE OF THE TREE PROTECTION AS SET OUT IN TABLE 2 OF THE STANDARD

ESTIMATED REMAINING CONTRIBUTION (YEARS)

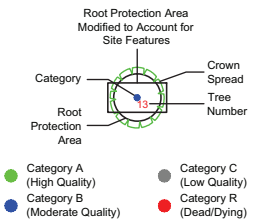
Table 1 — Cascade chart for tree quality assessment

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- 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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality. NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.			

Appendix Two
Phase 1 Preliminary Tree Constraints Plan



Legend



Client:	
Mr & Mrs Crompton	
Project:	
Ty Mawr, Erwallo, Dolywern, LL20 7AG	
Title:	
Tree Protection Plan	
Scale:	Date:
1-100@A3	March 2012
Drawn By:	Revision:
AM	-
Job Ref:	Drawing No:
12/AIA/WXM/86	01

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

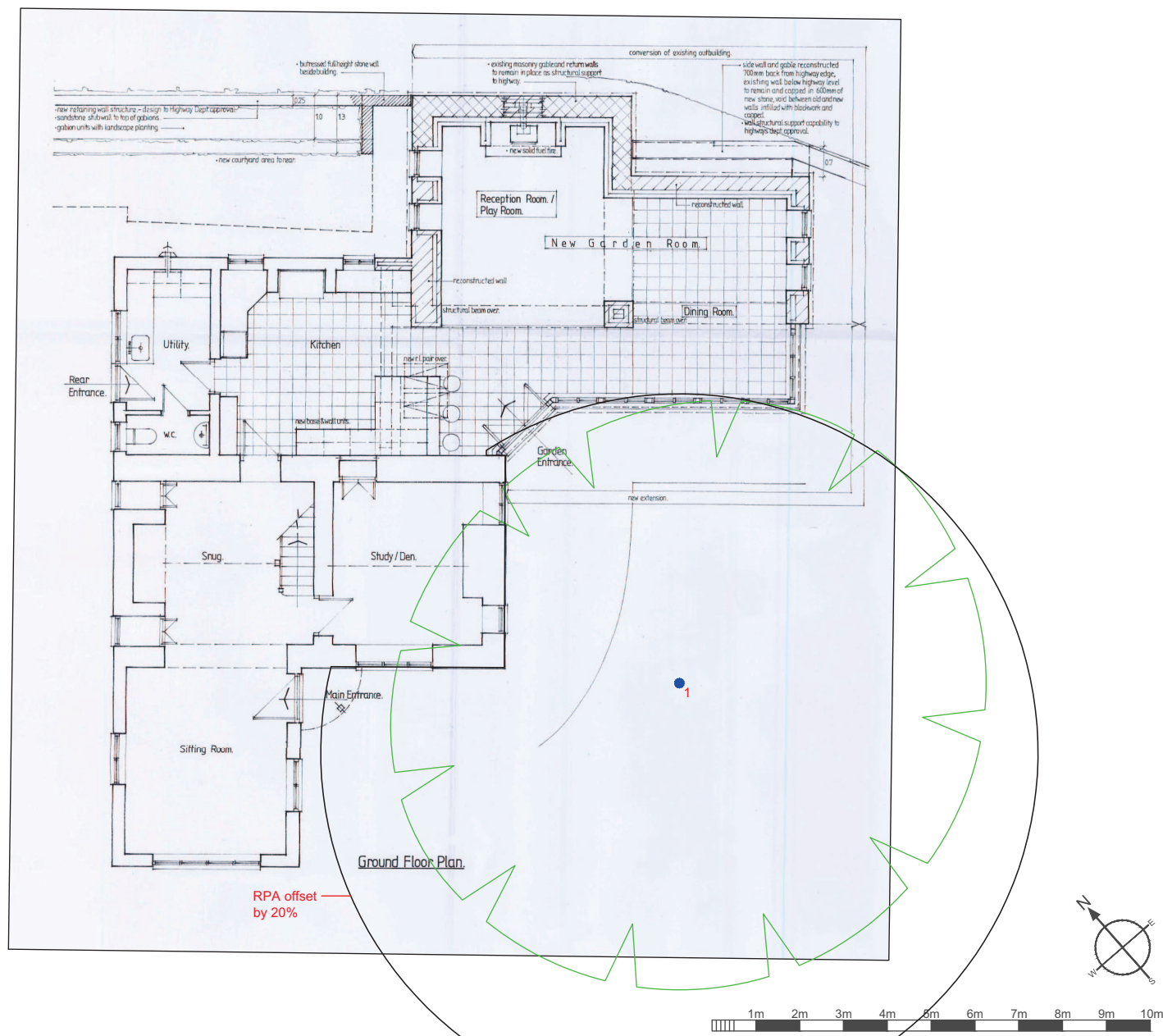
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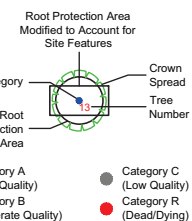
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Appendix Three

Arboricultural Impact Plan



Legend



Client:	
Mr & Mrs Crompton	
Project:	
Ty Mawr, Erwallo, Dolywern, LL20 7AG	
Title:	
Arboricultural Impact Assessment	
Scale:	Date:
1-100@A3	March 2012
Drawn By:	Revision:
AM	-
Job Ref:	Drawing No:
12/AIA/WXM/86	02
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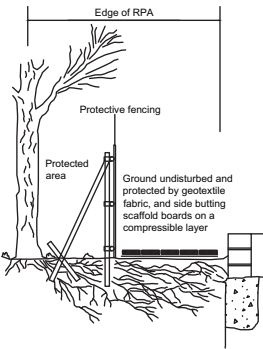
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Appendix Four

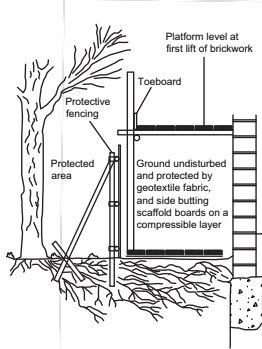
Tree Protection Plan

SCHEMATIC OF GROUND PROTECTION WITHIN ROOT PROTECTION AREAS (Figure 3 of BS 5837: 2005)

FOOT TRAFFIC WITHIN ROOT PROTECTION AREAS



SCAFFOLDING WITHIN ROOT PROTECTION AREAS

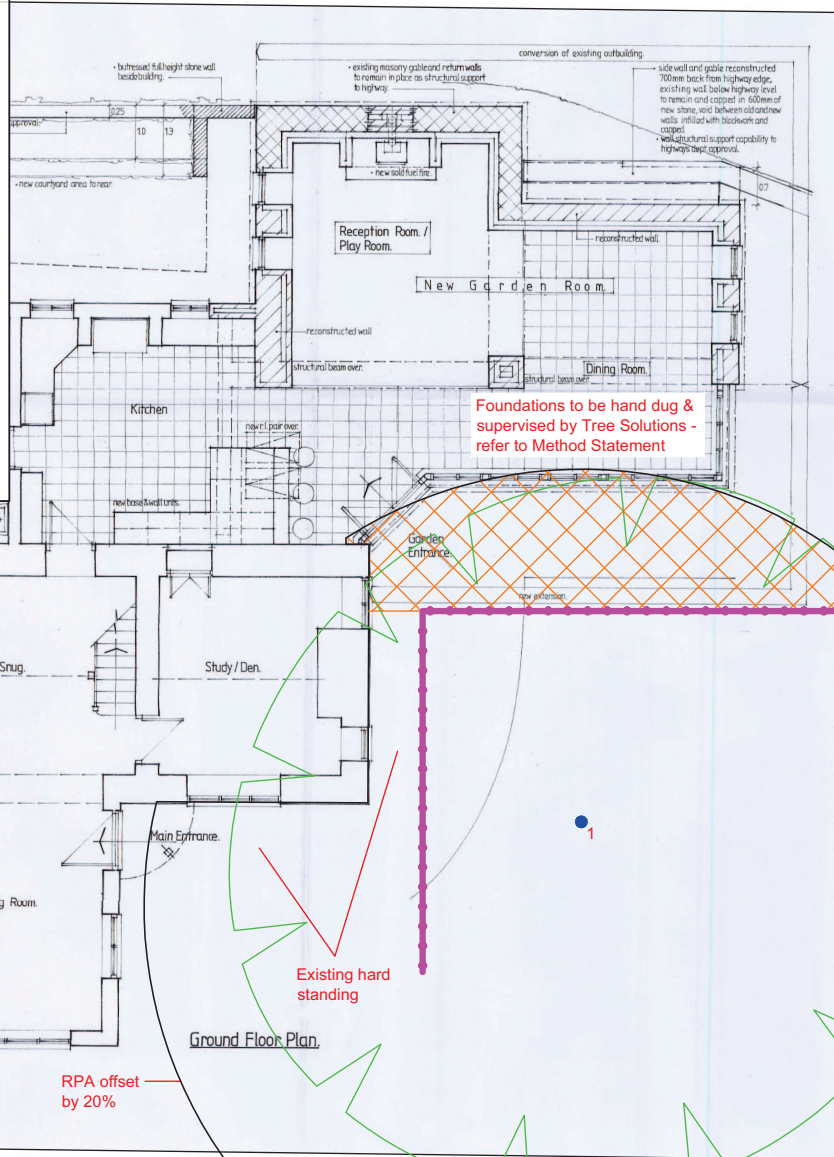


GROUND PROTECTION

FOR PEDESTRIAN MOVEMENTS WITHIN THE RPA THE INSTALLATION OF GROUND PROTECTION AS SHOWN WILL SUFFICE.

FOR WHEELED OR TRACKED CONSTRUCTION TRAFFIC MOVEMENTS WITHIN THE RPA THE GROUND PROTECTION SHOULD BE DESIGNED BY AN ENGINEER TO ACCOMMODATE THE LIKELY LOADING AND MAY INVOLVE THE USE OF PROPRIETARY SYSTEMS OR REINFORCED CONCRETE SLABS.

FOR FURTHER DETAILS SEE BS5837:2005 SECTION 9



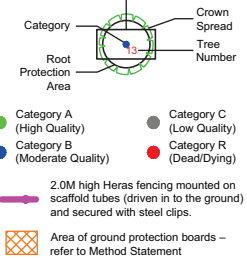
PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



TREE PROTECTION AREA KEEP OUT!
TREES & SOCIETY PLANNED JULY 1999
TREES ENDANGERED BY THIS PROJECT ARE PROTECTED BY PLANNING CONDITIONS ABOVE AND ARE THE SUBJECT OF A TREE PRESERVATION ORDER.
CONSTRUCTION OF A TREE PRESERVATION ORDER MAY LEAD TO SEVERAL PENALTIES.
ANY BREACH INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Legend

Root Protection Area Modified to Account for Site Features



Client:		Mr & Mrs Crompton	
Project:		Ty Mawr, Erwallo, Dolywern, LL20 7AG	
Title:		Tree Protection Plan	
Scale:	1-100@A3	Date:	March 2012
Drawn By:	AM	Revision:	-
Job Ref:	12/AIA/WXM/86	Drawing No:	03
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Appendix Five
Arboricultural Method Statement
Ref: AMS/TY MAWR/05 MARCH 2012

SEQUENCE OF WORKS

From commencement of the above development, the following methodology shall be implemented in the manner and sequence described:

1. Temporary protective fencing erection
2. Ground protection boards within RPA of tree number 1
3. Excavation of foundations
4. Main construction phase
5. Cement mixing
6. Removal of temporary fencing

1. TEMPORARY PROTECTIVE FENCING ERECTION

- 1 Prior to commencement of any site demolition, construction, preparation, excavation or material deliveries, the main contractor shall erect the temporary protective fencing as detailed in the 'Tree Protection Plan'. Tree Solutions will inspect the installation of the fencing and email photographic evidence to the LPA Arboricultural Officer for approval. Any damage occurring to protective fencing during the demolition or construction phase shall be made good by the main contractor.

2. GROUND PROTECTION WITHIN RPA OF TREE NUMBER 1

- 1 The ground protection will involve the use of a temporary plywood boards laid across the RPA that extends beyond the protective fencing location butted together to form a continuous line as indicated on the Tree Protection Plan. The boards will be fixed in place by construction tie-rods to avoid any displacement.
- 2 The ground beneath any protection boarding will be left undisturbed and will be protected with a porous geotextile fabric and side butting scaffold boards on a 100mm compressible layer such of sharp sand.

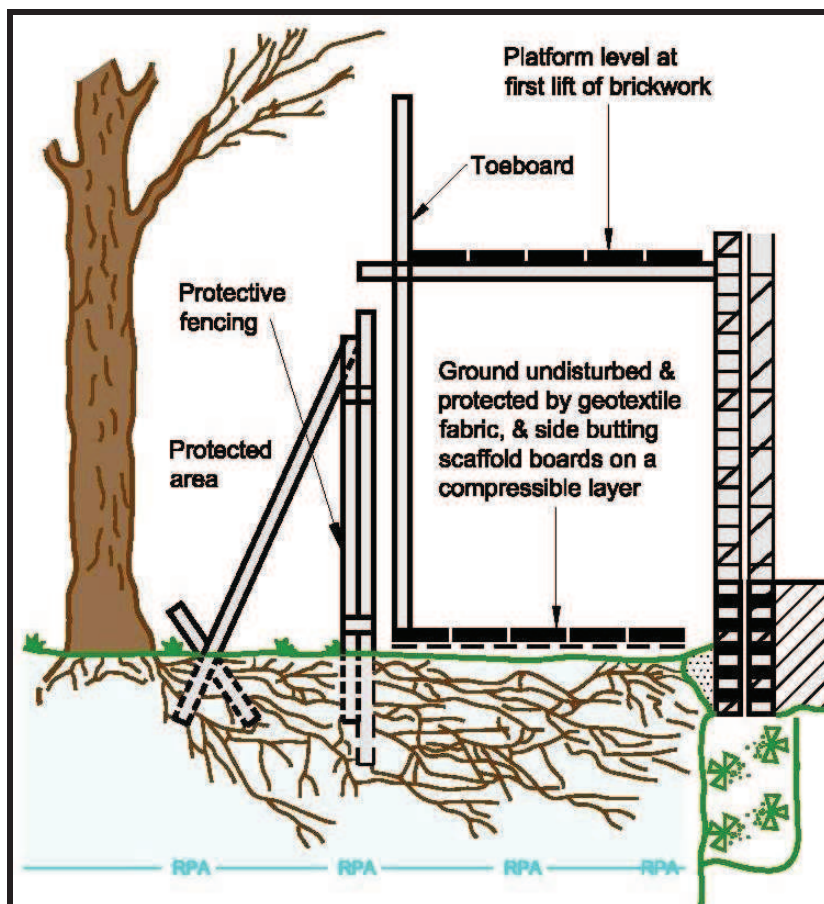


Plate 1 – Fig 3 (BS5837: 2005) protective boards & scaffolding to be installed within RPA of tree number 1

3. EXCAVATION OF FOUNDATIONS

The following steps shall be taken when excavating for the foundations of the proposed extension adjacent to the root protection area of tree number 1:

1. All excavation will be carried out by hand and under the direct supervision of Tree Solutions
2. Roots, if exposed, shall be wrapped in dry, clean Hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25mm diameter and roots bound to arisings shall be pruned back preferably to a side branch, by use of a sharp saw or secateurs. Roots larger than 25mm shall only be severed following consultation with the LPA Tree Officer and consulting arboriculturalist.
3. Prior to backfilling, any Hessian wrapping shall be removed and retained roots shall be surrounded in at least 35mm of sharp sand or other loose granular fill, before any other material is replaced.

4. MAIN CONSTRUCTION PHASE

1. There shall be no storage of construction material, site parking, site accommodation or equipment in any area designated as the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing. No fires shall be lit.

5. CEMENT MIXING

1. The cement mixer will be laid on top of plywood boards in a position located outside the RPA of the tree in a designated area to the east of the existing outbuilding. The mixer will be kept in this position throughout the development work.

6. REMOVAL OF TEMPORARY FENCING

1. Temporary protective fencing shall be removed only upon written approval of the Local Planning Authority.

TREE PROTECTION SPECIFICATION

The Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) enclosed by temporary protective fencing shall:

1. Be erected prior to any demolition works, delivery of site accommodation or materials and shall remain for the duration of construction works.
2. Preclude all construction activity with the sole exception of specified arboricultural works and as such works as have been agreed by all parties and to be carried out under supervision.
3. Be protected by temporary protective fencing and other measures as specified.
4. Preclude the storage or tipping of all materials and substances, in addition, toxic substances such as fuels, oils, additives, cement, or other deleterious substances within 5.0 meters of an exclusion zone.
5. Clearly legible weatherproof signage, stating "Protected Trees – Exclusion Zone" shall be attached to the fencing 1.5m from the ground, facing out of the Tree Protection Zone located at regular intervals along the fence line.
6. Other than works detailed within this method statement or approved in writing by the Local Planning Authority (LPA), no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.
7. Any incursion into the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) must be by prior arrangement, following consultation with the LPA

Temporary Protective Fencing Type

The fence types are shown on the Tree Protection Plan with the following colour key:-

1. **Magenta** - 2.0M high heavy duty rhino panels (with extra central support bar) mounted on scaffold poles (driven in to the ground) and secured with anti tamper bolts – as illustrated below.



Example of Tree Protective Fencing Specification

GENERAL PRECAUTIONS

No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained. No fires will be lit.

On Site Storage of Spoil and Building Materials

Prior to and during all site works no spoil or construction material will be stored within the crown spread on any tree on or adjacent to the site even if proposed site work is to be within the crown spread. Any encroachment within this protected area will only be with the prior agreement of the LPA Arboricultural Officer.