TREE SOLUTIONS



Arboricultural Impact Assessment

Former Ebeneser Chapel - 2 Chester Road, Wrexham

Prepared for:

WALES & WEST HOUSING

Our Ref: 25/AIA/WXM/331

May 2025

T 07766 774508 • E info@tree-solutions.co.uk

Tree Solutions Ltd • Registration in England & Wales • Company No. 04548951

Contents:

1.0 Instruction
2.0 Statutory Controls & Planning Policy
3.0 The Site
4.0 Development Proposal
5.0 General Constraints Data – Construction Exclusion Zones
6.0 Survey Methodology
7.0 Juxtaposition of Trees & Structures
8.0 Development Impact to Trees
9.0 Proposed Revisions
10.0 Conclusions
11.0 Limiting Conditions

Appendix 1 Tree Survey Schedule
Appendix 2 Preliminary Tree Constraints Plan
Appendix 3 Arboricultural Impact Plan

1.0 INSTRUCTION

1.1 We have been instructed by Wales & West Housing (the applicants) to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction – Recommendations'*.

1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed development at 2 Chester Road, Wrexham. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.

1.3 A Stage 1 tree survey was carried out in April 2025 by Alistair Henderson, Principal Consultant at Tree Solutions Ltd. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.

The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.

It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.

1.4 Eight individual trees (T1-T8) and one group (G1) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 25/AIA/WXM/331, Drawing No. 1 & 2 at ***Appendix 2***. 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: C431, Drawing No: 006 provided by the project architects Creu.

2.0 STATUTORY CONTROLS & PLANNING POLICY

2.1 Tree number 1 is subject to a Tree Preservation Order Ref: WMBC 2 as such statutory planning consent is required prior to undertaking any works to this tree.

2.1.3 The planning application will be assessed against the policies set out in the adopted Wrexham County Borough Council Local Development Plan (LDP), the relevant Supplementary Planning Guidance Notes (SPGs), and national planning policy and guidance, including *Planning Policy Wales* (Edition 12 – February 2024), *Future Wales – The National Plan 2040*, and the relevant Technical Advice Notes (TANs).

2.2 Protected Species

2.2.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

2.3 Wildlife Habitats

2.3.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

© Tree Solutions Ltd (2025)

3.0 THE SITE

3.1 The site comprises the former location of the Ebeneser Chapel, including associated vehicular access and a car park. The chapel itself has long since been demolished.

3.1.2 Trees are situated beyond a retaining wall that runs along the eastern boundary of the site, with the most visually prominent specimens being Trees T1 and T2, located toward the southern end.

3.1.3 The site has extant planning consent under Planning Code P/2016/0337 'Demolition of former chapel, erection of 23 No. apartments over four floors with associated parking, externa; works and access'



P1 – Site viewed from beyond southern boundary with T1 is raised planter



P2 – Council owned trees beyond eastern boundary

4.0 DEVELOPMENT PROPOSAL

4.1 Apartment block with associated vehicular access and parking area.

© Tree Solutions Ltd (2025)

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 *During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:*

1. ***Construction Exclusion Zones (CEZ):*** *Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.*
2. ***Crown Protection Areas (or CEZ 2):*** *Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.*
3. ***Root Protection Areas (RPA):*** *Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.*
4. ***Working Space Buffers (if applicable):*** *Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.*

5.2 ROOT PROTECTION AREA (RPA)

5.2.1 The Root Protection Area (RPA), expressed in square metres (m^2), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.

The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter^2) × number of stems**.**

5.2.2 During the Arboricultural Impact Assessment (AIA) process, this radial distance is converted by the Arboriculturalist into an actual area to be protected, considering the specific site conditions and any environmental or developmental influences that may have impacted the tree's rooting pattern.

Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions suggest asymmetric rooting—due to factors such as physical obstructions, topography, or historic ground disturbance—a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be underpinned by a robust arboricultural assessment, accurately reflecting the likely distribution of roots.

5.2.3 The Root Protection Area (RPA) must be safeguarded through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction activities on site. This fencing should remain in place and be respected for the duration of the works.

A strict prohibition on potentially harmful activities within the RPA must be observed. These include, but are not limited to:

- Mechanical excavation
- Soil stripping
- Fire lighting
- Storage of materials, equipment, or waste
- Ground level reduction
- The installation of impermeable or excessively sealed surfaces

Where construction activity is proposed in close proximity to retained trees or within the RPA, additional protective measures may be required. These may include the use of temporary ground protection to prevent soil compaction, or the implementation of special engineering solutions—such as elevated surfaces or low-impact foundations—designed to minimise disturbance to the rooting environment

© Tree Solutions Ltd (2025)

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 This is the area above ground occupied by the crown (branches) of the tree, along with allowances for working space (safe working area) and if appropriate, for future growth. The extent of CEZ 2 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 Tree canopies are clear of any construction and site operational works and as such access facilitation pruning is not required.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 The retained trees are positioned at a setback from the proposed apartment block and will continue to contribute significantly to the local landscape character. The nearest tree is fully mature, with no expectation of further substantial crown development. As such, it is unlikely to cause issues related to overdominance or conflict with the building that might lead to future pressure for removal or heavy pruning. Additionally, the tree is subject to statutory protection, and any such works would be regulated by the Council.

5.4.2 The proposed design follows the same footprint as the extant planning permission.

5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 Refer to landscape proposals.

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at ***Appendix 1***
4. For clarity, the grading system is summarised from ***Table 2*** of the BS as follows:

U 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

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:

- the root protection area (RPA)
- tree protection
- new planting design; and
- foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments, and the client is advised to seek specialist advice in this respect.

© Tree Solutions Ltd (2025)

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 Root Protection Areas (RPAs) 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.

7.1.3 In accordance with BS 5837:2012, the RPAs have been determined based on stem diameter measurements and adjusted to reflect on-site conditions that are likely to influence root morphology. Root development is affected by both site topography and the physical characteristics of the soil or substrate. Where trees are located adjacent to existing hard surfaces or below-ground obstructions, lateral root spread may be constrained due to compacted subgrades and structural barriers.

7.1.4 The Root Protection Areas (RPAs) of Trees 1 and 2 have been modified to reflect site-specific constraints. They are shown extending 1.5m within Chester Road to the west and adjusted around the footprint of the former building's foundations. Tree 1 is situated within a raised planter, which is expected to have restricted root development, particularly to the north and east, where the edge of the planter forms a retaining wall. Similarly, the RPAs of Trees 4–8 and Group 1 have been adjusted in response to the adjacent retaining wall, where root growth is likely to follow a perpendicular alignment along the inner face of the structure.

7.2 Underground Services

7.2.1 The broad implications associated with the provision of underground services have been considered. However, the locations of existing and proposed services were not identified on the plans provided; accordingly, the advice contained within this section is general in nature.

7.2.2 Should drainage and service runs be required within the Root Protection Areas (RPAs) of retained trees, it will be necessary to employ excavation techniques that preserve significant roots. In such cases, methods such as hand excavation, air spading, or thrust boring should be utilised to minimise root disturbance and ensure impacts remain within acceptable tolerances.

7.2.3 As with foundation construction, low-impact methodologies for the installation of underground services are now well established. Further reference should be made to best practice guidance, in particular National Joint Utilities Group (NJUG) Publication No. 10, Volume 4 (2007) — *Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees*.

8.1 Arboricultural Impact Assessment Summary

8.1.1 Tree Solutions undertook an updated Tree Survey in accordance with *BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations*. A comprehensive report was produced, identifying all existing trees on site along with their respective Root Protection Areas (RPAs). These RPAs were subsequently incorporated into a Tree Constraints and Impact Assessment Plan, which directly informed the site's design development process.

8.1.2 Following on-site consultation with Tree Solutions and a detailed review of the tree survey and associated constraints plan, the proposed site layout has been carefully developed to closely follow the footprint of the previously approved scheme. This approach has helped avoid adverse impacts on existing trees and reflects a considered and responsible design process that integrates arboricultural constraints from an early stage.

8.1.3 No tree removals are required to facilitate the proposed development, and no significant construction impacts are anticipated. As with the extant permission, there is a minor incursion into the Root Protection Area (RPA) and designated Construction Exclusion Zone (CEZ) of Tree 1. However, this incursion lies beneath an existing area of tarmac hardstanding underlain by a heavily compacted subgrade. Given the shallow-rooting nature of Beech and the site conditions, it was assessed that root presence in this area is highly unlikely.

© Tree Solutions Ltd (2025)

To verify this assessment, a trial trench was hand-dug along the outer edge of the southwest gable, as indicated in Image P3 below and carried out in agreement with the Council's Tree Officer. The investigation confirmed that no roots were present within this area. As such, a standard strip foundation design and the proposed below-ground drainage route are considered acceptable in this location.

8.1.4 The proposal demonstrates compliance with the Welsh Government's *Planning Policy Wales* (2024), the adopted Wrexham Council Local Development Plan (LDP) policies, and the principles set out in *BS 5837:2012*, particularly in relation to the retention and protection of existing trees during design and construction phases.



P3 – Trial trench location



P4 & 5 – Trial trench marked out on existing bound surface

© Tree Solutions Ltd (2025)



P5 & 6 – Trench excavated to a depth of 600mm with no tree roots encountered

9.0 PROPOSED REVISIONS TO THE SCHEME

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

10.0 CONCLUSIONS

10.1 BS 5837:2012 provides clear and current best practice recommendations for the assessment, retention, and protection of trees on development sites. The proposed development has adhered to this guidance by:

- Seeking arboricultural advice and commissioning a Phase 1 Preliminary Tree Survey to inform the site layout and design.
- Respecting the constraints imposed by high and moderate quality trees, ensuring they are retained and appropriately integrated into the proposal.
- Incorporating arboricultural input throughout the design process to achieve a balanced scheme that meets both site objectives and long-term tree requirements.
- No adverse impact to retained trees
- Committing to detailed tree protection measures during the development

Considering the above, we consider there to be no valid arboricultural grounds for refusal of the application.

11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations—such as dissection, excavation, probing, or coring—were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
- This report may not be reproduced, in whole or in part, without the prior written consent of Tree Solutions Ltd.

© Tree Solutions Ltd (2025)

Appendix One

Tree Survey Schedule

© Tree Solutions Ltd (2025)

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

SITE:	2 CHESTER STREET, WREXHAM
CLIENT:	WALES & WEST HOUSING
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	FEBRUARY 2025
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	25/AIA/WXM/331

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	Beech (Purple)	M	17 2N	7	7	8.5	6.5	760	G	• Located within a raised planter - roots are displacing retaining wall to west • Prominent tree with no visual defects • E.R.C. 40	• No works required	A1	9 261m²
T2	Sycamore	M	16 2S	6.5	7	6	6	640	G	• Prominent tree located outside site to south • E.R.C. 40	• 3rd party tree - N/A	A2	8 185m²
T3	Red Oak	EM	16 1W	4	5.5	5.5	5.5	430	G	• Good quality well established tree with no visual defects • E.R.C. 20+	• 3rd party tree - N/A	B2	5 84m²
T4	Sycamore	EM	15 5W	4.5	2.5	5	4.5	350x2 230 (546)	G	• 3 stems from past coppice • Ivy clad • E.R.C. 20+	• Council tree approved for removal under planning Ref: P/2016/0337	B2	6.5 135m²
T5	Sycamore	EM	13 4.5W	3	4	1.5	4	340	G	• Naturally colonised tree forming closed canopy with T6 • Abuts boundary retaining wall & will displace in time due to forces exerted by annual incremental growth of stem & buttress roots. No long-term viability • E.R.C. 10	• Council tree approved for removal under planning Ref: P/2016/0337	C2	4 52m²

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

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

SITE:	2 CHESTER STREET, WREXHAM
CLIENT:	WALES & WEST HOUSING
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	FEBRUARY 2025
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	25/AIA/WXM/331

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)
T6	Sycamore	EM	13 5E	2	2.5	2	1	320	M	• As T5	• Council tree approved for removal under planning Ref: P/2016/0337	C2	4 45m²
T7	Sycamore	EM	12 4.5W	3	4	1.5	4	330	G	• As T5	• Council tree approved for removal under planning Ref: P/2016/0337	C2	4 49m²
T8	Sycamore	EM	13 5E	2	2.5	2	1	320	M	• As T5	• Council tree approved for removal under planning Ref: P/2016/0337	C2	4 45m²
G1	Elm	EM	≤13 0.5S	2	5	5	4.5	200 170 150 100 (318)	M/G	• Linear group that runs in line with the boundary retaining wall • Coppiced in past laving multiple new stems above stool • Fused limbs & poor structural crown form • No long-term viability • E.R.C. 10	• Council tree approved for removal under planning Ref: P/2016/0337	C2	4 45m²

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

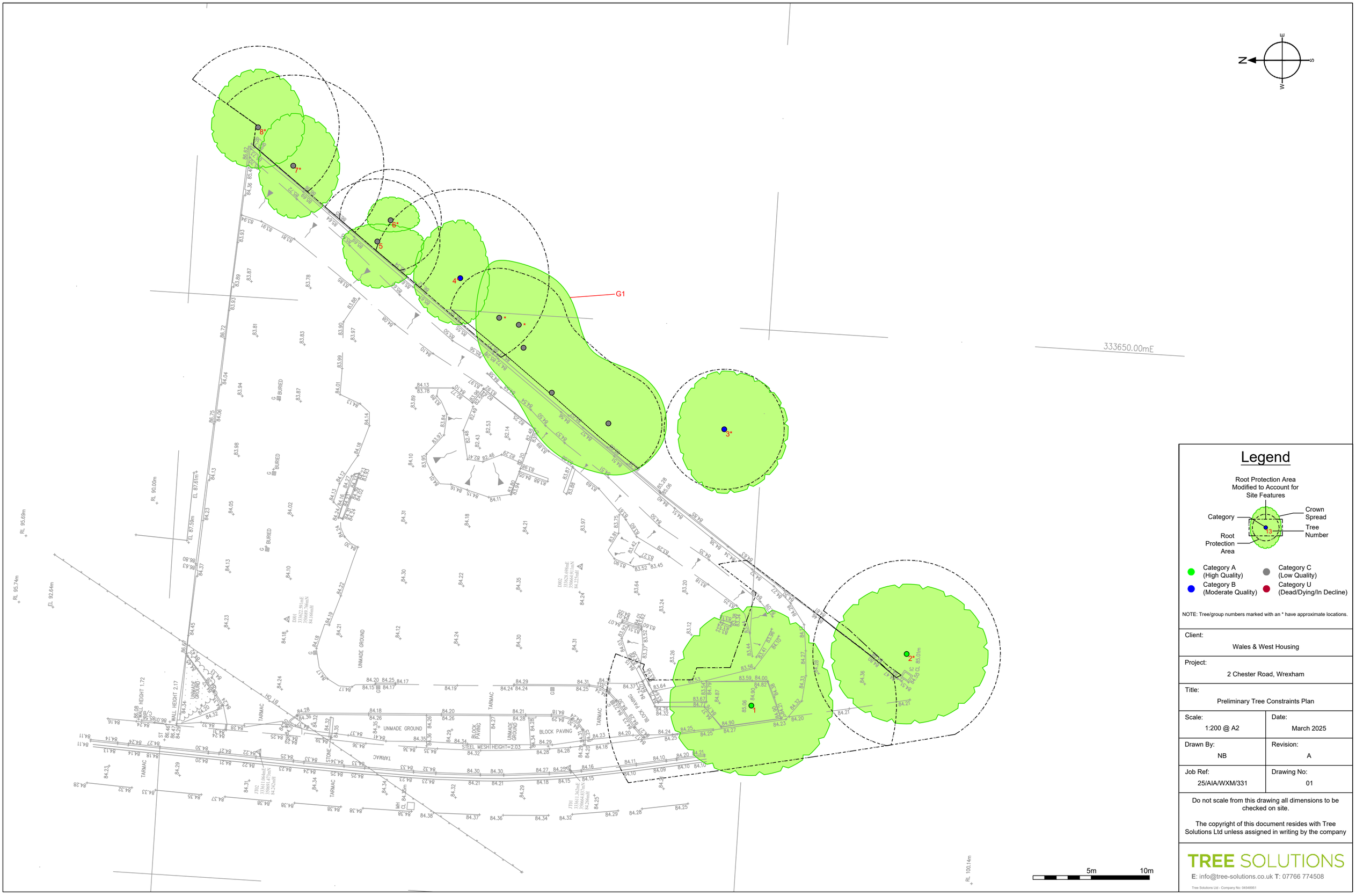
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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

© The British Standards Institution 2012

Appendix Two

Preliminary Tree Constraints Plan

© Tree Solutions Ltd (2025)



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)

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Wales & West Housing	
Project: 2 Chester Road, Wrexham	
Title: Preliminary Tree Constraints Plan	
Scale: 1:200 @ A2	Date: March 2025
Drawn By: NB	Revision: A
Job Ref: 25/AIA/WXM/331	Drawing No: 01

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

The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

TREE SOLUTIONS
E: info@tree-solutions.co.uk T: 07766 774508
Tree Solutions Ltd - Company No: 04548951

Appendix Three

Impact Assessment Plan

© Tree Solutions Ltd (2025)

Tree numbers 4-8 & G1 to be removed as previously approved in Planning Ref: P/2016/0337

Trial trench hand excavated 02/05/2025 - no tree roots encountered. Refer to AIA report for details & photos

Footpath section laid on existing car park subbase. No excavation required through RPA of T1

FFORDD CAER / CHESTER R

War Memorial

FS

sub station

10No parking spaces

bin store

existing tree retained

existing tree retained

10m

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 Proposed for Removal

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Wales & West Housing

Project: 2 Chester Road, Wrexham

Title: Arboricultural Impact Assessment

Scale:	Date:
1:200 @ A2	May 2025
Drawn By:	Revision:
NB & AM	A
Job Ref:	Drawing No:
25/AIA/WXM/331	02

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

The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

TREE SOLUTIONS

E: info@tree-solutions.co.uk T: 07766 774508

Tree Solutions Ltd - Company No: 04548951