Arboricultural Report

Demolition of existing Community Centre and Replacement with a new building
Rhosddu Community Centre
Prices's Lane
Wrexham
LL11 2NB

Commissioned by:	**Surveyed and reported on by:**	**Report Date:**
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Arboricultural ASSOCIATION Professional Member

Contents

		Page
1.0	Summary	2
2.0	Instructions	2
3.0	Preliminary matters	3
4.0	Method of survey	4
5.0	Site details	4
6.0	Summary of trees	5
7.0	Arboricultural impact assessment	6
8.0	Tree protection	7
9.0	Conclusion	8

Appendix A:	Tree constraint plan	PC25/783/TCP
Appendix B:	Tree protection plan	PC25/783/TPP
Appendix C:	Tree categorisation	Table 1 of BS5837:2012
Appendix D:	Protective Fencing	Figures 2&3 of BS5837
Appendix E:	Tree Schedule with key	

1.0 Summary

1.1 The proposal is to demolish an existing building and construct a new building largely on the existing footprint.

1.2 There are ten category B, four category C and one category U trees on or next to the site. In addition to this, there is one category B group.

1.3 One small category C tree will need to be removed to allow the development to take place. It is advised that a category U tree is also felled. These trees have little arboricultural value.

1.4 There is opportunity to plant new trees to replace and improve upon any lost amenity.

1.5 Correctly placed protective fencing will ensure retained trees can be suitably protected during the build.

1.6 The proposal is arboriculturally sound and complies with BS5837.

2.0 Instructions

2.1 I am instructed by Leanne Taylor of Wrexham County Borough Council to carry out a survey at Rhosddu Community Centre and record all significant trees that may be affected by the proposed development.

2.2 The proposal is to demolish the existing centre and build a new one on its approximate footprint.

2.3 There are a number of trees and hedges on or next to the site. Consideration is to be made to justify any that require removal or work to them and to ensure retained trees are not significantly damaged by the proposal.

2.4 I am to produce a tree report to support the planning application. The report is to be compliant with BS5837:2012[1] hereafter referred to as BS5837.

3.0 Preliminary matters

3.1 The survey and report cover only arboricultural matters relating to trees that may be affected by the development. It deals with identifying the benefits and constraints trees will impose upon the development site, which trees will need to be removed and how the remaining specimens can be protected and how retained trees will affect the site.

3.2 Statutory protection of trees, either tree preservation orders (TPOs), conservation area status or historical planning conditions has not been thoroughly investigated. To find out if any tree is within the property is covered by a TPO, or if it lies within a conservation area, the Council's planning department can advise[2].

3.3 Plans supplied to myself:

i) Site plans and proposal supplied by Wrexham CBC

Plans I have produced to accompany this report:

i)	Tree Constraints Plan	PC25/783/TCP
ii)	Tree Protection Plan	PC25/783/TPP

3.4 Where buildings are constructed close to trees, reference should be made to the NHBC Standards 2025[3]. This document, updated yearly, gives appropriate foundation depths for buildings close to trees. It is recommended that the soil's modified plasticity index is investigated to consider the likelihood of soil movement with moisture change. This will allow the appropriate foundation depth to be calculated.

3.5 The data, views and opinions of this report relate to the survey undertaken on the date shown and does not take into account the effects of extreme weather conditions, vandalism or accidental damage. Neither can the effects of poorly executed tree surgery work, not complying to current good practice, be predicted. Old Oak Tree Care cannot accept liability in connection with these factors. This

[1] BS5837:2012 Trees in relation to design, demolition and construction: Recommendations – British Standards Institute
[2] Wrexham County Borough Council Planning Department planning@wrexham.gov.uk 01978 298994
[3] National House Builders Council Standards 2025 Part 4, Chapter 2 Building near trees https://nhbc-standards.co.uk/

report requires renewal in two years from the date of survey, or as soon as site conditions, tree health or tree structural conditions significantly alter.

4.0 Method of survey

4.1 The survey was undertaken on 17 July 2025.

4.2 Trees were surveyed to measure height, trunk diameter, crown spread and height, health, structural condition, estimated remaining life expectancy and overall quality. This and other information was gathered to comply with section 4.4.2 of BS5837. Trees were categorised utilising the same standard, see Appendix C.

4.3 Stem diameters were measured using a surveyor's tape. Crown spreads and heights were measured using a laser rangefinder. Heights were estimated using the height function of the laser rangefinder.

4.4 All measurements and observations were made from the ground and no soil or tissue samples were taken. Although significant visually apparent hazards within trees will be identified and commented upon, the survey is not a dedicated health and safety survey of the identified trees.

4.5 Where trees could not be reached when off site or inaccessible, dimensions were estimated.

5.0 Site details

5.1 The site is a former community centre, its car park and grounds.

5.2 To the north and east is a municipal park. In a southerly direction is the entrance to the site from Price's Lane. To the west are mature trees with an allotment site beyond it.

5.3 The level of the land is approximately flat.

5.4 There are several trees on site. Most are mature parkland trees.

5.5 Viewing the Cranfield soil map[4], it appears that the soil is freely draining, slightly acid and loamy. Soil of this kind provides a good medium for tree growth for the majority of species. The modified plasticity index of the soil is not known.

[4] Cranfield Soil and Agrifood Institute Soilscapes. www.landis.org.uk/soilscapes/

6.0 Summary of trees

6.1 All data gathered on trees is supplied in appendix E. Table 1 and 2 below give a summary of the information.

Category	Description of category	Number
A	High quality with an estimated remaining life span of at least 40 years. Particularly good examples of their species, especially if rare or unusual. They will be visually important and may have significant conservation or historical values.	0
B	Moderate quality and expected to remain between 20 to 40 years. Might have been included as a category A but downgraded by impaired conditions. Possibly lacking special qualities to be regarded as Category A. Group which collectively increase its value from C to B or a particularly effective screen.	10
C	Low quality with an expected lifespan of 10 to 20 years or below 150mm in diameter. Unremarkable trees, either young, impaired or poor species. Unlikely to increase in quality as time goes by. No conservation or cultural value.	4
U	Those in such a condition that they cannot be realistically retained as living trees for longer than 10 years. Serious structural or physiological problems. Also dead trees.	1
Group	Trees of similar species, size or character which are grouped together. The number of the group is given together with the categorisation.	1-B
Hedge	Groups of trees planted in lines as a hedge. Trees originally planted as a hedge but have not been managed in some time, reverting back to a line of trees. The number of the hedge is given together with its categorisation.	0

Table 1: Number of categorised trees, groups and hedges. A brief description of categorisation together with colour coding. Appendix E gives full detail.

6.2 A brief description of pertinent data relating to all trees is given in table 2. A key to the table is found below it.

No.	Species	Height	Stem Dia.	Cat.	Comment
Ro1	Rowan	9	300	U	significant stem tear out to east, much decay
Ch2	Cherry	16	575	B	0
Sy3	Sycamore	20	500	B	0
Ch4	Cherry	17	500	B	0
Ch5	Cherry	16	525	B	0
Ch6	Cherry	16	425	C	Ganoderma species fungi at base of tree
Li7	Lime	16	425	B	0
Ch8	Cherry	16	375	C	supressed by larger trees
Ch9	Cherry	20	450	C	forms a joint crown with Sy10
Sy10	Sycamore	20	450	B	forms a joint crown with Ch9
FA11	Fals1 Acacia	19	825	B	significant lean over road most likely caused by nearby tree, now missing
Ch12	Cherry	11	525	B	0
NM13	Norway Maple	12	450	B	var. Drumondii (purple leaves)
G14	Group	12	450	B	Line of whitebeam, cherries and a sycamore
NM15	Norway Maple	12	400	B	var. Drumondii (purple leaves)
Hb16	Hornbeam	5	100	C	0

Table 2: Summary of trees (Key below)

No: Tree identifier using letters to indicate species and a sequential number. G indicates a group, H indicates a hedge.
Species: Tree species using the common name.
Height: Height in metres.
Stem Dia: Stem diameter measured at 1.5 metres from the ground in millimetres.
Cat: Category according to BS5837. See Appendix C for details on categorisation.
Note: Numbers for sub-categorisation are not used.
Comments: Comments, if necessary. 0 if none.

7.0 Arboricultural impact assessment

7.1 One category C tree will need to be removed to allow the development to take place. Hb16 is a small hornbeam. If it was planted for a reason and needs to be retained, it would be possible to transplant it.

7.2 Although not within the site boundaries the category U rowan Ro1 has lost half of its crown leaving a very large wound which is unlikely to sufficiently coalesce. It is not at any immediate danger of failing and is not of a large size, but it would be advisable to inform the owner of the tree as to the damage.

7.3 Sy3 is a large category C sycamore which overhangs the current centre and its proposed replacement. This is an important tree to the area as the bulk of othertrees are mature cherries which are coming to the end of their lives where

this sycamore is likely to considerably outlive them. To the south and east the crown is very close to the centre and car park below it. The crown should be raised from 2m to 6m on its southern and eastern aspect, where it overhands the building, to allow for the new building to be built without damage to the tree and suitable clearance for the new building.

7.4 The category C cherry Ch6 has a Ganoderma spp. fungal fruiting body at its base. I am currently, not particularly concerned by this as the tree appears to have no signs of significant structural weakness in this area and the crown is full and healthy. It overhangs the car park considerably but has a very high crown which will not be affected by building work. I would suggest that this tree is monitored and should signs of poor healthy or dysfunction occur, the opinion of an arboriculturist is sought.

7.5 Category B Cherry Ch12 and Norway Maple MN13 are on either side of the entrance drive of which they overhang by 1 to 2m. They should be cut back to the kerb edge to allow construction and delivery vehicles entrance to the site without harming both of these trees.

7.6 The amenity provided by trees to the area will be barely affected by the development. All of the category B trees are to remain. There is adequate space to plant new trees to compensate for those lost.

7.7 No other trees will be affected by the development.

8.0 Tree protection

8.1 Appendix A and B show the category of trees, their crown spread and their root protection area (RPA), an area of rooting around the tree which if retained will provide suitable medium for the tree to continue to grow without significant harm.

8.2 RPAs do not show the entire rooting area of the tree. They may show just ½ or ⅓ of it depending upon site conditions. The RPA is usually drawn as a circle 12 times the diameter of the tree at 1.5m from the ground or, for multiple stemmed trees, its mathematical equivalent given in BS5837. However, site conditions may require the RPA to be drawn differently depending upon the most likely area where good rooting is found for trees. In this case, RPAs around the existing hardstanding have been offset as significant and useful rooting below the macadam is not likely.

8.3 Protected RPAs are to be kept clear of refuse, materials, fuels and chemicals. These items are to be prevented from leaking into RPAs, either above or below ground.

8.4 Protective fencing should be in place before any plant, materials, deliveries, site offices or skips arrive. No demolition or construction work is to take place until protective fencing is installed and approved for use.

8.5 Protective fencing similar to that presented in BS5837, shown in Appendix D, is to be used to protect RPAs from vehicular and foot access. The fencing is to be securely joined and attached to immovable objects to prevent it from being moved. Fencing should be firmly attached into the ground and will require tools to move it.

8.6 Minimum protective fencing distances are shown in purple.

8.7 Given there is one category B trees next to the building to be demolished, care will be needed to carry out the work without harming the trees. Demolition work will need to be overseen by a banksman to ensure the excavator does not harm trees, either above or below ground. The excavator entering into the building from the south-west will help to avoid harm to trees and provide easy loading of spoil material into transport.

8.8 Services should not enter the RPA of trees on the site and there is plenty of room to position them along the line from the building to the new garage. However, should a service trench need to be dug within the RPA of a tree then a site-specific method statement for this operation will need to be produced.

9.0 Conclusion

9.1 The proposal is to demolish an existing building and construct a new building largely on the existing footprint.

9.2 There are ten category B, four category C and one category U trees on or next to the site. In addition to this, there is one category B group.

9.3 One small category C tree will need to be removed to allow the development to take place. It is advised that a category U tree is also felled. These trees have little arboricultural value.

9.4 There is opportunity to plant new trees to replace and improve upon any lost amenity.

9.5 Correctly placed protective fencing will ensure retained trees can be suitably protected during the build.

9.6 The proposal is arboriculturally sound and complies with BS5837.

Appendix A

Rhosddu Community Centre, Price's Lane,
Wrexham LL11 2NB

Tree Constraints Plan
Showing all trees, crown dimensions, tree categories and root protection areas (RPAs)

SCALE :	DATE :
1 : 500 @ A3	04/08/2025

David Bailey Old Oak Tree Care 01630 673216
07813 808174 oldoaktree@talktalk.net

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Plan reference:
PC25/783/TCP

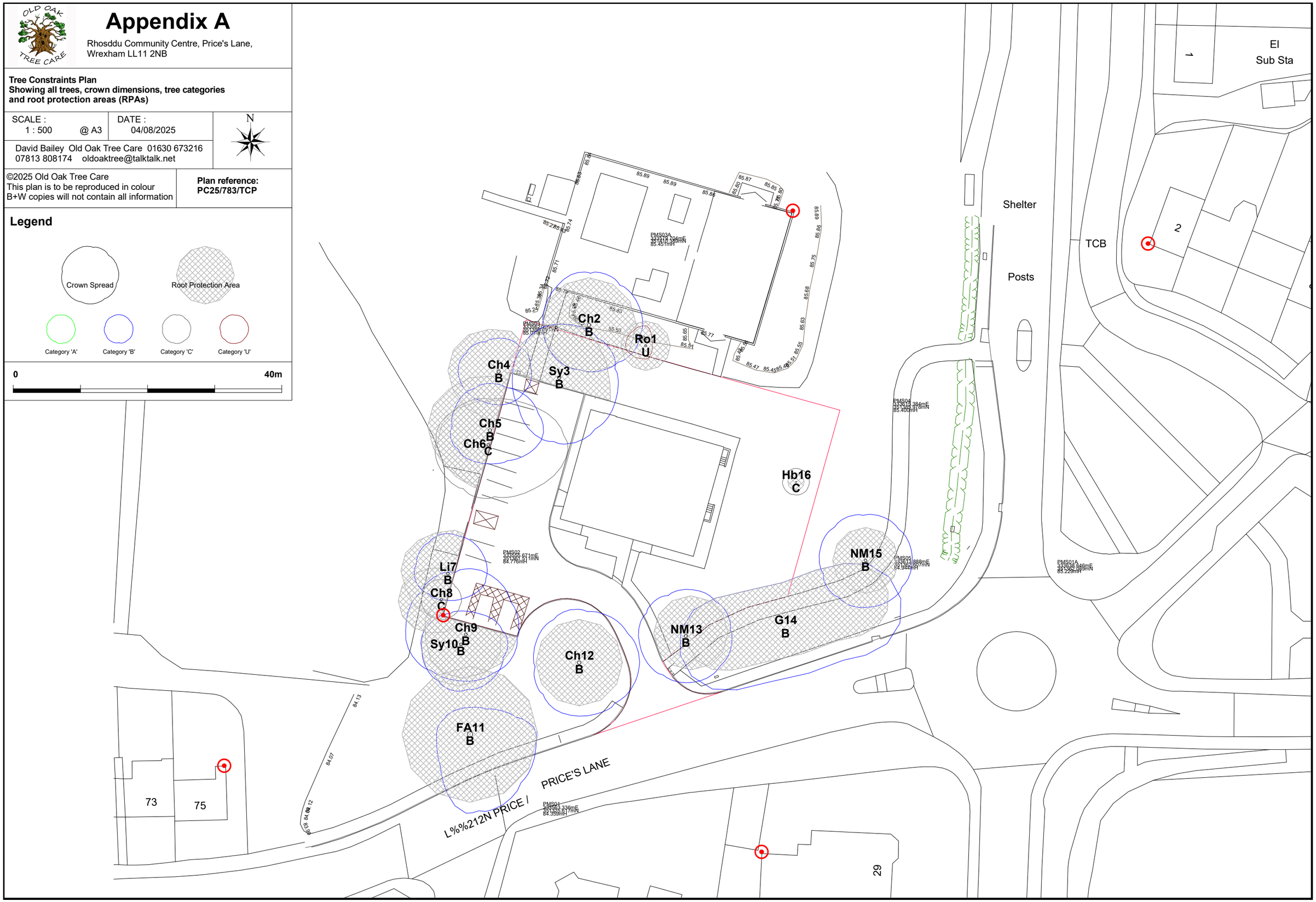
Legend

Crown Spread

Root Protection Area

Category 'A' | Category 'B' | Category 'C' | Category 'U'

0 — 40m



Appendix B

Rhosddu Community Centre, Price's Lane,
Wrexham LL11 2NB

Tree Protection Plan
Showing all retained trees, crown dimensions, tree categories, RPAs and protective fencing

SCALE : 1 : 500 @ A3

DATE : 04/08/2025

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Plan reference: PC25/783/TPP

Legend

Protective fencing

Minimum fence distance

Crown Spread

Root Protection Area

Category 'A' Category 'B' Category 'C' Category 'U'

0 40m

Recreation Ground

Ch2 B
Ro1 U
Ch4 B
Sy3 B
Ch5 B
Ch6 C
Li7 B
Ch8 C
Ch9 B
Sy10 B
Ch12 B
FA11 B
NM13 B
G14 B
NM15 B
3.5m
9m
7m
7m
5.5m
6.5m
Fence to edge of drive

Shelter
Posts
TCB
El Sub Sta
1
2

73
75

L%%212N PRICE / PRICE'S LANE

Appendix C Tree Categories

Table 1 of BS5837:2012

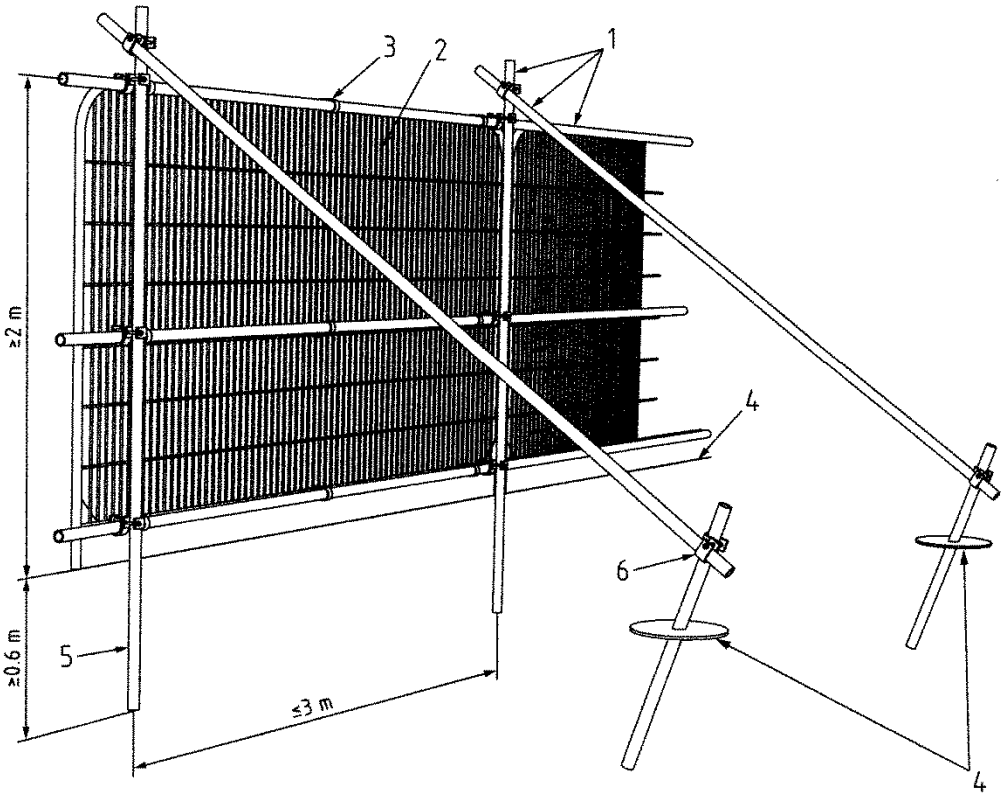
Table 1 Cascade chart for tree quality assessment

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

Appendix D

Figure 2 of BS5837:2012

Figure 2 **Default specification for protective barrier**

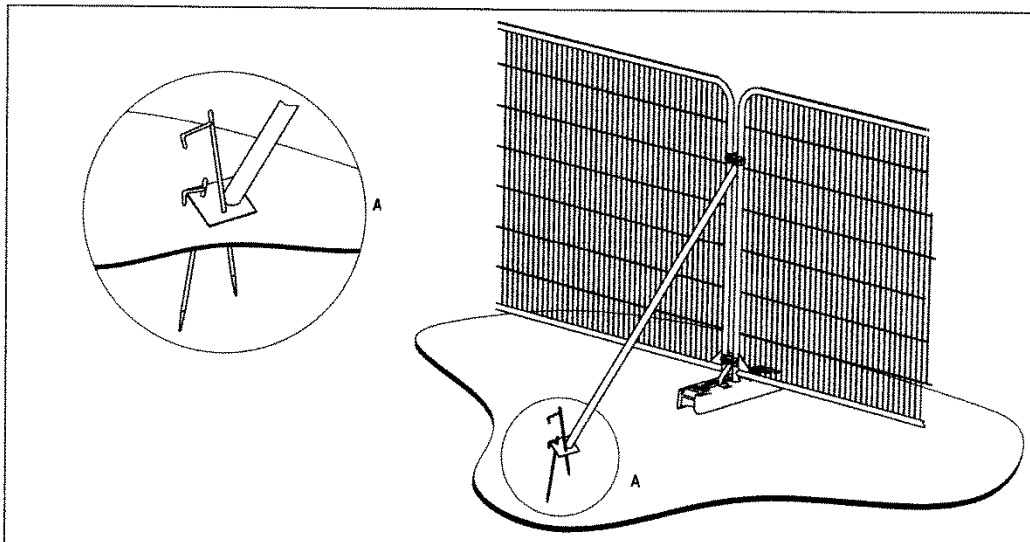


Key

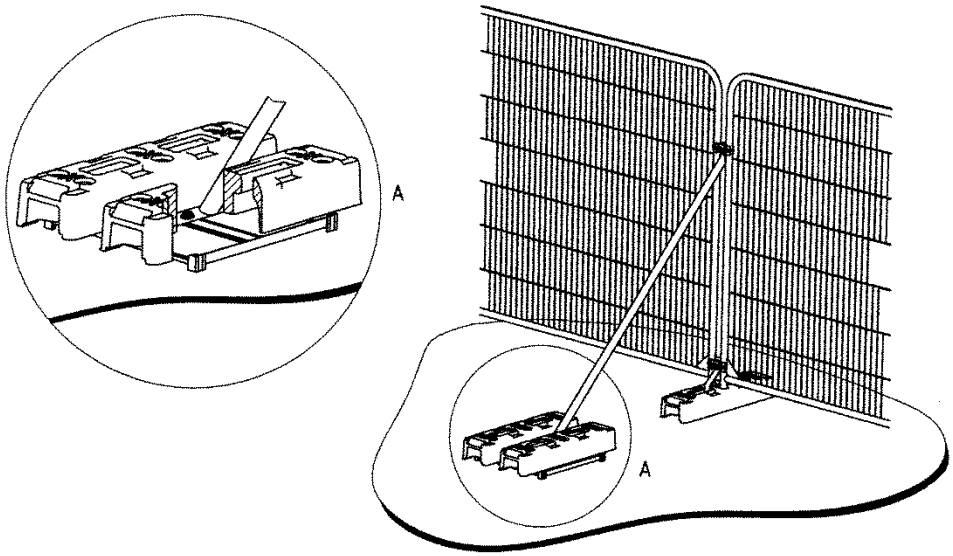
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Appendix D (continued) Figure 3 of BS5837:2012

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix E Tree Schedule - Key

Where measurements are estimated due to lack of access or vegetation, a * denotes this.

Tree Number -	Identification for specific tree. Using a couple of letters to help with species identification together with a number. Groups or hedges will be identified as Gr.
Species-	Tree species, using common name.
Height-	Taken using angular triangulation function of a laser rangefinder.
Diameter-	Taken by measuring circumference with a tape measure and applying Pi equation or by measuring circumference by eye if entire circumference is not accessible (in this case denoted by *).
Crown spread-	Radius of crown at four cardinal points, north, east, south and west measured by laser rangefinder. (Estimates denoted with a *).
Crown height-	Height of lowest branch at each cardinal point. Measured by laser rangefinder. (Estimates denoted with a *).
Age bracket-	Estimated life stage of tree ranging from young, mid-aged, early-mature, mature and over-mature.
Physiological condition-	Assessment of health and vitality of the tree. Good, fair, poor or dead. Fair or poor will have more details attached.
Structural condition-	Assessment of physical structure of tree. Good, fair, poor or dead. Fair or poor will have more details attached.
Years remaining-	Estimate of likely useful life of tree taking into account age, species, character, situation and likely management requirements.
Quality assessment-	Subjective assessment. Either A-very good, B-good, C-reasonable or U-unsuitable for retention. See appendix C for more details.
RPA radius-	Positioning of root protection area (RPA) measured from centre of the tree to the radius. This is for circular RPAs. Where RPAs have been adjusted for site conditions and are no longer circular this value will not be correct.
RPA area-	Area of RPA irrespective of its shape.
Notes:	Any notable comments on group make up, physiological, structural condition or notable features.

Appendix E			Tree Schedule																
Tree number	Species	Height (m)	Diameter (mm)	N Crown spread (m)	E	S	W	N Crown Height (m)	E	S	W	Age bracket	Physiological Condition	Structural Condition	Years remaining	Quality assessment	RPA radius(m)	RPA Area (m2)	Notes
Ro1	Rowan	9	300	3	0	2	3	3	3	3	3	mature	fair	fair	<10	U	3.6	41	0
Ch2	Cherry	16	575	8	8	7	7	1	1	1	1	mature	good	good	10 to 20	B	6.9	150	0
Sy3	Sycamore	20	500	8	9	10	7	2	2	2	2	mature	good	good	20 to 40	B	6	113	0
Ch4	Cherry	17	500	5	5	5	6	1	5	1	1	mature	good	good	10 to 20	B	6	113	0
Ch5	Cherry	16	525	7	8	5	6	3	4	5	1	mature	good	good	10 to 20	B	6.3	125	0
Ch6	Cherry	16	425	7	12	8	8	5	3	2	2	mature	good	good	10 to 20	C	5.1	82	Ganoderma species fungi at base of tree
Li7	Lime	16	425	6	6	4	5	2	3	5	2	mature	good	good	20 to 40	B	5.1	82	0
Ch8	Cherry	16	375	3	3	3	3	2	2	2	2	mature	good	good	10 to 20	C	4.5	64	supressed by larger trees
Ch9	Cherry	20	450	10	8	7	9	3	4	6	6	mature	good	good	10 to 20	C	5.4	92	forms a joint crown with Sy10
Sy10	Sycamore	20	450	5	7	7	6	10	2	2	2	mature	good	good	20 to 40	B	5.4	92	forms a joint crown with Ch9
FA11	False Acacia	19	825	4	10	12	5	10	4	4	10	mature	good	good	10 to 20	B	9.9	308	significant lean over road most likely caused by nearby tree, now missing
Ch12	Cherry	11	525	8	9	8	7	1	1	1	1	mature	good	good	10 to 20	B	6.3	125	0
NM13	Norway Maple	12	450	7	7	7	7	2	2	2	2	mature	good	good	20 to 40	B	5.4	92	var. Drumondii (purple leaves)
G14	Group	12	450	7	7	7	7	7	2	2	2	mature	good	good	20 to 40	B	5.4	92	Line of whitebeam, cherries and a sycamore
NM15	Norway Maple	12	400	7	7	7	7	3	3	3	3	mature	good	good	20 to 40	B	4.8	72	var. Drumondii (purple leaves)
Hb16	Hornbeam	5	100	2	2	2	2	1	1	1	1	young	good	good	>40	C	1.2	5	0