Arboriculture Impact Assessment
And
Method Statement

Project:
Darland Academy,
Rossett,
Wrexham

Date:
December 2025

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com

Disclaimer:
Unless otherwise stated, tree inspections have been undertaken from ground level and using non-invasive techniques only. Comments upon the condition and safety of any tree relate to the condition of the tree at the time of the survey. It should be recognized that tree condition is subject to change due to, for example, the effects of disease, wind or nearby development works. Changes in land use are also significant inLane respect of risk assessment. Trees should therefore be inspected at intervals relative to identified site risks.

Copyright & Non-Disclosure Notice:
The content and layout of this report are subject to copyright owned by MPTrees save to the extent that copyright has been legally assigned to us by another party or is used by MPTrees under license. This report may not be copied or used without our prior written agreement for any purpose other than the purpose indicated.

Third Parties:
Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by MPTrees at the instruction of, and for use by, our Client, named within the report. This report does not in any way constitute advice to any third party who is able to access it by any means and MPTrees and excludes, fully lawfully permitted, all liability whatsoever for any loss or damage arising from reliance on the content of this report.

Contents

		Page
1.0	Introduction	3
2.0	Site Description	3
3.0	Application Proposal	4
4.0	Impact Assessment	4
5.0	Conclusions & Recommendations	6
6.0	Arboriculture Method Statement	6

Appendix 1: Tree Constraints Plan Drawing MPT364.01.25
Appendix 2: BS5837: 2012 Tree Survey Data Tables Darland Academy December 2025
Appendix 3: Tree Protection Plan Drawing MPT364.02.25
Appendix 4: Tree Protection Fencing Fig.3 BS5837: 2012

1.0 Introduction

1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) and Method Statement further to the instructions of Wrexham F.C. who seek planning permission at Darland Academy, Rossett, Wrexham, hereafter referred to as the application site or the site.

1.2 The purpose of this AIA is to provide an assessment of the existing arboricultural resource on/adjacent site, and of the significance of the potential impacts of this planning application on the resource.

1.3 To assess the significance of the potential impacts of this application, all trees on/adjacent the application site were surveyed by a qualified surveyor using ground based, non-invasive, visual survey techniques.

1.4 The surveyor recorded the baseline arboricultural conditions on/adjacent site in accordance with British Standard 5837: 2012 *Trees in relation to construction – Recommendations*. The survey details recorded in the format recommended by BS5837: 2012 can be found at appendices 1 and 2 of this report.

2.0 Site Description

2.1 The application site consists of grass playing fields surrounded by trees and hedges, and an area containing modular buildings used by Wrexham F.C. The site itself is under the ownership of both Darland High School and Wrexham Council.

2.2 The existing site layout and the location of all trees potentially impacted by the application can be seen on drawing MPT364.01.25 at appendix 1 of this report.

3.0 Application Proposal

3.1 Full planning approval is sought by Wrexham F.C. for the undertaking of drainage engineering works, in addition to the erection of shipping containers, landscaping and other associated works. The proposed site layout can be seen on drawing MPT364.02.25 at appendix 3 of this report.

4.0 Impact Assessment

4.1 As can be seen on drawing MPT364.02.25 at appendix 3, the application will not require the removal of any trees from the application site. However, new drainage, and hard and soft landscaping, are proposed in the Root Protection Areas of some retained trees.

4.2 T7 is a large, mature ash tree in relatively good condition for its age. Its location and size mean that it is relatively prominent in the local landscape. The tree is located next to an existing vehicle entrance to site that is covered in compacted gravel. It is proposed to increase this area of hardstanding and cover it in tarmac. This work is required in response to a previous planning approval and conditions and is not included in this application.

4.3 A new drainage attenuation pond is prosed in the Root Protection Area of G1, a group of mature ash and alder trees located on/adjacent the site boundary the earthworks required to form the new pond will require excavations in the RPA of the trees that has the potential to cause significant root damage and loss and a significant negative impact on the trees. To mitigate this, it will be necessary to undertake earthworks under arboricultural supervision and following an agreed working method designed to reduce potential root damage and loss. Providing that earthworks in the RPA are undertaken under arboricultural supervision and following an agreed working method there will be a minor to moderate negative impact on trees in G1.

4.4 New soft landscaping is proposed in the RPA of all other retained trees (except T4). To protect the RPA of all retained trees, tree protection fencing in accordance with the recommendations of BS5837: 2012, will need to be installed in the locations shown on drawing MPT364.02.25 before the start of any development activities. All development activities, including the storage of materials, the passage of men and machinery, the raising or lowering of ground levels, and the discharge of any contaminants, must be excluded from areas behind fencing to mitigate potential negative impacts on retained trees. Tree protection fencing is not required for T3, due to its age and condition, or T7, as this is the site access, and the RPA is covered in existing hard surfaces. Also, a portion of the RPA of T1 will be outside fencing and is prosed as a new school training area. This area is currently covered in compacted gravel that will provide protection to any tree roots in this area (they are likely to have favoured other areas not covered in hard surfacing). At the soft landscaping phase, fencing can be removed to allow operations. Provided that fencing is installed in the locations shown and is maintained for the duration of all construction activities until the soft landscaping phase then there will be a minor negative impact on retained trees from the proposal.

4.5 New soft landscaping will have the potential for significant negative impacts on retained trees G1, T1, T5, T6, T8, and T9-T14 through cultivation within the RPA that could lead to root damage and loss. To mitigate this, all soft landscaping operations in RPA should be carried out using hand tools only. Rotavating should be to a max. depth 100mm. New topsoil should be to a max. depth of 150mm and conform to BS3882: 2015. And all operations should be carried out in accordance with BS4428: 1989. Providing that these measures are implemented then there will be a negligible impact on retained trees from the landscaping proposal.

5.0 Conclusions & Recommendation

5.1 No trees will require removal from site to facilitate the application. However, there is the potential for significant negative impacts on retained trees.

5.2 To mitigate any unintended and potentially significant negative impacts of the application proposal on retained trees, the Method Statement at section 6 of this report will need to be understood and agreed by all relevant parties before the start of any development activities on site. Provided that the Method Statement at section 6 of this report is understood and agreed by all relevant parties, it is recommended that there are no arboriculture reasons why planning permission cannot be granted for this application.

6.0 Arboriculture Method Statement

6.1 Relevant Contact Details –

Client / Developer: Wrexham F.C.
Site address: Darland Academy, Rossett, Wrexham
Site manager: Unconfirmed
Local Planning Authority: Wrexham Council
Arboriculture Planning Officer: Unconfirmed
Project Arboriculturist: M Potier, matthew@mptrees.com, 07575360202.
Arboriculture Clerk of Works (ACoW): Unconfirmed

6.2 Tree Protection Fencing

6.21 Install tree protection fencing as per appendix 4 in locations shown on drawing MPT364.02.25 at appendix 3 before the start of any development activities on site.

6.22 Areas behind fencing to be exclusion zone to all site activities including the raising, or lowering, of existing ground levels, the storage or discharge of materials or liquids, and the passage of men and machinery.

6.23 Fencing to remain in locations shown until completion of all construction activities and start of soft landscaping phase.

6.3 Site Compound and Storage Specification

6.31 Site Compound and storage of all materials to be located outside of Root Protection Areas (RPA) of retained trees or on existing hard surfaces as shown on drawing MPT364.02.25 at appendix 3.

6.4 New Drainage Attenuation Pond

6.41 Excavate new pond using small, tracked, or wide wheeled machine with a toothless grading bucket, working in dry conditions, pulling earth away from retained trees in gradual gradations under supervision of ACoW.

6.42 Any roots exposed during excavations to be treated as follows:

- roots less than 25mm diameter to be pruned back to edge of excavations using sharp secateurs or saw.
- roots greater than 25mm or occurring in clumps to be cut only after agreement from ACoW.
- roots left overnight or longer to be covered with sheeting or sacking and kept moist by watering with clean tap or rainwater, as and when required, depending on prevailing weather conditions.

6.5 Soft Landscaping

6.51 Remove tree protection fencing.

6.52 Carry out all operations in RPA of retained trees as shown on drawing MPT364.02.25 using hand tools only, no machine access permitted.

6.53 Rotovate existing soft verges to maximum depth of 100mm.

6.54 Apply new layer of topsoil if/where required to maximum depth of 150mm.

6.55 Seed/plant in accordance with BS4428: 1989.

6.6 Sequence of Operations

Pre-start:

- Nominate Arboriculture Clerk of Works (ACoW) and provide copy of this Method Statement.
- Nominated construction contractor(s) to be provided with a copy of this Method Statement and to be fully aware of its implications prior to the start of site activities. Any issues should be raised immediately to the ACoW before the start of any development activities on site.
- Nominated ACoW and nominated construction contractor(s) to hold pre-commencement site meeting to agree on details of this Method Statement.

Site set-up:

- Install Tree Protection Fencing as per section 6.2.
- Install site compound and store materials as per section 6.3.

Drainage

- Excavate new pond and treat exposed roots as per section 6.4.

Soft Landscaping:

- Remove tree protection fencing and carry out new soft landscaping as per section 6.5.

Completion:

- Carry out any remedial works to retained trees and their RPA only after consultation with ACoW and agreement from Arboriculture Planning Officer.

6.7 Monitoring Specification

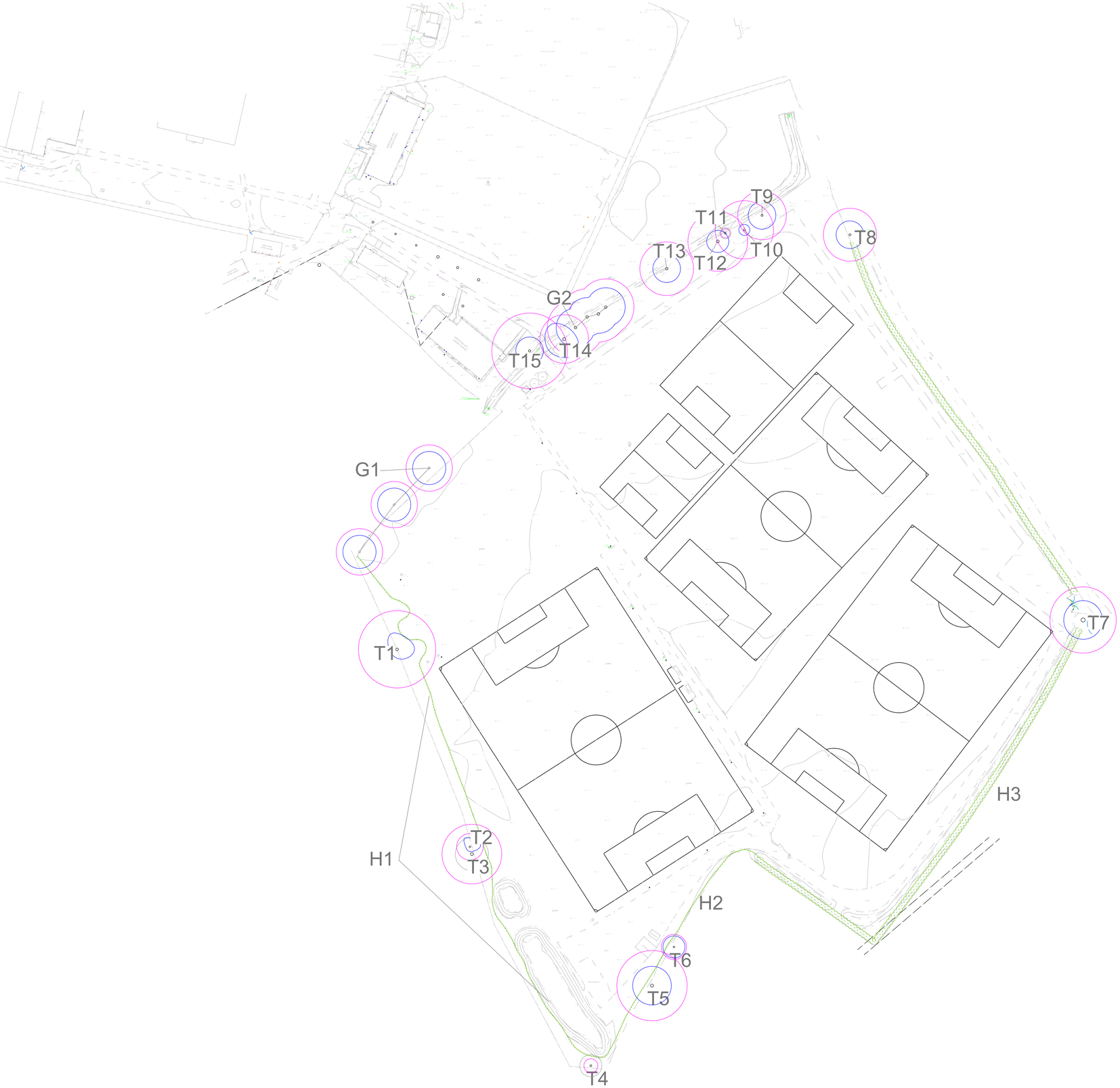
The ACoW is to be notified by site agent at the following times and is to visit site when notified to ensure compliance with this Method Statement:

I. After installation of tree protection fencing.
II. During excavation of new pond in RPA of G1.
III. After removal of tree protection fencing and start of soft landscaping.
IV. At Completion. Any remedial works to retained trees or amelioration works to their RPA to be notified by project ACoW to client and Arboriculture Planning Officer.

MPTREES

Appendix 1

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com



N

LEGEND

Category B Trees as per BS5837: 2012.

Category C Trees as per BS5837: 2012.

Nominal Root Protection Area (RPA) as per BS5837: 2012.

Hedgerows.

Notes:

- PLAN TO BE READ IN CONJUNCTION WITH MPTREES AIA&AMS, DARLAND ACADEMY, DECEMBER 2025.
- ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
- DO NOT SCALE FROM THIS DRAWING AS PRINTING MAY DISTORT THE SCALE. WORK FROM FIGURED DIMENSIONS ONLY.

PLANNING APPLICATION ISSUE

This drawing has been prepared for the purposes of submission to the Local Authority as part of a planning application and is not to be used for any other purpose without the express permission of MPTrees.

	MP	CS	MP		16.12.25
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT364.01.25	

MPTREES
101 Marsden Ave., St Helens, Merseyside, WA10 4DY
Tel: 01744 604250 / 07575360202
e-mail: matthew@mptrees.com
www.mptrees.com

CLIENT:
Wrexham F.C.

LOCATION:
Darland Academy, Rossett

DRAWING TITLE:
Tree Constraints Plan

SCALE:
1:500 @ A0

MPTREES

Appendix 2

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com

BS5837: 2012 Tree Data Tables

MPTREES
101 Marsden Avenue, St Helens, Merseyside, WA10 4DY. t:01744604250 m:07575360202 e:matthew@mptrees.com
MPTrees.com

Site: Darland Academy, Rossett, Wrexham

Date: 16/12/2025

Key:

Ref. No.: Reference number (T = Tree, G = Group, W = Woodland, H = Hedge)

Ht: Height of tree/group of trees measured in meters (to nearest 0.5m)

Species: Common name used

Stem DBH: Diameter at Breast Height measured at 1.5m above ground level (in mm to nearest 10mm).

RPA Area & Radius: Root Protection Area dimensions in m2/m

Branch Spread: in meters to each of the four cardinal points (to nearest 1m)

Cr. Cl.: Canopy ground clearance (to nearest 0.5m) with compass direction of lowest primary branch

Age Class: Y=Young, SM=Semi Mature, EM=Early Mature, M=Mature, FM=Fully Mature, D=Dead

Observations and Recommendations: General observations and preliminary recommendations for planning

Est. (yrs): Estimated remaining contribution in years

Cat.: Tree Category in accordance with Table 1 of BS5837: 2012. Cat. A - High Value Trees, Cat. B - Medium Value Trees, Cat. C - Low Value Trees, Cat. U - Trees recommended for removal irrespective of development.

Ref. No.	Species	Ht.	Stem DBH	RPA Area & Radius	Branch Spread				Cr. Cl.	Age Class	Observations & Recommendations	Est. Yrs	Cat.
					N	S	E	W					
G1	Ash, Alder	16.0	700	221.67 / 8.40	6	6	6	6	3S	EM/M	Multi stem trees covered in ivy on adjacent property with stems at approx.4m from boundary fence. Canopies overhang site to south. Dbh estimated of largest ash tree at west end of group Will require protection to BS5837: 2012.	40+	B2
T1	Oak	11.0	870	342.41 / 10.44	7	3	7	3	6E	M	Boundary tree. Main stem has large stem wound at 3m to east where leader to east failed at fork. Will require protection to BS5837: 2012.	40+	B1
T2	Alder	8.0	400	72.38 / 4.80	4	1	4	3	4E	M	Dense ivy. Boundary tree growing through bramble hedge. Dbh estimated. Will require protection to BS5837: 2012.	40+	B2
T3	Ash	16.0	900	366.44 / 10.80	6	6	6	6	2E	FM	Large stem cavity, cankers. Vitality good. Boundary tree growing through bramble hedge. Dbh estimated. Will require protection to BS5837: 2012 for planning. New housing estate to west and busier academy means risk level of the tree higher and recommend reducing crown height and spread to mitigate risk.	<20	C1

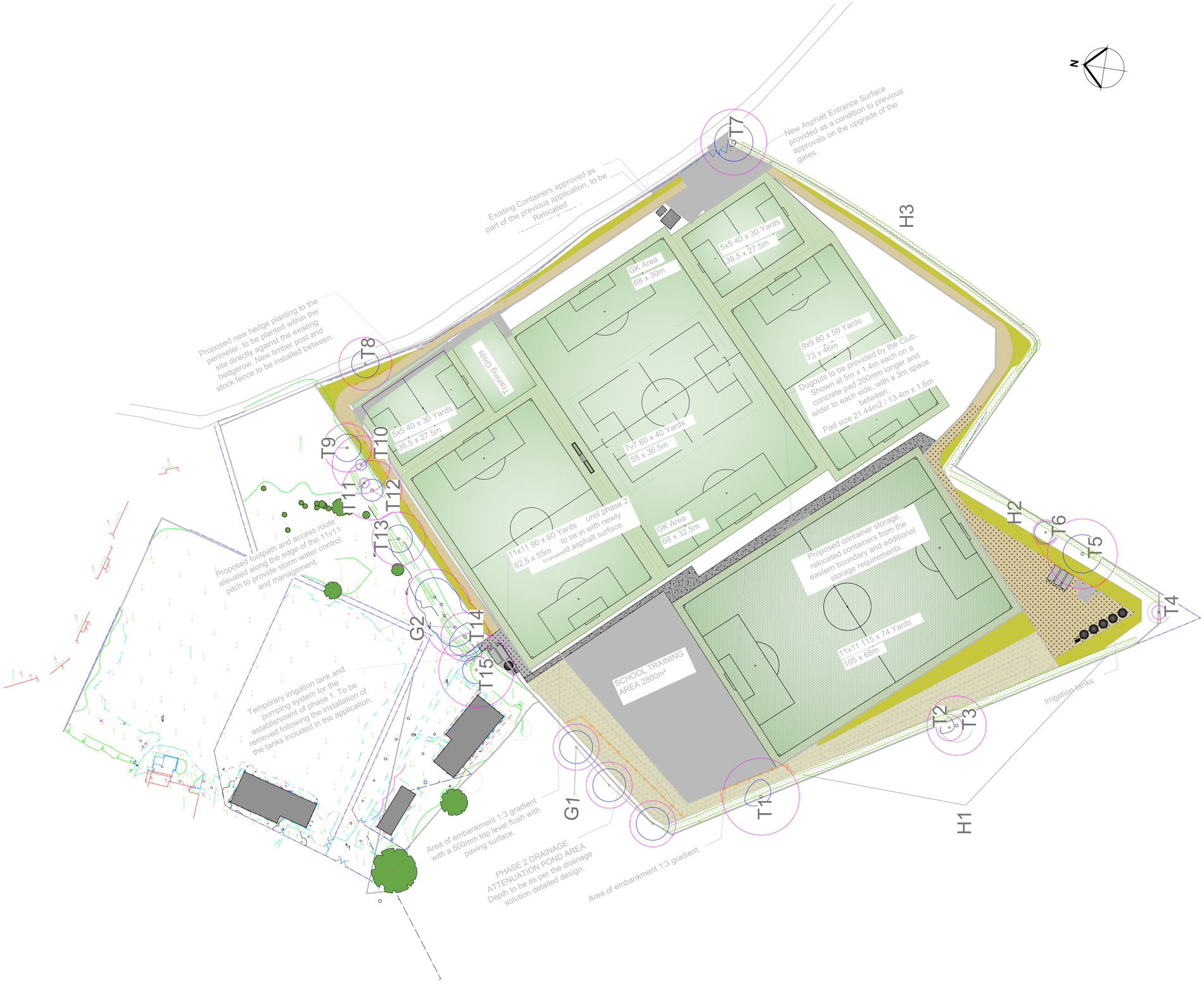
H1	Bramble	2.0		0.00 0.00							Good ecologocal value as widlife corridor/cooenctivity and for nesting brirds		
H2	Hawthorn, Hazel, aah, sycamore	5.0	150	10.18 1.80					4N	SM	Mixed species hedge. Will require protection to BS5837: 2012.		
T4	Sycamore	7.0	210	19.95 2.52	4	4	4	4	4E	SM	Boundary tree. Will require protection to BS5837: 2012.	60+	C1
T5	Oak	12.0	1060	508.30 12.72	7	7	7	7	3E	FM	Boundary tree. Will require protection to BS5837: 2012.	100+	B1
T6	Field Maple	10	380	65.33 4.56	4	4	4	4	3N	M	Boundary tree. Will require protection to BS5837: 2012.	40	B1
H3	Hawthorn	1.6		0.00 0.00						M	Flailed hedge. Good ecologocal value as widlife corridor/cooenctivity and for nesting brirds etc.		
T7	Ash	18	1000	452.39 12.00	7	7	7	7	4N	M	Relatively good condition and vitality for species and age. Dense ivy on main stem and lower crown. Innonotus bracket fungus on large branch over site entrance at 7m. Prominent landscape tree. Will require protection to BS5837: 2012.	40+	B1
T8	Oak	6	800	289.53 9.60	5	5	5	5	3W	M	Crown reduced with all leaders removed back to where main stem forks. Boundary tree. Existing crushed stone 2m wide path at 6m to west. Will require protection to BS5837: 2012.	60	B3
T9	Sycamore	13	740	247.73 8.88	5	5	5	5	5S	M	Multi stem, ivy, boundary tree on edge of ditch to north. Existing crushed stone 2m wide path at 3 to south. Will require protection to BS5837: 2012.	60	B1
T10	Lombardy Poplar	20	880	350.33 10.56	2	2	2	2	8S	M	Twin stem at 4m with large included bark union at fork. Ivy on main stem. Existing crushed stone 2m wide path at 3 to south. Ditch at 3m to north. Will require protection to BS5837: 2012.	40	B1

T11	Oak	7	140	8.87 1.68	2	2	2	2	4S	SM	Existing crushed stone 2m wide path at 5 to south. Will require protection to BS5837: 2012	40	C1
T12	Oak	11	840	319.21 10.08	4	4	4	4	4S	M	Existing crushed stone 2m wide path at 3 to south. Ditch at 2m to north. Dense ivy. Multi stem at 4m. Will require protection to BS5837: 2012	40	B1
T13	Oak	12	810	296.81 9.72	5	5	5	5	3S	M	Existing crushed stone 2m wide path at 6m to south. Ditch at base to north. Dense ivy. Multi stem at 3m. Will require protection to BS5837: 2012	40	B1
G2	Hybrid Willow	18	850	326.85 10.20	7	7	7	7	4S	M	Four mature multi stem willow covered in dense ivy. Existing crushed stone 2m wide path at 7m to south. Ditch at base to north.	20	B2
T14	Ash	14	740	247.73 8.88	7	7	4	7	4S	M	Existing crushed stone 2m wide path at 7m to south. Ditch at base to north. Dense ivy. Multi stem at 3m. Will require protection to BS5837: 2012.	20	B1
T15	Ash	19	1140	587.93 13.68	5	5	5	5	3N	M	Good form, condition and vitality for species and age. Will require Will require protection to BS5837: 2012.	20	B1

MPTREES

Appendix 3

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com



LEGEND

- Category B Trees as per BS5837: 2012 proposed for retention.
- Category C Trees as per BS5837: 2012 proposed for retention.
- Nominal Root Protection Area (RPA) as per BS5837: 2012 of trees proposed for retention.
- Hedgerows proposed for retention.
- Tree protection fencing as per Fig. 3.

Notes:

- PLAN TO BE READ IN CONJUNCTION WITH MPTREES AIA&AMS, DARLAND ACADEMY, DECEMBER 2025.
- ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
- DO NOT SCALE FROM THIS DRAWING AS PRINTING MAY DISTORT THE SCALE. WORK FROM FIGURED DIMENSIONS ONLY.

PLANNING APPLICATION ISSUE

This drawing has been prepared for the purposes of submission to the Local Authority as part of a planning application and is not to be used for any other purpose without the express permission of MPTrees.

	MP	CS	MP		26.12.25
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT364.02.25	

MPTREES
101 Marsden Ave., St Helens, Merseyside, WA10 4DY
Tel: 01744 604250 / 07575360202
e-mail: matthew@mptrees.com
www.mptrees.com

CLIENT:
Wrexham F.C.

LOCATION:
Darland Academy, Rossett

DRAWING TITLE:
Tree Protection Plan

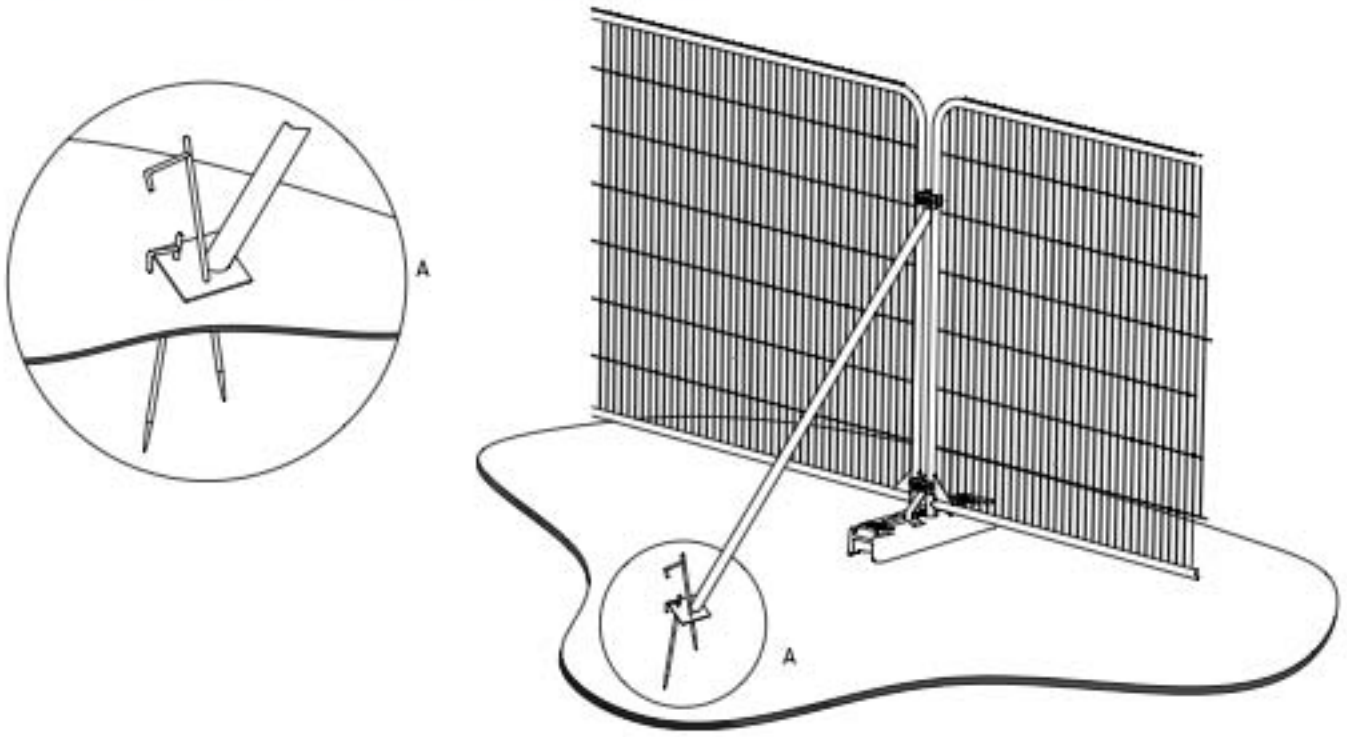
SCALE:
1:500 @ A0

MPTREES

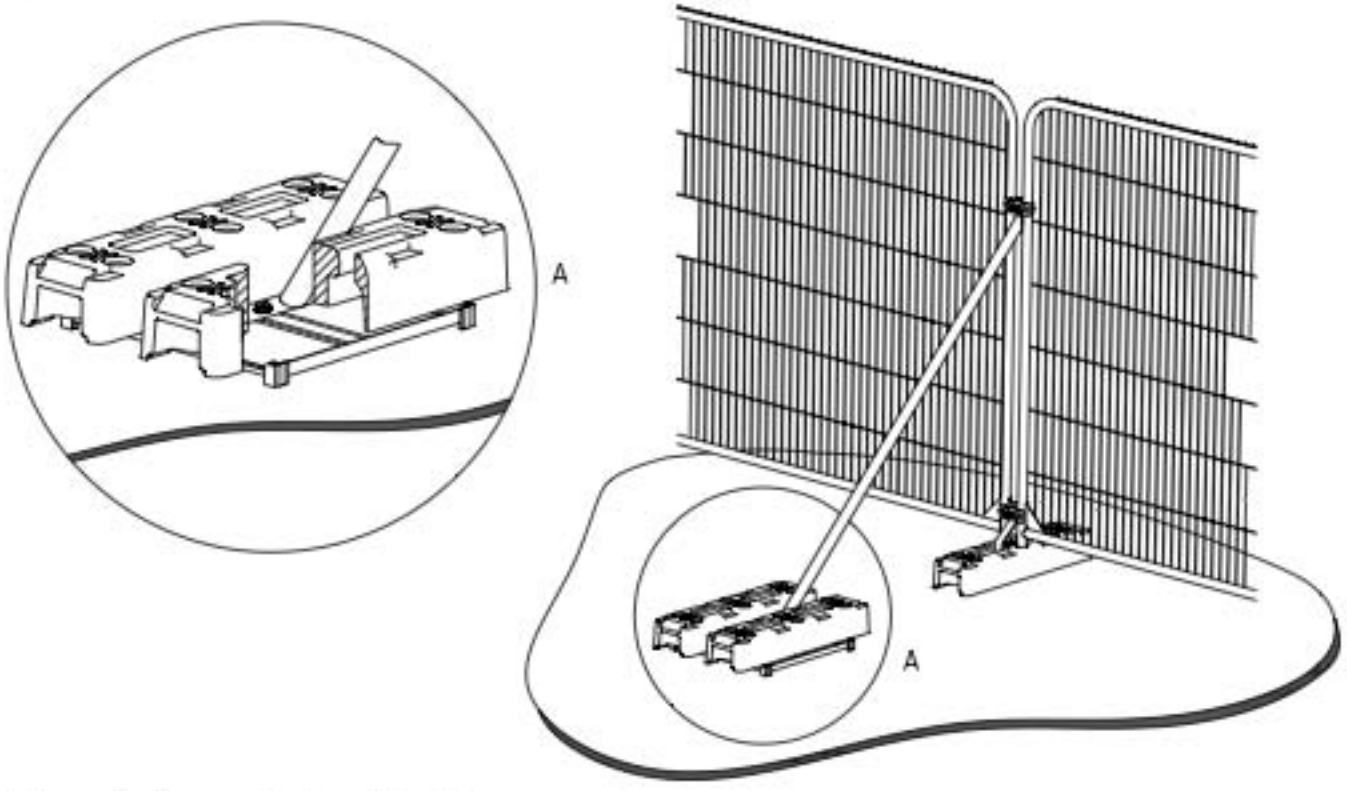
Appendix 4

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com

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



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



TREE PROTECTION AREA

KEEP OUT !

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY