TREE SOLUTIONS



Arboricultural Impact Assessment

Land adj. Gwersyllt Cricket Club, Bradley

Prepared for:

GWERSYLLT PARK CRICKET CLUB

Our Ref: 26/AIA/WXM/338

April 2026

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

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1.0 INSTRUCTION

1.1 We have been instructed by Gwersyllt Park Cricket Club (the applicant) to carry out an Arboricultural Impact Assessment (AIA) to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.

1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed covered outdoor facility on land to the north of the Cricket Club, Park Wall Road, Bradley. As such, all 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 stage 1 tree survey was carried out in March 2026 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough 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 Eleven individual trees (T1-T11) and four groups (G1-G4) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 26/AIA/WXM/338, Drawing No. 1 & 2 at ***Appendix 2***. All arboricultural information recorded during the survey is presented within a schedule at ***Appendix 1***.

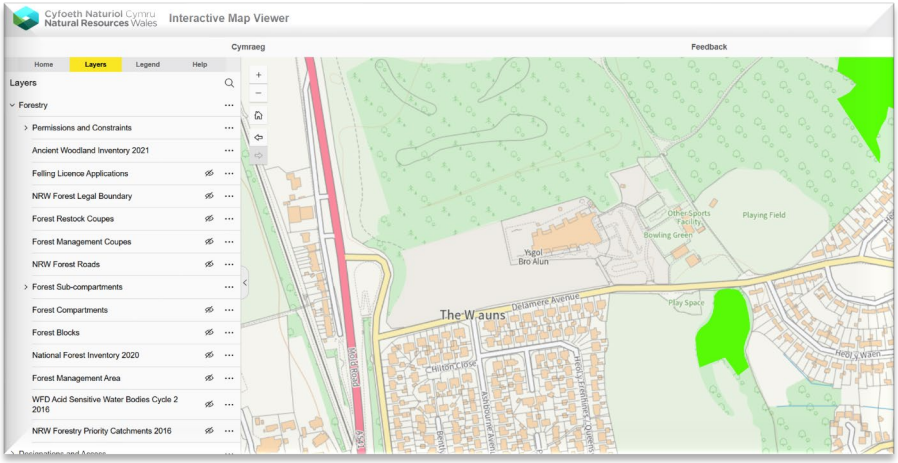
1.5 The Arboricultural Impact Assessment is based on the proposed layout, Drawing No: GCC-SAL-03-ZZ-DR-A-0029 (Rev P3) provided by Saer Architects.

2.0 STATUTORY CONTROLS & PLANNING POLICY

2.1 Wrexham Council does not currently make protected tree data available online. It is therefore advised that formal confirmation of the presence or absence of Tree Preservation Orders (TPOs) or Conservation Area status is obtained directly from the Local Planning Authority prior to undertaking any tree works.

2.1.2 A search of the Natural Resources Wales Ancient Woodland Inventory confirms that the site does not fall within a registered area of Ancient Woodland.

2.1.2 The planning application will be assessed against relevant national and local planning policy and guidance. This includes Planning Policy Wales (Edition 12, February 2024), Future Wales, The National Plan 2040, and relevant Technical Advice Notes, including TAN 5: Nature Conservation and Planning, TAN 12: Design, and TAN 18: Transport, where applicable. At a local level, the proposals will be considered against the Wrexham Local Development Plan, including Policy EC4 (Trees, Woodlands and Hedgerows), and the Council's adopted Local Planning Guidance Note 17: Trees and Development.



P1 – NRW Ancient Woodland register showing no listing

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2.2 Natural Resources Wales Felling Licence

2.2.1 In accordance with the provisions of the Forestry Act 1967 (as amended), any tree removals taking place outside the curtilage of a domestic garden that exceed 5 cubic metres of timber volume in any one calendar quarter will require a valid Felling Licence issued by Natural Resources Wales. It should be noted that tree removals authorised through a full planning consent are exempt from the requirement for a Felling Licence, as such works are deemed to have already been assessed and approved under the Town and Country Planning Act 1990.

2.3 Protected Species

2.3.1 Mature trees may contain features such as cavities, crevices and splits that provide potential roosting or nesting opportunities for protected species, notably bats and barn owls. All bat species and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and are also afforded protection under the Wildlife and Countryside Act 1981 (as amended). Barn owls and all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Any works affecting trees with potential to support protected species should be preceded by appropriate ecological assessment and, where necessary, mitigation measures to ensure compliance with relevant legislation.

2.4 Wildlife Habitats

2.4.1 Trees and hedgerows provide suitable nesting habitat for a wide range of bird species. Under the Wildlife and Countryside Act 1981 (as amended), it is an offence to intentionally damage or destroy the nest of any wild bird whilst it is in use or being built. As such, any vegetation clearance or tree works undertaken during the main bird nesting season (typically March to September inclusive) should be preceded by a nesting bird check carried out by a suitably qualified ecologist. If active nests are identified, works must be delayed until the young have fledged and the nest is no longer in use.

3.0 THE SITE

3.1 The application site comprises an area of vacant land located to the north of the existing club. It is characterised by unmanaged, naturally regenerated mixed broadleaf tree cover. Alyn Waters Country Park adjoins the northern and eastern boundaries, with the Cricket Club and Skae Park to the west. Access to the site is taken from an existing road off Park Wall Road to the south.



P1 – site location

4.0 DEVELOPMENT PROPOSAL

4.1 The proposal comprises an outdoor covered sports facility.

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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 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.

5.2.2 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**.**

5.2.3 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.

5.2.4 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.

5.2.5 The RPA must be protected through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction works on site. The fencing should remain in place and be maintained for the duration of the works. No potentially harmful activities should take place within the RPA, including mechanical excavation, soil stripping, fire lighting, storage of materials or waste, ground level changes, or the installation of impermeable surfaces.

5.2.6 Where construction is required in close proximity to retained trees or within the RPA, additional measures may be necessary. These may include temporary ground protection to prevent compaction, or the use of specialist construction techniques such as no-dig or low-impact foundation solutions to minimise disturbance to the rooting environment.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 The Tree Crown Protection Zone (CEZ 2) is the area above ground occupied by the crown of a tree, including allowances for safe working space and, where appropriate, anticipated future crown development. The extent of CEZ 2 is determined by considering the existing and projected crown spread, with reference to any acceptable level of pruning in accordance with BS 3998:2010 Tree Work Recommendations.

5.3.2 All development works and associated infrastructure have been positioned clear of tree canopies and outside designated Construction Exclusion Zones. As a result, no access facilitation pruning is required.

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5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 Not applicable, as the proposed development does not comprise residential use and therefore no requirement for the assessment of tree dominance in relation to habitable spaces arises.

5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 Detailed landscape proposals will be prepared and submitted at discharge of condition stage, incorporating appropriate new tree planting to enhance the site and integrate the development with the adjacent landscape.

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 Tree Solutions Ltd does not undertake soil investigations as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 Below ground constraints are generally defined as the Root Protection Area (RPA). The shape and extent of an RPA is determined by arboricultural considerations including the likely tolerance of the tree to root disturbance, root morphology and disposition (where known), past and existing site conditions, soil type and structure, and local topography and drainage.

7.1.2 The function of the RPA is to safeguard tree roots and the soil environment that supports them. Damage to roots may occur through excavation, soil compaction, changes in soil level, or contamination, any of which can significantly reduce tree health, vitality, and stability.

7.1.3 Root distribution is strongly influenced by site conditions including soil type, drainage and the presence of physical barriers. Trees growing adjacent to hard surfaces or underground constraints often display asymmetric rooting patterns, with reduced lateral spread into unfavourable conditions. The RPA of tree numbers 12 and 13 have been modified and are shown running around the edge of the garage building to their south and extending further within the site where a more favourable rooting environment exists. All other RPAs have been plotted as unmodified circles, as no other significant below-ground constraints were identified that would prevent normal radial root spread.

7.3 Underground Services

7.3.1 Detailed information on the alignment of proposed underground services was not available. The guidance below is therefore general and should be reviewed once detailed service layouts are prepared.

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7.3.2 Where new drainage or utility runs are required near retained trees, service routes should be designed to avoid RPAs wherever reasonably practicable. If incursions into RPAs cannot be avoided, low-impact excavation techniques such as hand digging under arboricultural supervision, air-spading, or thrust-boring should be used to prevent damage to significant roots and to maintain soil structure and rooting conditions.

7.3.3 Established methods for the sensitive installation of underground services near trees are set out in the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4, Issue 2, 2007). These principles should be integrated into the final Construction Method Statement and Arboricultural Method Statement. Any works within or adjacent to RPAs should be undertaken under the supervision of the appointed project arboriculturist and in accordance with BS 5837:2012 and relevant local planning policy requirements.

8.0 DEVELOPMENT IMPACT TO TREES

8.1 Tree Solutions undertook a Stage One Preliminary Tree Survey in accordance with BS5837:2012. All existing trees and hedgerows within and adjacent to the site were identified, surveyed and categorised, with RPAs calculated and plotted on the Tree Constraints and Impact Assessment Plan. This information has informed the layout, scale and siting of the proposed development from the outset, ensuring that arboricultural constraints have been fully considered as part of the design process.

8.2 The proposed development will result in the removal of several trees, including T1, T5 and Groups G1, G2 and G3 (in full or part), which are currently categorised as Category B. It is acknowledged that this categorisation reflects their collective contribution as a small copse adjoining the wider woodland of the country park, rather than the individual merit or condition of the trees themselves.

8.3 Site observations confirm that several specimens exhibit structural defects, including stem failure, re-layering and weak or included unions, which limit their long-term retention potential. Tree T1 exhibits structural deficiencies, including cracking and decay beneath major unions, which renders it susceptible to crown failure. Tree T5 will not be felled but managed through coppicing, which is considered appropriate given evidence of previous structural failure and re-growth.

8.4 With the exception of Group G2, the trees proposed for removal comprise predominantly naturally regenerated specimens of limited individual merit.

8.5 The tree cover within the application site comprises predominantly unmanaged, naturally regenerated vegetation, including mature Goat Willow and Crack Willow, many of which exhibit characteristics typical of over-mature specimens within a riparian or semi-natural setting, including structural decline, localised stem and branch failure**,** and progressive disintegration.

8.6 In addition, Ash specimens on site are affected by Ash Dieback, resulting in a reduced safe useful life expectancy, whilst other species present are generally of limited stature and readily replaceable within the context of the wider woodland setting.

8.7 The Category B designation is therefore largely attributable to the site's location adjacent to extensive, higher quality woodland within the country park, rather than the intrinsic arboricultural value of the trees on site.

8.8 Accordingly, the principal value of the tree cover is derived from its collective woodland character and contribution to the wider landscape context, rather than the quality of individual specimens. The copse does not form a prominent or distinctive landscape feature in its own right and is experienced as part of the wider wooded setting, with its contribution to amenity largely influenced by this broader context.

8.9 The proposed development has been carefully considered in this context and seeks to deliver a significant community benefit through the provision of a covered, year-round outdoor facility associated with the existing cricket club. This represents a sustainable enhancement of an underutilised and unmanaged parcel of land, providing improved recreational infrastructure for the local community, including links to adjacent uses such as the country park, primary school, skate park and existing sports facilities.

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8.10 Whilst tree removal is required to facilitate the development, the extent of loss is localised and will not materially diminish the overall tree cover, landscape character or visual amenity of the wider area, which is defined by the extensive woodland of the adjoining country park. The perception of tree loss will be limited and contained within the immediate site.

8.11 A detailed landscape scheme will be prepared and submitted at discharge of condition stage, incorporating extensive native tree planting to strengthen the site's relationship with the adjacent country park, enhance biodiversity value and deliver a measurable biodiversity net gain.

8.12 In this instance, it is considered that the clear and demonstrable community benefits associated with the proposed development outweigh the limited and localised loss of tree cover. The scheme represents an appropriate and justified balance between arboricultural considerations and the delivery of much needed community infrastructure, and there are no arboricultural constraints that would warrant refusal of the application.



P2 – Site/trees viewed from SW



P3 – Crack at union in T1

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P4 – Failed Willow is unmanaged copse area



P5 – T5, failed and re-layered



P6 – G2, naturally colonised trees

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P7 – Open area to north adjacent to country park to be planted

9.0 PROPOSED REVISIONS TO THE SCHEME

9.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated Root Protection Areas should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with *BS 5837:2012* and best practice guidance throughout its implementation.

10.0 CONCLUSIONS

10.1 BS5837:2012 provides the recognised best practice framework for the assessment, retention and protection of trees in relation to development. Arboricultural advice was sought at an early stage, with a Phase One Preliminary Tree Survey undertaken to inform site constraints, layout and design decisions.

10.2 The proposed development will require the removal of several trees, including individuals and groups currently categorised as Category B. However, this categorisation reflects their collective contribution as part of a wider copse adjoining the country park, rather than their individual arboricultural merit. The trees proposed for removal comprise predominantly unmanaged, naturally regenerated specimens exhibiting structural decline, localised stem and branch failure, and limited long-term retention potential. As such, they do not represent a significant arboricultural constraint to the development and would be likely candidates for management or replacement in the short to medium term, irrespective of the proposals.

10.3 Subject to the implementation of appropriate tree protection measures during the construction phase, the development will not result in any adverse impacts on retained trees. Detailed protection measures will be secured through the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) submitted in support of this application.

10.4 The proposed development also provides an opportunity to enhance the existing tree cover through the delivery of a comprehensive landscape scheme, incorporating new planting to strengthen the site's relationship with the adjacent country park, improve structural coherence and deliver biodiversity net gain.

10.5 On this basis, the proposals represent a balanced and sustainable form of development that meets the objectives of the scheme while safeguarding retained tree stock and maintaining the established landscape character of the site.

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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.
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Appendix One

Tree Survey Schedule

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TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

Site	LAND NORTH OF GWERSYLLT CRICKET CLUB, BRADLEY	**Surveyor**	ALISTAIR HENDERSON
Client	GWERSYLLT PARK CRICKET CLUB	**Assessment Dates**	27-Mar-26
Brief	ARBORICULTURAL IMPACT ASSESSMENT	**Viewing Conditions**	CLEAR
* Tree not on topo, indicatively plotted	# Tree located off site with no access to survey	**Job Reference**	26/AIA/WXM/338

Tree/Group/ Woodland Number	Name	Age	Height (m)	Crown clear	North	South	East	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m^2)
T1	Goat Willow	M	12	1S	5	9	4	8	490x4 (980)	G	Multi-stemmed Decay within unions and crack below union to west	10+	Remove for development	B2	12	435
T2	Goat Willow	EM	10	0	3	4	4.5	1.5	360	G	Edge tree to copse Not visually significant	10	Remove for development	C2	4	60
T3	Mountain Ash	Y	4	0	1.5	2	1	3	100	G	Young tree suppressed beneath canopy of T4	10	No works	C3	1	4.5
T4	Ash	EM								P	Ash Dieback through crown Tree is decline and likely dead within 5 years	<10	No works at present but will require removal in near future	U	N/A	N/A
T5	Crack Willow	M	13	0	11	9	12	9	300x7 (794)	G	Whole tree has failed in past and now relayered forming large collective group of stems	20	Coppice	B2	9.5	285
T6	Hawthorn	M	3	0	4	2	3	3	250	G	Small tree, suppressed by T5 - no defects	10	No works	C2	3	30
T7	Ash	EM								M/P	Ash Dieback through crown Tree is decline and likely dead within 5 years	<10	No works at present but will require removal in near future	U	N/A	N/A
T8	Hawthorn	M	7	0	2	2	2	2	200	M	Ivy clad tree with reduced vigour	10	No works	C2	2.5	20
T9	Mountain Ash	EM	6	0	2	2	1	2	150x2 (212)	G	Young tree, no defects	10+	No works	C2	2.5	20
T10	Birch	M	17	1	5	5	7	2	520	G	Tall prominent tree	20	No works	B2	6	120
T11	Crack Willow	M	16	1	5	8	9	2	900	G	Multi-stemmed from past coppice	20	No works	B2	11	365
G1	Birch x 4	M	16	1	3	4	3.5	3	410	G	No obvious defects noted	20	Remove for development	B2	5	75
G2	Mountain Ash	EM	7	1.5	1.5	1.5	1.5	1.5	200	G	Small closed canopy group No defects noted	20	Remove for development	B2	2.5	20
G3	Goat Willow, Elder, Hawthorn, Rowan	EM	5	0	2	2	2	2	250	G	Naturally colonised trees forming understorey to copse area	20	Remove for development	B2	3	30
G4	Birch, Willow, Hawthorn, Rowan	M	18	1					360	G	Established closed canopy group No obvious past management	20	No works	B2	4.5	60

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

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

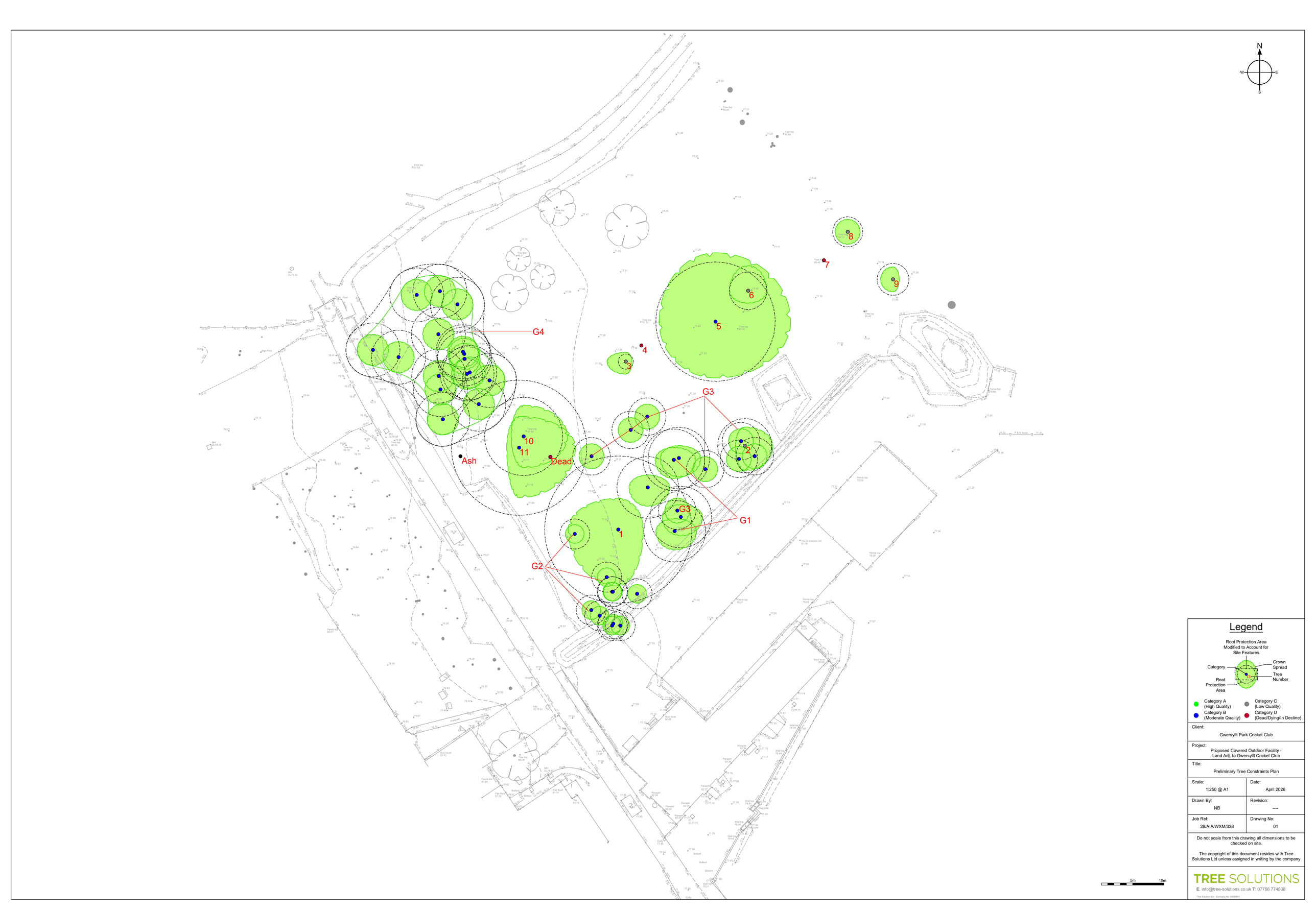
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10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

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Appendix Two

Preliminary Tree Constraints Plan

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Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

Client: Gwersyllt Park Cricket Club	
Project: Proposed Covered Outdoor Facility - Land Adj. to Gwersyllt Cricket Club	
Title: Preliminary Tree Constraints Plan	
Scale: 1:250 @ A1	Date: April 2026
Drawn By: NB	Revision: ----
Job Ref: 26/AIA/WXM/338	Drawing No: 01

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

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Appendix Three

Impact Assessment Plan

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W E

S

TREES TO BE REMOVED

COVERED OUTDOOR CRICKET FACILITIES - AREA 1230m2

EXISTING OUTDOOR NET

ENTRANCE LOBBY / WCS

PROPOSED CAR PARK

EXISTING BUILDING

SCORE BOARD

CRICKET SQUARE

G1 G2 G3 G4 1 2 3 4 5 6 7 8 9 10 11 Ash Dead

tepark

5m 10m

Legend

Root Protection Area Modified to Account for Site Features

Category — Crown Spread

Root Protection Area — Tree Number

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Proposed for Removal

Client: Gwersyllt Park Cricket Club	
Project: Proposed Covered Outdoor Facility - Land Adj. to Gwersyllt Cricket Club	
Title: Arboricultural Impact Assessment	
Scale: 1:250 @ A1	Date: April 2026
Drawn By: NB	Revision: ----
Job Ref: 26/AIA/WXM/338	Drawing No: 02

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