TREE SURVEYS & CONSULTANCY SERVICES

Tree 21 Limited, Tree Surveys, Reports, Plans & Advice

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Tree Survey Summary Letter
All Saints Primary School, Gresford

30 April 2026

Dear Sir/Madam,

Re: BS5837:2012 Tree Survey – All Saints Primary School, Gresford

We confirm that a tree survey in accordance with *BS5837:2012 – Trees in relation to design, demolition and construction* was undertaken at All Saints Primary School, Gresford on **27 April 2026**, in line with the requirements of *Local Planning Guidance (LPG) 17* for Wrexham County Borough Council.

The purpose of the survey was to assess the quality and value of the existing tree stock on site, and to inform design and planning considerations through the identification of arboricultural constraints and appropriate protection measures.

The findings of the survey are presented within the following accompanying documents:

- **Tree Schedule**: Provides detailed data for each surveyed tree, including species, dimensions, condition, estimated remaining contribution, and BS5837 retention category.
- **Tree Constraints Plan (TCP):** Identifies all surveyed trees, their BS5837 categorisation, and Root Protection Areas (RPAs), illustrating the constraints to development.
- **Tree Protection Plan (TPP):** Sets out the required tree protection measures to be implemented during any construction works.

Summary of Tree Retention Categories

In accordance with BS5837:2012, trees have been categorised based on their quality and value as follows:

- **Category A (High Quality):**
  One tree (T13 – Copper Beech) has been identified as a high-quality specimen of significant amenity value, with an estimated remaining contribution of 40+ years.

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This tree is a prominent landscape feature and should be prioritised for retention and protection.

- **Category B (Moderate Quality):**
  Several trees (including T01 – Whitebeam and T02–T05 – Hawthorn group) are classified as Category B. These trees are in reasonable condition and contribute positively to the site, with an anticipated lifespan of 20+ years. They form established boundary and linear features and are suitable for retention where feasible.
- **Category C (Low Quality):**
  A number of trees (including T06–T10 and T07–T08 Holly specimens) fall within Category C. These are generally of lower arboricultural or landscape value, with shorter life expectancy or structural limitations. While retention may be appropriate in some cases, these trees present fewer constraints to development.
- **Category U (Unsuitable for Retention):**
  No trees were identified as Category U (trees in such poor condition that they should be removed irrespective of development proposals).
- **Groups and Young Planting:**
  Recently planted groups (G11 and G12) comprising young trees below standard survey thresholds have been recorded but not formally categorised. These trees currently provide limited constraint due to their size and establishment stage.

Overall, the tree population is characterised by a mix of high-value individual specimens, moderate-quality boundary trees, and lower-value early mature or young trees. The site's principal arboricultural constraints relate to the retention and protection of the Category A Copper Beech and the established Category B boundary features.

Tree Works and Protection Measures

We confirm that, based on the current proposals, **no trees are proposed for pruning or felling**. All surveyed trees are to be retained.

Appropriate tree protection measures, as detailed within the Tree Protection Plan, **with recommended specification provided below, including a sign to inform operatives of the importance of the barriers** will be implemented prior to the commencement of development and maintained throughout the construction phase. These measures are designed to safeguard retained trees and their Root Protection Areas in full accordance with BS5837:2012 and LPG 17 requirements.

Should you require any further clarification or arboricultural input in support of the planning process, please do not hesitate to contact us.

Yours faithfully,

Mike Wood

Tree 21 Limited

info@tree21.co.uk

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Photographs

T01 Whitebeam





T02-T09 Hawthorns



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T13 Copper Beech



G12 – Young Fruit trees exposed to the open site and protection recommended



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BS5837 Survey Data

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Ref.	Species	Measurements	General Observations	Category	Recommendations
G11	Field maple x4 (Acer campestre) Silver birch x14 (Betula pendula)	Height (m): 3 18 stems, avg.(mm): 30 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Crown Clearance (m): 0.5 Life Stage: Young Rem. Contrib.: 20+ Years	Young planted trees in a fenced off area. Under 75mm dia.	NotRecorded RPA Area: 214 sq m.	Pre construction: No action required. During construction: No action required. Post construction: No action required.
G12	Apple x3 (Malus sp.)	Height (m): 1.5 3 stems, avg.(mm): 30 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Crown Clearance (m): 0.5 Life Stage: Young	Young planted group of 3, 2m apart in a row north-south. 6m from fence which surrounds Birch.	NotRecorded RPA Area: 18 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.
T01	Common whitebeam (Sorbus aria)	Height (m): 10 Stem Diam(mm): 500 Spread (m): 6N, 5E, 5S, 5.5W Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Located close to the boundary. Good overall condition. Soft surface to west. Chainlink fence to east.	B1 RPA Radius: 6.0m. Area: 113 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.

Ref.	Species	Measurements	General Observations	Category	Recommendations
T02	Common hawthorn (Crataegus monogyna)	Height (m): 7 2 stems (mm): 140, 260 Spread (m): 4N, 4E, 3S, 3W Crown Clearance (m): 3 Lowest Branch (m): 3(N) Life Stage: Mature Rem. Contrib.: 20+ Years	Forms part of a linear row of Hawthorn. There is a palisade fence 1m to the north of the stems.	B1,2 RPA Radius: 3.5m. Area: 38 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.
T03	Common hawthorn (Crataegus monogyna)	Height (m): 7.5 5 stems (mm): 140, 80, 170, 170, 120 Spread (m): 4N, 4E, 5S, 3W Crown Clearance (m): 3 Lowest Branch (m): 3(N) Life Stage: Mature Rem. Contrib.: 20+ Years	Forms part of a linear row of Hawthorn. There is a palisade fence 1m to the north of the stems. Crown conflict with tree ro east.	B1,2 RPA Radius: 3.8m. Area: 45 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.
T04	Common hawthorn (Crataegus monogyna)	Height (m): 7 2 stems (mm): 260, 180 Spread (m): 5N, 4E, 3S, 3W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	Forms part of a linear row of Hawthorn. There is a palisade fence 2m to the north of the stems.	B1,2 RPA Radius: 3.8m. Area: 45 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.
T05	Common hawthorn (Crataegus monogyna)	Height (m): 7 4 stems (mm): 200, 230, 110, 90 Spread (m): 1N, 5E, 5S, 4W Crown Clearance (m): 2 Lowest Branch (m): 1(W) Life Stage: Mature Rem. Contrib.: 20+ Years	Forms part of a linear row of Hawthorn. There is a palisade fence 3m to the north of the stems. This tree does not extend over the palisade fence.	B1,2 RPA Radius: 4.0m. Area: 50 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.

Ref.	Species	Measurements	General Observations	Category	Recommendations
T06	Common hawthorn (Crataegus monogyna)	Height (m): 5 4 stems, avg.(mm): 200 Spread (m): 1N, 1E, 1S, 2W Crown Clearance (m): 2 Lowest Branch (m): 1(W) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Forms part of a linear row of Hawthorn. There is a palisade fence 1m to the north of the stems. This tree is younger and caught up in a secondary chainlink fence which is located better trees and the palisade fence.	C1,2 RPA Radius: 4.8m. Area: 72 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.
T07	Common holly (Ilex aquifolium)	Height (m): 3 2 stems (mm): 90, 60 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(N) Life Stage: Early Mature Rem. Contrib.: <10 years	Located 0.5m south of the chainlink fence. Tree conflicts with this fence. Low value specimen.	C1,2 RPA Radius: 1.3m. Area: 5 sq m.	During construction: No action required.
T08	Common holly (Ilex aquifolium)	Height (m): 3 Stem Diam(mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(N) Life Stage: Early Mature Rem. Contrib.: <10 years	Located 0.5m south of the chainlink fence. Tree conflicts with this fence. Low value specimen.	C1,2 RPA Radius: 1.2m. Area: 5 sq m.	During construction: No action required.
T09	Elder (Sambucus nigra)	Height (m): 4.5 2 stems, avg.(mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 3(N) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Located on boundary, growing in fence. Additional trees of similar size continuing south along boundary which have been recorded as a group.	C1,2 RPA Radius: 1.7m. Area: 9 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.

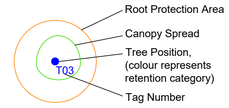
Ref.	Species	Measurements	General Observations	Category	Recommendations
T10	Elder (Sambucus nigra) Common ash x2 (Fraxinus excelsior) Common hawthorn (Crataegus monogyna)	Height (m): 7 3 stems, avg.(mm): 150 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Rem. Contrib.: 10+ Years	Growing on adjacent side of close board fence, between close board fence and palisade fence.	C2 RPA Area: 168 sq m.	
T13	Copper beech (Fagus sylvatica purpurea)	Height (m): 12 Stem Diam(mm): 1010 Spread (m): 10N, 10E, 10S, 10W Crown Clearance (m): 3 Lowest Branch (m): 4.5(SE) Life Stage: Mature Rem. Contrib.: 40+ Years	A well balanced high value amenity tree. Located within a mulched area which is fenced off with a 1.5m metal fence. Outside of this area the school yard is tarmac surface.	A1 RPA Radius: 12.1m. Area: 460 sq m.	Pre construction: No action required. During construction: Ensure site access/egress route is diverted around the crown spread of the tree, to prevent conflict with branches. Post construction: No action required.

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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Symbol Guide



BS5837:2012 - Tree Category

- Category A Trees High Quality
- Category B Trees Moderate Quality
- Category C Trees Low Quality
- Category U Trees Poor Quality/ Remove

KEY

- Indicative Red Line Boundary

TREE 21
Tree Surveys & Consultancy Services

Project Name:
Proposed Flying Start Modular Classroom Building

Drawing Title:
Tree Constraints Plan

Drawing Number:
260429-1.0-MCBGS-TCP-LH

Client:
All Saints School, Gresford

Agent:
Horsley Huber Architects Ltd

Date:
April 2026

Scale:
1:250 @ A1

N

G11
G12
T01
T13
T02
T03
T04
T05
T06
T07
T08
T09
T10

Young trees, fenced off. No further protection necessary.

G11

G12

T01

Tree is protected by fencing around soft area with hard tarmac surface outside of this area. No further tree protection required

T13

T02

T03

T07

T09

T08

T04

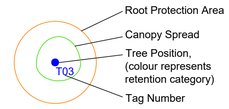
T06

T05

T10

Access route to avoid low 3m-3.5m crown height of Beech tree T13

Symbol Guide



BS5837:2012 - Tree Category

- Category A Trees High Quality
- Category B Trees Moderate Quality
- Category C Trees Low Quality
- Category U Trees Poor Quality/ Remove

Tree Protection & Removal

- Proposed Tree Removal
- Tree Protection Fencing

KEY

- Indicative Red Line Boundary

TREE 21
Tree Surveys & Consultancy Services

Project Name:
Proposed Flying Start Modular Classroom Building

Drawing Title:
Tree Protection Plan

Drawing Number:
260430-1.0-MCBGS-TPP-LH

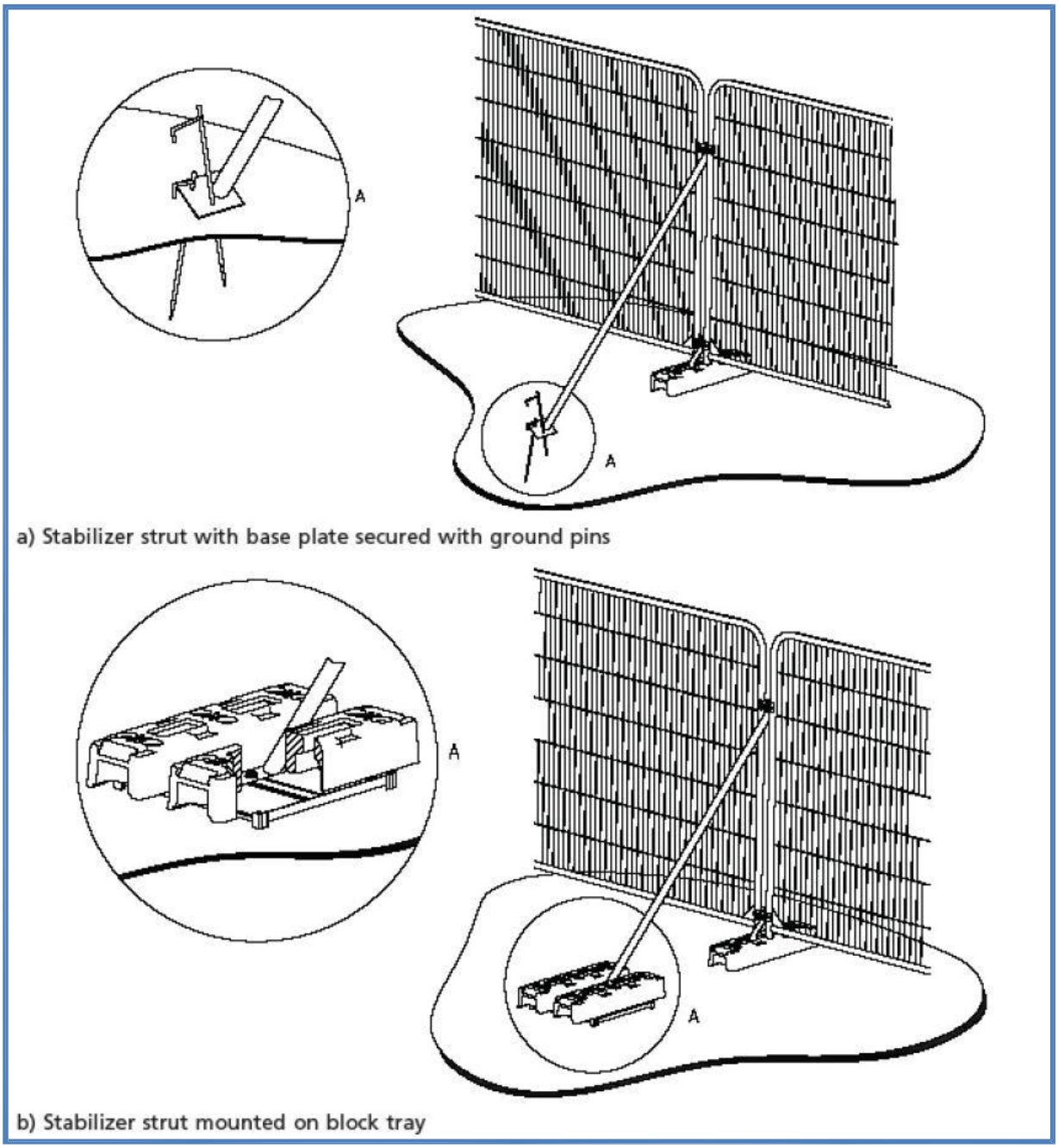
Client:
All Saints School, Gresford

Agent:
Horsley Huber Architects Ltd

Date:
April 2026

Scale:
1:250 @ A1

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BS5837: 2012 - Figure 3 – Examples of Above Ground Stabilisation Systems



Example Tree Protection Fencing Sign