arbtech

Arboricultural Method Statement to BS5837:2012

Steven Heighway

Queensbridge Farm
Overton
Wrexham
LL13 0LE

09 September 2026

Alan Thompson FdSc (Arb) MArborA

Table of Contents

If this report has been released electronically the appendices referred to herein can be found in the annexed zip folder/s as .pdf files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans are annexed separately as A0, A1, A2 or A3 as appropriate.

Executive Summary 5

General Information 6

Tree Survey 8

Arboricultural Impact Assessment 9

Arboricultural Method Statement 17

- Tree Works 18
- Protected Species 19
- Site Management 22
- Prohibition 23
- Sequencing of works 24
- Protective Measures 25
- Construction 27

Purpose and status 28

Executive technical position 28

1. Revised construction strategy 29

2. Revised site plan 30

3. Design objectives 31

4. First 10 m - TTE™ and Cellweb® TRP 31

5. Site-specific level and culvert deliverability 31

6. Retained oak adjacent to revised access 33

7. Remaining access and car park 34

8. Arboricultural method and construction sequence 34

9. Drainage and permeability 35
10. Coordination with highway design 35
11. Loading and site-specific verification 36
12. Conclusion 36
13. Technical references 37
Landscaping 38
Monitoring and Supervision 39
Appendix 1: Tree Survey Schedule 41
Appendix 2: Tree Protection Notice 45
Appendix 3: Contact Details 47
Document Production Record 48

Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 19th December 2024 from Steven Heighway to attend Queensbridge Farm, Overton, Wrexham, LL13 0LE; grid reference, SJ 37212 40093 (site) to undertake an arboricultural survey to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

Site location



Figure 1: OS Map (Bing Maps)



Figure 2: Tree Survey red line boundary

Executive Summary

This report describes the extent and effect of the proposed development at the site on individual trees and groups of trees within and adjacent to the site.

Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' ("BS5837").

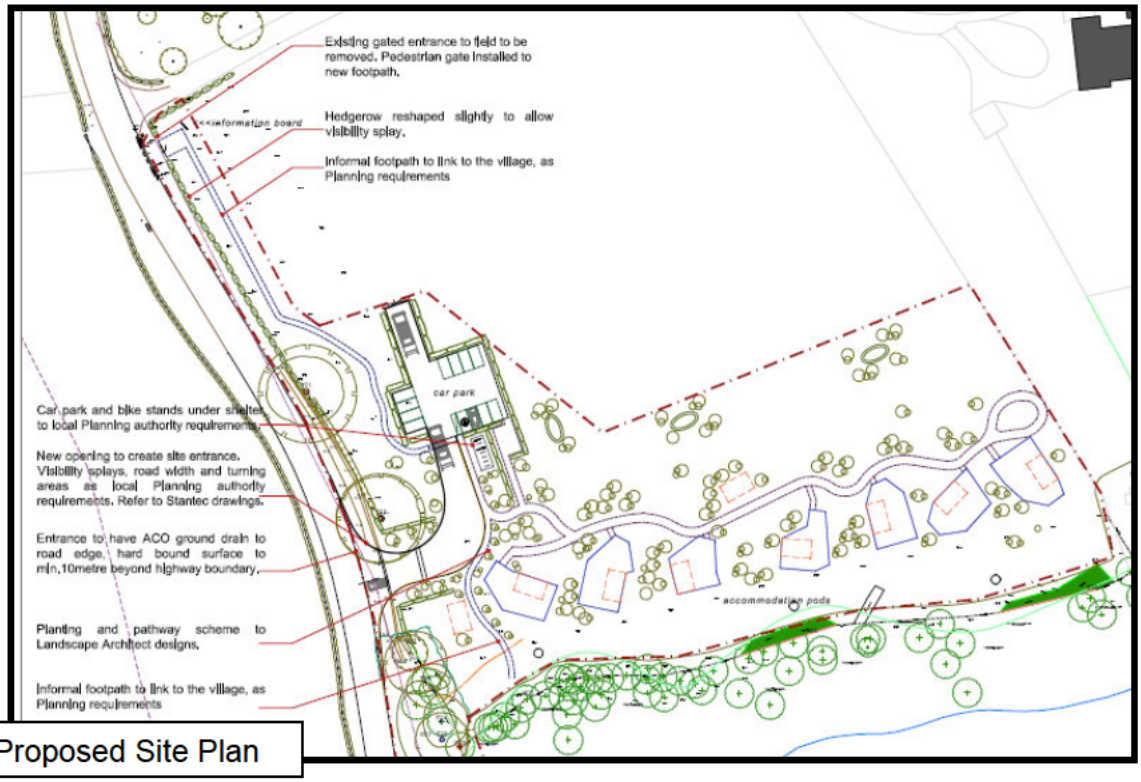
Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.

Checklist for Submission to Local Planning Authority

Tree survey	☒
Tree constraints plan	☒
Arboricultural method statement	☒

Arboricultural impact Assessment	☒
Tree protection plan	☒

This report and its appendices follow precisely the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.



Proposed Site Plan

General Information

Client: Steven Heighway

Site: Land at Queensbridge Farm, Overton, Wrexham, LL13 0LE.

Brief proposal description: Construction of 7 No. glamping pod plots with associated access, footpaths, drainage & storage/vending sheds.

Table 1: Documents referred to.

Document	Reference No.
Topographical Survey	25017 - 25 – 01
Proposed layout drawing	360MWT01 – 02 N
Landscape master plan drawing	N/A
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Arboricultural Impact Assessment	Arbtech AIA 01
Tree Protection Plan	Arbtech TPP 01

Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Shaun Rowe of Arbtech Consulting on 13th January 2025. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1)

Table 2: Documents upon which this tree survey has been based

Document	Originator	Reference Number	Title
Survey base drawing	The Survey House	25017-25-01	Topographic Site Survey

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Arboricultural Impact Assessment

Table 3: Documents upon which this assessment has been based

Document	Originator	Reference Number	Title
Survey base drawing	The Survey House	25017-25-01	Topographic Site Survey
Proposals	Matt Wood Architect	360MWT01 – 02 N	Proposed Site Layout Plan

There are a number of issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

Table 4: Impacts upon the RPAs of retained trees

Tree Number	Species	Structure	Incursion
T1	Oak	Footpath	RPA
T2	Oak	Access Road	RPA

These impacts can be seen on the Arboricultural Impact Assessment drawing number Arbtech AIA 01.

Trees to be removed.

The proposal requires the removal of two sections of hedgerow to facilitate construction of the proposed site entrance/access & associated visibility splays.

A breakdown of all tree works can be seen in Table 7: Summary of Tree Works

Table 5: Number of individual trees to be removed.

U	A	B	C
0	0	0	0

Table 6: Number of hedges to be removed. () Represents partial removal of a hedge

U	A	B	C
0 (0)	0 (0)	0 (0)	0 (2)

Replacement Hedgerow Planting:

The replacement hedge will be planted using a native countryside hedgerow mix, consistent with traditional rural hedgerows found throughout the surrounding landscape.

1. Proposed Species Mix

- Hawthorn (Crataegus monogyna) – 40%
- Blackthorn (Prunus spinosa) – 20%
- Hazel (Corylus avellana) – 10%
- Field Maple (Acer campestre) – 10%
- Dog Rose (Rosa canina) – 10%
- Holly (Ilex aquifolium) – 10%

This species composition provides:

- strong hedge structure
- biodiversity benefits
- seasonal landscape interest
- dense hedge formation

The species mix also reflects the character of typical countryside hedgerows within the local area.

Proposed Species Mix

• Hawthorn (Crataegus monogyna) – 40%

• Blackthorn (Prunus spinosa) – 20%

• Hazel (Corylus avellana) – 10%

• Field Maple (Acer campestre) – 10%

• Dog Rose (Rosa canina) – 10%

• Holly (Ilex aquifolium) – 10%

This species composition provides:

• strong hedge structure

• biodiversity benefits

• seasonal landscape interest

• dense hedge formation

The species mix also reflects the character of typical countryside hedgerows within the local area.

---

2. Plant Specification

To ensure rapid establishment and early visual screening, the hedge will be planted using larger transplants rather than small standard whips.

Plant Sizes at Installation

Species	Initial Plant Size
Hawthorn	80–100cm bare-root
Hazel	80–100cm bare-root
Field Maple	80–100cm transplant
Dog Rose	60–80cm
Holly	80–100cm container grown

These sizes provide strong establishment potential and enable the hedge to develop height quickly.

---

3. Planting Density

The hedge will be planted in a double staggered row configuration.

Planting Layout

• 6 plants per linear metre

• Double staggered rows

• Row spacing: approximately 400mm

• Plant spacing within rows: approximately 450mm

This density encourages rapid thickening and the development of a dense hedge structure.

---

4. Immediate Boundary Screening – Post and Rail Fence

To ensure the site boundary remains visually defined immediately following hedge removal, a timber post and rail fence will be installed along the hedge alignment.

Fence Specification

• Timber post and rail construction

• Approximate height: 1.2m

The fence will:

• provide immediate boundary definition

• maintain the visual structure of the site edge

• protect the young hedge plants during establishment

As the hedge establishes, vegetation will grow through and behind the fence, creating a natural boundary feature.

---

5. Plant Protection

Each hedge plant will be protected during the establishment period.

Protection Measures

Each plant will be fitted with:

• 60cm spiral guard

• 1.2m bamboo cane support

Guards will be secured to the cane to prevent wind movement.

These measures will:

• protect plants from rabbit and small mammal browsing

• support young plants during early growth

• improve establishment success rates.

---

6. Soil Preparation and Planting

Prior to planting:

• the planting trench will be cultivated to approximately 300mm depth

• compacted soil will be loosened

• organic soil improver will be incorporated where necessary

During planting:

• roots will be spread naturally within the planting trench

• soil will be firmly backfilled around the root system

Following planting:

• the hedge line will be mulched using woodchip to retain moisture and suppress weed growth.

---

7. Expected Hedge Growth and Establishment

The selected species are well suited to rapid hedgerow establishment and are widely used in countryside hedge creation.

The existing hedge currently reaches a height of approximately 1.5 metres.

Based on the plant sizes and species selected, the replacement hedge is expected to reach a comparable height within approximately two growing seasons.

Hedgerow Establishment Table

Species	Initial Plant Size	Typical Annual Growth	Estimated Time to Reach 1.5m
Hawthorn (50%)	80–100cm	30–45cm per year	1–2 years
Hazel (15%)	80–100cm	25–35cm per year	~2 years
Field Maple (15%)	80–100cm	25–35cm per year	~2 years
Dog Rose (15%)	60–80cm	30–50cm per year	1–2 years
Holly (5%)	80–100cm container	15–25cm per year	2–3 years

Notes

- Hawthorn represents 50% of the mix, ensuring rapid hedge formation.
- Dog rose quickly grows through the hedge structure, increasing density and screening.
- Holly provides evergreen structure, strengthening winter screening over time.

---

8. Visual Impact During Establishment

The site boundary will remain clearly defined throughout the establishment period.

Immediately following hedge removal the boundary will be defined by a timber post and rail fence, ensuring the site edge remains visually contained within the landscape.

The replacement hedge will be planted using larger transplants at a density of five plants per metre, providing a strong vegetative framework from the first growing season.

Due to the species selection and planting density, the hedge will rapidly thicken and increase in height and is expected to achieve a height comparable to the existing hedge within approximately two growing seasons.

Over time the hedge will mature into a dense native hedgerow consistent with the surrounding rural landscape character.

---

9. Maintenance and Establishment

The hedge will be maintained during the early establishment period to ensure successful growth.

Maintenance will include:

• replacement of failed plants during the following planting season

• weed control along the planting strip

• inspection and adjustment of guards and supports

With appropriate maintenance the hedge will establish quickly and develop a dense structure.

---

10. Long-Term Management

Once established the hedge will be managed as a traditional countryside hedgerow.

Management will include:

• periodic trimming to encourage dense growth

• maintenance of hedge height and structure

• retention of the native species composition

Over time the hedgerow will develop into a mature and visually effective boundary feature providing ecological and landscape benefits.

Arboricultural Method Statement

The purpose of this method statement is to demonstrate how any aspect of the development that has potential to result in loss or damage to a tree may be implemented and provide an adequate level of protection for those trees that are to be retained during the proposed works.

Details of key site personnel, including site / project manager will be submitted to the Council's Tree Officer prior to the commencement of site works.

This method statement is to be approved and agreed to in writing by all key personnel prior to the commencement of site works.

No site personnel are to be present and no demolition, site clearance, building work or delivery of materials is to occur until the protective measures are in accordance with this method statement and the Tree Protection Plan drawing number Arbtech TPP 01.

Protective measures should be in accordance with this method statement and the Tree Protection Plan; drawing number Arbtech TPP 01 will remain unaltered and in situ, unless otherwise specified, for the entire duration of the construction.

Table 7: Documents upon which this assessment has been based

Document	Originator	Reference Number	Title
Survey base drawing	The Survey House	25017-25-01	Topographic Site Survey
Proposals	Matt Wood Architect	360MWT01 – 02 N	Proposed Site Layout Plan

Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Table 8: Summary of Tree Works

No.	Species	Works	Category
H02	Various	Removal of section of hedgerow to facilitate construction of the proposed site entrance/access & associated visibility splays	C2
G01	Various	Removal of section of group to facilitate construction of the proposed site entrance/access & associated visibility splays	C2
T2	Oak	Crown lift to 4m above proposed access Sever Ivy	A1

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Protected Species

Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licenced.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests – typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Site Management

The site manager will be responsible for briefing and inducting all personnel who will be working on any stage of this development and especially those who will be working within or adjacent to the canopies or RPAs of retained trees; and will make them aware of, and provide a copy of this method statement and tree protection plan drawing number Arbtech TPP 01; this is to include but not exclusively of the movement and or operation of plant, excavations, unloading deliveries, mixing and or pouring of cement and concrete.

The site manager will be responsible for the day to day running and protection of all retained trees and for liaising with the project arborist about any tree related matters and prior to any works that may or will affect the RPAs or canopies of retained trees; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing, pouring and storage of all caustic materials that may cause harm to retained trees.

Any incidents of damage to retained trees or of tree protection measures will be documented by the site manager who will then report these incidents to the project arboriculturist immediately and make sure that works within this area cease until the project arborist has had an opportunity to inspect the damage and where appropriate, agree a mitigation plan with the local planning authority tree officer.

The site manager may designate another person to take charge of briefing and inducting process of new site personnel or visitors in his absence.

If the site manager is replaced or is absent from site for more than three consecutive working days the project arborist will be informed and a pre start meeting will be held with the new or acting site manager.

It is the responsibility of the site manager to ensure that the planning conditions attached to the planning consent are adhered to at all times and that a monitoring regime and supervision of any works within or adjacent to the RPAs are adopted.

If at any time pruning works are required other than those previously approved, permission must be sought from the LPA tree officer and once permission is granted they are to be carried out by a suitably qualified person in accordance with BS3998:2010 Tree work – Recommendations.

Prohibition

- Mechanical digging or scraping is not permitted within a defined root protection area or within areas cordoned off by protective barrier fencing.
- No access will be permitted within the protected areas;
- No materials, equipment or debris will be stored within any of the fenced areas, or against the fencing;
- Fires are not permitted within 10m of any vegetation.
- Leaning objects against or attaching of objects to a tree is not permitted.
- Machinery, plant and vehicles are not permitted to be washed down within 10m of vegetation.
- Chemicals and materials are not to be transported, stored, used or mixed within a root protection area or within areas cordoned off by protective barrier fencing.
- Cement silos, mixing site to be situated within a bunded area to prevent pillage/leaking of chemicals harmful to trees. These areas are to be sited well clear of protected trees.
- Refuelling of plant or machinery is prohibited within 10m of the construction exclusion zones.
- It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- Where machinery is to be used within 5m of retained tree canopies a banks man will be required at all times whilst setting up, moving or operating within this distance of retained trees canopies.
- Storage of all caustic material and chemicals are to be situated well clear of protected areas and preferably on lower ground if slopes are present, or to be situated within a bonded area to prevent any spills or leaks entering the ground.

Sequencing of works

A logical sequence of events is to be observed and shall be phased as follows.

Table 9: Sequence of Events

Stage	Event
Stage 1	Pre-commencement site meeting
Stage 2	Carry out tree works as specified within the summary of tree works
Stage 3	Installation of protective measures in accordance with the approved tree protection plan/s
Stage 4	Site set up for construction
Stage 5	Undertake and complete construction works
Stage 6	Undertake external landscaping works outside of the construction exclusion zones
Stage 7	Removal of all machinery and materials form site
Stage 8	Dismantle and removal of protective measures
Stage 9	Undertake external landscaping works within the construction exclusion zones
Stage 10	Sign off from project arboriculturist

Protective Measures

Protective measures are to be installed immediately following the completion of the tree works, and are to be sited and aligned in accordance with the tree protection plan (Arbtech TPP 01) prior to the commencement of any works or the introduction of any machinery or material to site.

Upon installation of the protective measures around the retained trees the project arboriculturist will visit the site to inspect and document the position and specifications of the protective measures.

In the event that the protective measures and their positions do not comply with this arboricultural method statement document number Arbtech AMS 01 (09-09-26) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist shall inform the client and fencing contractor so adjustments can be made.

When the protective measures comply with document number Arbtech AMS 01 (09-09-26) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist will sign off the protective measures in writing to the client and will send a copy to the fencing contractor, site agent and local authority tree officer.

If the protective measures become damaged or there is any accident or emergencies involving trees, these areas are to be cordoned off immediately with high visibility plastic mesh fencing. The site agent is to photograph and document the damage and inform the project arboriculturist immediately after the incident and all work within in this area is to cease until the project arboriculturist has made a visit to the site. Any and all damaged sections of protective measures shall be replaced within 48 hours of the initial incident.

The protected area is sacrosanct and will not be invaded by the storage of materials, mixing of concrete or other products, accessed by machinery, equipment or pedestrians or in any other way disturbed by construction activity.

The protective measures will remain in place until the completion of stage 8 (see Sequencing of Works), thereafter they will be carefully dismantled only with the agreement of the project arboriculturist and or the local authority tree officer.

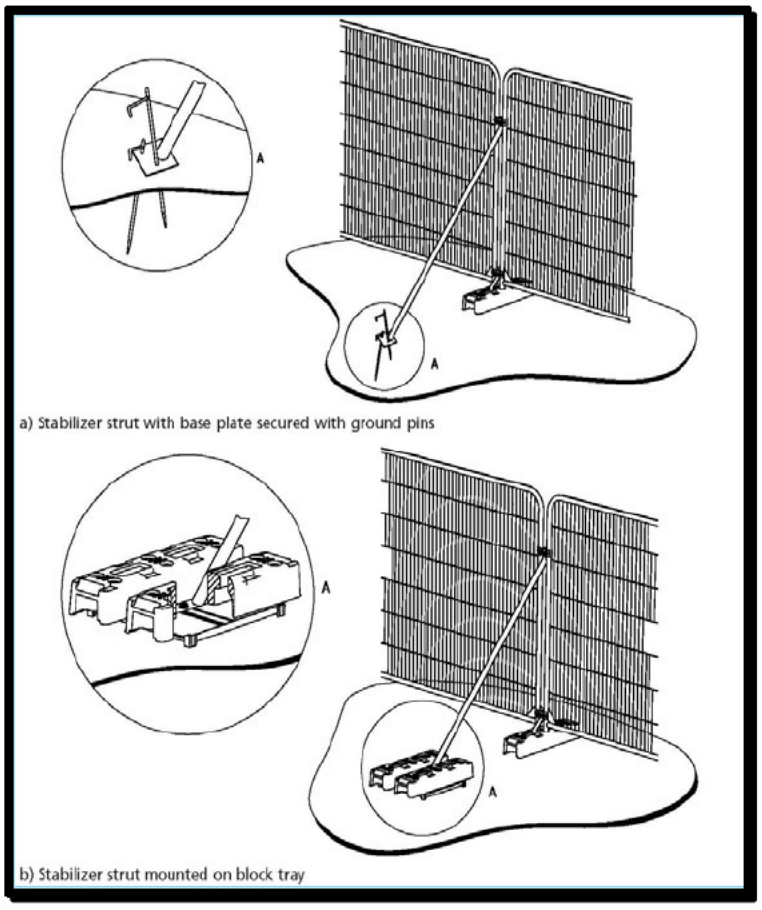
The existing site boundary measures are to be retained for the duration of the development. If for any reason the existing boundary measures are not to be used protective barrier fencing is to be installed along the line of the boundaries and is only to be removed upon the written permission of the project arboriculturist or LPA tree officer upon the completion of the development or immediately prior to the installation of the permanent boundary measures.

No equipment, vehicles or plant shall operate beyond the tree protection fencing. Booms, hoists and rigs should be kept as far away from the canopies of retained trees at all times. Where it is necessary to operate within 5m of a tree canopy, it will be done with the utmost caution and under the control of a banks man. Damage to trees will be considered a breach of this tree protection plan, which in turn could be a breach of planning permission.

Protective Barrier Fencing

Specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate and secured with ground pins.

Figure 3: BS5837:2012 - Figure 3, Examples of above-ground stabilising systems.



Signage denoting the words "*tree protection area*" at 5.0m intervals should be fixed to the protective barrier fencing (See Appendix 2).

Construction

Prior to the construction of the proposal, a copy of the construction method statement should have been submitted and approved by the project arboriculturist and LPA tree officer, to ensure that there is no conflict with this method statement.

Any excavations and construction work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

Proposed Site Access

The proposed access road partially situated within the RPs of tree no. T2 is to be designed in conjunction with arboricultural advice to accommodate the likely loading.

Geosynthetics site-specific construction specification:

Geosynthetics

QUEENSBRIDGE FARM

Updated Access Surface & Root Protection Strategy

Combined Site-Specific Design, Arboricultural Method Statement and Entrance Surface Statement

Planning Ref: P/2025/0854

Queensbridge Farm Glamping Development, Wrexham

September 2026

UPDATED COORDINATED STRATEGY

Prepared to consolidate the revised access, no-dig root-protection construction, drainage/culvert principle and site-specific deliverability evidence.

Purpose and status

This document consolidates and updates the previous Cellweb® access-road method statement and entrance surface/root-protection statement to reflect the revised access layout. It is intended to demonstrate, at planning stage, that the revised access can be constructed using a coordinated permeable cellular-confinement solution while protecting retained trees, accommodating the existing roadside drainage feature and maintaining the highway access geometry. The established construction approach, terminology and principal methodology from the previous strategy are retained, with additional site-specific coordination added only where required by the revised entrance position.

It should be read alongside the latest site layout, Stantec visibility-splay/long-section drawing, the topographical survey (The Survey House Ltd drawing 25017-25-01), the project arboricultural information and the Geosynthetics preliminary cross-section TR-5298 V2.

Important design-stage distinction: this strategy demonstrates the construction principle and its site-specific compatibility. Final structural sizing, pipe invert/cover, CBR verification and any localised arboricultural working method are to be confirmed before construction. Those detailed-design checks are not intended to alter the agreed highway alignment, finished access profile or no-dig principle within the retained oak RPA.

Executive technical position

- The first 10 m from the highway boundary is proposed as TTE™ block infill over a Cellweb® TRP cellular-confinement structure, providing a stable, permeable highway-interface surface.
- Beyond the first 10 m, the access continues using TTE™ gravel infill / Cellweb® TRP before transitioning into StrataWeb within the car-park area.
- Within the Root Protection Area of the retained oak adjacent to the revised entrance, the construction principle is no-dig: existing ground is retained and required levels are achieved by building upwards, subject only to any expressly identified localised works approved by the project arboriculturist.
- A 600 mm diameter culvert is proposed through the existing roadside drainage depression. Geosynthetics drawing TR-5298 V2 shows the pipe within an indicative overall local section depth H = 0.96 m.
- Stantec's revised highway cross-section identifies a proposed access level of 71.337 m at the driver reference position 2.4 m back from the road edge. Stantec has confirmed that this level incorporates the proposed 5% access gradient. The same highway design assesses the required 600 mm vertical visibility envelope, and the final pavement build-up must remain coordinated with that cross-section.

- At a 5% rising gradient, the access gains 50 mm in level for every metre travelled back from the road edge. Over the 2.4 m distance to the driver reference position the total rise is therefore 0.120 m. Accordingly, a proposed access level of 71.337 m at 2.4 m back implies an indicative design/tie-in level of approximately 71.217 m at the road edge. This is a geometric design relationship and should not be described as the independently surveyed carriageway level. Exact culvert invert and structural cover remain matters for final setting-out.
- The topographical survey is GPS-fixed to OSGB 1936 and uses 0.2 m contours. It confirms a materially variable roadside/verge profile in the access corridor, consistent with the V-shaped drainage depression shown in the Geosynthetics section. Exact local levels are to be checked on site before construction.

1. Revised construction strategy

Area	Proposed system	Purpose / principle
First 10 m of site access, from highway boundary across full access width	TTE™ (Total Traffic Exopave™) block infill over Cellweb® TRP; cellular layers configured to bridge/build up the existing V-ditch profile and accommodate the culvert detail.	Stable, heavy-duty, high-shear and permeable highway interface. No-dig construction within the retained oak RPA; load distribution, soil/root protection and retention of natural hydrology.
Remaining access route after first 10 m	TTE™ gravel infill over Cellweb® TRP, transitioning into StrataWeb 3D Cellular Confinement System.	Permeable load-distributing construction through sensitive ground, protecting soil structure and roots while retaining a rural appearance.
Car park	TTE™ gravel infill over StrataWeb 3D Cellular Confinement System.	Permeable, low-disturbance pavement structure supporting SuDS performance and retention of existing soil function.

2. Revised site plan

The plan below is retained from the latest strategy. The green route identifies the access corridor to which the root-protection construction applies; the car park is separately treated using StrataWeb/TTE. The first 10 m at the highway interface uses block-infill TTE to prevent migration of loose gravel onto the highway.

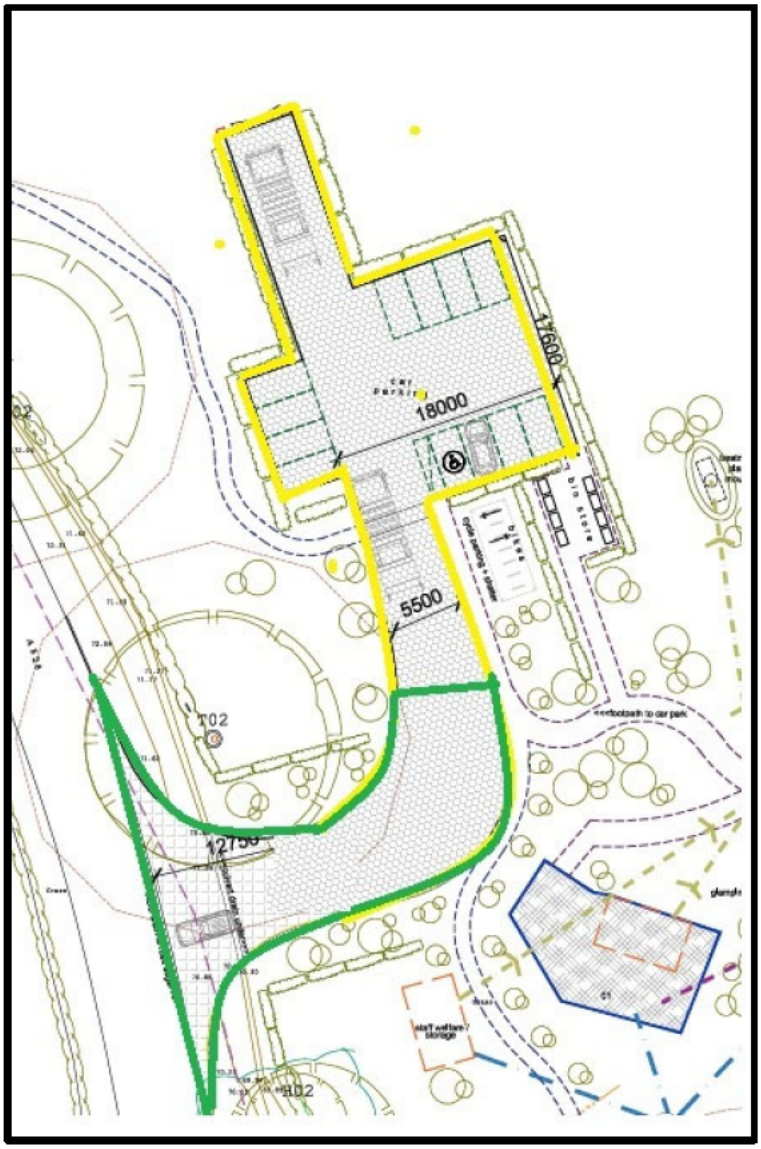


Figure 1 - Revised access / car-park treatment plan.

3. Design objectives

- Provide a robust access capable of accommodating construction, service and operational traffic.
- Minimise excavation and soil compaction in areas influenced by existing tree roots.
- Retain permeability and natural water/air movement through the construction build-up.
- Use a high-shear, heavy-duty permeable surface at the highway interface.
- Use purpose-designed cellular confinement through the sensitive access corridor.
- Retain the mature oak adjacent to the revised access and make the construction methodology expressly responsive to its RPA.
- Accommodate the existing roadside drainage depression/ditch and culvert without undermining the no-dig root-protection principle.
- Maintain the finished highway access levels and geometry used by Stantec for the visibility assessment.
- Maintain a visually sympathetic rural character and support SuDS/soil-function objectives.

4. First 10 m - TTE™ and Cellweb® TRP

The first 10 metres of the access from the highway boundary, across the full width of the entrance, will comprise TTE™ block infill paving over a Cellweb® TRP cellular-confinement sub-base. The block-infill surface is intended to provide a consolidated entrance capable of resisting acceleration, braking and turning forces while retaining permeability.

Cellweb® TRP is used as the structural no-dig root-protection solution. Within the identified RPA, the system is to be installed from existing ground level upwards, distributing loads laterally and reducing the need for excavation, subsoil compaction and root severance while maintaining water and gaseous exchange.

The revised entrance crosses an existing roadside drainage depression. A 600 mm diameter culvert is proposed through this feature. The culvert is therefore not treated as an isolated deep trench through otherwise flat ground; it is integrated into the existing depression and the access is then built up around and above it using the cellular-confinement structure, subject to final pipe invert, bedding and cover design.

5. Site-specific level and culvert deliverability

This section is included to demonstrate why the proposed 600 mm culvert and cellular-confinement build-up are physically credible at the revised access position, while distinguishing planning-stage evidence from final construction setting-out.

The Survey House topographical survey (drawing 25017-25-01, survey date 08/01/2025) is a 1:500 GPS-fixed survey using 0.2 m contours. The surveyed frontage shows a variable verge/ditch profile rather than a level platform. This is consistent with the V-shaped drainage feature represented in the Geosynthetics cross-section. The survey notes also require all dimensions/levels to be checked on site before design and construction; accordingly, the exact ditch invert at the final access centreline should be set out and verified before works.

Stantec drawing 332613092/100/005 P03 shows LVL 71.337 m at the driver reference position used for the visibility assessment, located 2.4 m back from the road edge. Stantec has confirmed that the proposed access profile to this point is formed at a 5% gradient. The same drawing assesses the 600 mm object-height visibility envelope. The access construction must therefore be coordinated to reproduce this finished geometry.

At the confirmed 5% rising gradient, the finished access gains 0.05 m of level for each metre travelled back from the road edge. The driver reference position is 2.4 m back and is shown at 71.337 m. The total rise over 2.4 m at 5% is 0.120 m; deducting that rise gives an indicative design/tie-in level of approximately 71.217 m at the road edge. The table below expresses this relationship from the road edge towards the 2.4 m driver reference point. The 71.217 m figure is derived from the confirmed profile geometry and is not presented as a separate surveyed carriageway spot level.

Distance back from road edge	Rise at 5%	Indicative proposed access level
0.0 m	0.000 m	71.217 m
1.0 m	0.050 m	71.267 m
2.0 m	0.100 m	71.317 m
2.4 m (driver reference)	0.120 m	71.337 m

Geosynthetics drawing TR-5298 V2 shows an indicative local section depth H = 0.96 m at the culvert crossing and a 600 mm diameter pipe. The overall illustrated depth is therefore 0.36 m greater than the pipe diameter. This close numerical relationship is encouraging because it demonstrates that the manufacturer has developed the cross-section around a local depression of broadly the same order as the pipe plus structural build-up, rather than assuming a shallow flat verge.

However, the 0.36 m difference must not be treated as confirmed pipe cover: bedding, pipe wall/crown level, Cellweb layers, overfill and surfacing all consume part of the available depth. Final deliverability should therefore be confirmed by a levelled cross-section stating the existing ditch invert, pipe invert, pipe crown, finished access level and structural cover at the exact crossing.

Taken together, the surveyed variable ditch profile, Stantec's confirmed 71.337 m proposed access level at the 2.4 m driver reference position, the 5% access gradient and Geosynthetics' H = 0.96 m section provide a coherent planning-stage explanation of how the access can be formed predominantly by building up from the existing depression. On the stated 5% geometry, the implied design/tie-in level at the road edge is approximately 71.217 m, with the access then rising by 0.120 m over 2.4 m to reach 71.337 m. These figures support deliverability in principle, but the final pipe invert, structural cover and pavement levels remain subject to site verification and detailed design.

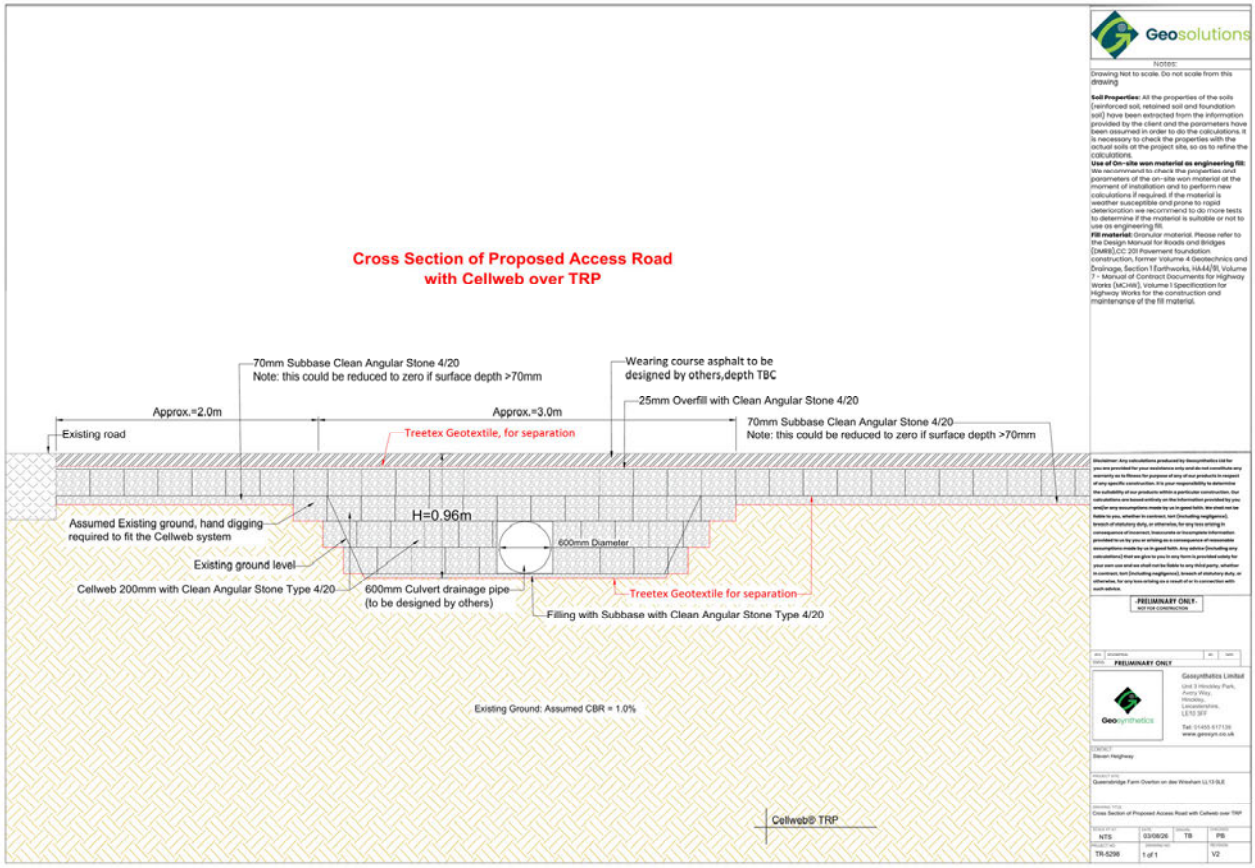


Figure 2 - Geosynthetics TR-5298 V2 preliminary cross-section: 600 mm culvert, Cellweb build-up and indicative H = 0.96 m. Retained as supplied; not for construction.

6. Retained oak adjacent to revised access

The revised access passes within or immediately adjacent to the Root Protection Area of the retained mature oak beside the entrance. The construction in this location is therefore specifically based on a no-dig cellular-confinement solution.

- Existing ground within the identified oak RPA is to be retained.
- No routine topsoil stripping, reduction of levels or root severance is to take place within the RPA.
- Required pavement levels are to be achieved by adding clean material above existing ground and using Cellweb® TRP to distribute loading.
- Any exceptional localised excavation, including works associated with the culvert if it intersects the RPA, must be expressly approved and supervised by the project arboricultural consultant.
- Conventional excavated kerb foundations or drainage trenches are not to be introduced within the RPA unless specifically detailed and arboriculturally approved.
- The final arboricultural documents should plot the oak RPA against the revised access and cross-reference this construction strategy.

This wording intentionally distinguishes the no-dig RPA construction from any localised works outside the RPA. If the culvert or any part of its installation lies within the RPA, the final Arboricultural Method Statement must define the permitted method before construction.

7. Remaining access and car park

Following the first 10 m, the remainder of the green-highlighted access route is proposed as Cellweb® TRP with a permeable TTE™ gravel-infill surface, transitioning into the StrataWeb no-dig / low-disturbance pavement structure within the car park.

The indicative Cellweb® TRP build-up comprises existing ground retained in situ, Treetex™ separation geotextile, cellular confinement panels sized to project loading, clean open-graded 4/20 mm angular stone infill and a permeable upper surface. Local level adjustment is to be achieved by adding suitable clean material above existing ground rather than cutting into the rooting environment, unless specifically approved by the arboricultural consultant.

8. Arboricultural method and construction sequence

1. Set out the final highway access alignment, first 10 m treatment, Cellweb route, culvert crossing, RPA boundary and car-park treatment before works commence.
2. Install tree-protection fencing and any temporary ground protection required by the approved arboricultural documents before construction traffic enters sensitive areas.
3. Verify the existing ditch invert and proposed culvert position/levels at the exact access centreline. Confirm whether any culvert working area intersects the oak RPA.
4. Within the oak RPA, undertake only light surface preparation. Do not strip topsoil, reduce levels or excavate unless expressly approved by the project arboriculturist.
5. Lay Treetex™ separation geotextile directly over the prepared existing ground in accordance with the manufacturer's requirements.

6. Install the culvert using the approved detailed drainage/arboricultural method. Where works are outside the RPA, normal engineered installation may be used; where any work falls within the RPA, the arboriculturist-approved method governs.
7. Expand, secure and fill Cellweb® TRP panels with specified clean angular stone. Do not compact the underlying soil.
8. Install TTE™ block infill to the first 10 m and the approved permeable finish beyond, maintaining the designed access profile.
9. Transition to the StrataWeb/TTE car-park construction in accordance with the detailed pavement design.
10. Record the completed works and obtain arboricultural sign-off at the stages identified in the final AMS.

9. Drainage and permeability

TTE™, Cellweb® TRP and StrataWeb are proposed as permeable systems intended to retain infiltration and natural water/air movement through the soil profile. The 600 mm culvert provides a defined route through the existing drainage depression beneath the access, while the permeable pavement structure reduces the tendency for surface runoff.

The culvert should be described as part of the existing ditch-crossing arrangement, not simply as 'additional drainage capacity'. Its final hydraulic specification, inlet/outlet treatment, invert levels and structural cover should be coordinated with the wider drainage and highway design. Surface water must not be allowed to discharge uncontrolled onto the A528.

No drainage trenching is to occur within the retained oak RPA unless it forms part of an expressly approved arboricultural working method.

10. Coordination with highway design

The root-protection and drainage design must not inadvertently alter the finished levels relied upon by Stantec. The final detailed pavement build-up should therefore be checked against Stantec drawing 332613092/100/005 P03 (or its superseding final revision).

- Final access alignment to match the Stantec/Matt coordinated layout.
- Finished levels to remain consistent with the Stantec long section and 600 mm vertical visibility assessment.
- The first 10 m TTE treatment to be confirmed by the highway consultant as satisfying the required stable/bound entrance treatment.
- Drainage/culvert works to avoid uncontrolled runoff to the highway.

- Any manufacturer-driven change in Cellweb depth is to be absorbed within the build-up without changing the agreed highway geometry unless rechecked by Stantec.

11. Loading and site-specific verification

The earlier design assumptions included construction traffic up to approximately 30 tonnes, with maximum axle and wheel loads of 100 kN per axle and 50 kN per wheel. These assumptions should be confirmed against the final construction traffic requirements.

Geosynthetics drawing TR-5298 V2 uses an assumed existing-ground CBR of 1.0% and expressly states that actual soil properties should be checked. For planning purposes this is an indicative/conservative design assumption used to demonstrate the construction principle. Prior to commencement, site-specific CBR testing should be undertaken to finalise cellular depth, aggregate grading, geotextile requirements and structural build-up.

The pre-construction CBR and engineering verification should be framed as detailed design rather than as a prerequisite to establishing the planning principle. The final detailed design must retain the no-dig requirement within the oak RPA and the finished access levels used for the highway visibility assessment.

12. Conclusion

The revised access and parking strategy provides a coherent planning-stage solution combining a stable permeable highway interface, no-dig root protection, cellular load distribution, retention of the mature oak and accommodation of the existing roadside drainage depression.

The site-specific evidence now aligns in a useful way. Stantec shows a proposed access level of 71.337 m at the driver reference position 2.4 m back from the road edge and Stantec has confirmed a 5% access gradient to that point. That geometry equates to a 0.120 m rise over 2.4 m and therefore an indicative design/tie-in level of approximately 71.217 m at the road edge. The topographical survey confirms a variable roadside/ditch profile, while Geosynthetics' preliminary cross-section independently illustrates a 600 mm culvert within an indicative 0.96 m local section. Those elements are mutually consistent with a construction approach based primarily on filling/building upwards rather than cutting down through the rooting environment.

The evidence does not remove the need for final setting-out, pipe-cover design, CBR verification or arboricultural approval of any localised works. Instead, it demonstrates that there is a credible and coordinated route to detailed design without changing the principle of the revised access.

Subject to those final professional checks, the proposed methodology is considered capable of delivering the revised access at the agreed highway alignment and levels while protecting retained trees, preserving permeability and maintaining the environmental function of the site.

13. Technical references

- Geosynthetics Ltd - TTE™ (Total Traffic Exopave™).
- Geosynthetics Ltd - Cellweb® Tree Root Protection.
- Geosynthetics Ltd - Cross Section of Proposed Access Road with Cellweb over TRP, drawing TR-5298 V2, preliminary.
- The Survey House Ltd - Topographic Site Survey, drawing 25017-25-01, survey date 08/01/2025, scale 1:500.
- Stantec - Queensbridge Farm, Overton, Site Access Visibility Splay, drawing 332613092/100/005 P03, dated 01/09/2026.
- BS 5837:2012 - Trees in relation to design, demolition and construction.

Landscaping

Any tree planting should take into consideration the available space for tree growth and development in order to ensure the trees are physically suited to the site at maturity. A specification for and notation relating to the precise alignment of replacement trees will be contained in the landscape proposals.

Landscaping around retained trees may only be carried out once all tree protection measures have been removed (planting, turfing, fencing etc.).

All excavations within the Root Protection Areas shall be undertaken by hand and without reducing current ground levels unless it is agreed in writing with the LPA. At no time is the use of a rotavator permitted within the RPAs of retained tree.

Any tree roots discovered will be left in-situ and shall not be cut or otherwise damaged. Where possible, the soil structure within the Root Protection area shall be preserved.

No works will be carried out within the RPAs of any trees if the soil moisture is of such a level that soil compaction may be likely. Should the soil become compacted or has poor structure which would hinder the development of the existing trees and plants or any new plantings the arboriculturist should be consulted about soil decompaction techniques.

Monitoring and Supervision

Where trees have been identified within this method statement and tree protection plan drawing number Arbtech TPP 01 for retention, there should be an auditable system of arboricultural monitoring. This is to extend to arboricultural supervision whenever demolition or construction activity is to take place within or adjacent to any canopy or RPA.

The development's tree protection measures are to be monitored and all demolition and construction works to be undertaken within or adjacent to the RPAs of retained trees are to be supervised by project arboriculturist, who should be retained to record and report observations to the council at appropriate intervals.

Pre-commencement site meeting

Prior to the commencement of any works or machinery and materials arriving on site a pre-commencement site meeting involving the project arborist, landowner or agent, site manager, contractors and engineer (as appropriate) and the relevant LPA officers will be held to ensure that all aspects of the arboricultural method statement and tree protection are understood and for all parties to swap contact details (see Appendix 3).

Monitoring and supervision schedule

The initial monitoring visit will be to check that the tree protective measures are in the correct location and as specified within the approved method statement; if so to sign off their installation.

There after monitoring visits are to take place at regular intervals, to ensure that tree protection measures are in place and are functioning as designed or whenever necessary to undertake works to be carried out under arboricultural supervision. The frequency of the monitoring visits is to be determined with the LPA tree officer at the pre-commencement site meeting.

A record of all arboricultural monitoring and supervision visits will be kept and any faults will be logged, this will then be copied to the site agent, developer and local planning authority in a digital format.

If during the course of the development it is necessary for areas to be re-designed so that they would require changes to the approved arboricultural method statement or tree protection plan and so affecting retained trees the project arborist and LPA tree officer will be invited to attend a site meeting with all relevant parties. Prior to any changes being implemented these must have been approved in writing by the LPA tree officer.

Supervision

The arboricultural consultant will be required to attend site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the RPAs of all retained trees and will be advised a minimum of 72 hours prior to the commencement of any works that require his attendance, these will include:

1. Pre-commencement site meeting & location of protective measures.
2. Supervised installation of the no dig access road within the RPA of tree no. T01.
3. Any demolition and or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).

Completion meeting

Once all construction works have been completed all materials and machinery has been removed from site the project arborist shall be informed and will invite the LPA tree officer to meet on site to discuss the process and discuss any final remedial works that may be required and to sign the development off so that the protective measures may be removed.

Appendix 1: Tree Survey Schedule

BS5837:2012 Tree Survey

Arbtech Consulting Ltd.
Chester Road
Chester
Cheshire
CH4 0DH
Phone: 01244661170
Mobile: N/A

Client: Steven Heighway
Project: Queensbridge Farm, Overton, Wrexham, LL13 0LE
Survey Date: 13/01/2025
Surveyor: Shaun Rowe

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
G01										Estimated Measurements	
Various	6	1	150	N	2	1	SM	A: 10.2	Good	C: Good	C.2
See comments for details				E	2	1		R: 1.8		S: Good	10+ yrs
				S	2	1				B: Not visible	
				W	2	1				Group plotted indicatively to GPS and site features. Group comprised of field maple and hawthorn. Stem diameter is a maximum estimate. Ivy growth throughout.	
G02										Estimated Measurements	
Various	16	1	350	N	4	4	EM	A: 55.4	Good	C: Good	B.2
See comments for details				E	4	4		R: 4.19		S: Good	20+ yrs
				S	4	4				B: Not visible	
				W	4	4				Group plotted indicatively to GPS and site features. Group comprised of early mature trees, individual locations not included within topographical survey. Species include poplar, silver birch, hazel and elder. Stem diameter is a maximum estimate.	
H01										Estimated Measurements	
A Hedge	1.5	1	75	N	0.5	0	SM	A: 2.5	Good	C: Good	C.2
See comments for details				E	0.5	0		R: 0.89		S: Good	10+ yrs
				S	0.5	0				B: Not visible	
				W	0.5	0				Well maintained, small section of hedge that continues to east. Stem diameter is a maximum estimate.	
H02										Estimated Measurements	
A Hedge	1.5	1	75	N	0.5	0	SM	A: 2.5	Good	C: Good	C.2
See comments for details				E	0.5	0		R: 0.89		S: Good	10+ yrs
				S	0.5	0				B: Not visible	
				W	0.5	0				Well maintained hedgerow. Stem diameter is a maximum estimate.	

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T01										Estimated Measurements	
Common Oak *Quercus robur*	12	1	1300	N 8 E 8.5 S 7.5 W 9	6 6 6 6	M	A: 707 R: 15	Good	C: Good S: Ivy B: Not visible	Tree growing within gap in hedge. Dense ivy from base into lower crown. Low level deadwood scattered around crown, typical for species. Surveyed from within field to east. Ganoderma bracket at base to southeast. Excellent landscape value.	A.1 40+ yrs
T02										Estimated Measurements	
Common Oak *Quercus robur*	14	1	1400	N 9.5 E 9 S 10 W 10	6 6 6 6	M	A: 707 R: 15	Good	C: Good S: Ivy B: Good	Tree growing to east of hedge. Dense ivy from base into lower crown. Low level deadwood scattered around crown, typical for species. Major deadwood to southeast overhanging field. Surveyed from within field to east. Excellent landscape value.	A.1 40+ yrs
T03										Estimated Measurements	
Field Maple *Acer campestre*	8	3	308 (Eq)	N 3 E 5.5 S 2 W 0.5	4 4 4 4	EM	A: 42.9 R: 3.69	Good	C: Good S: Good B: Good	Tree growing within group. Naturally suppressed crown. Multistemmed with natural bracing present.	C.1 10+ yrs
T04										Estimated Measurements	
Common Oak *Quercus robur*	12	1	480	N 6 E 5 S 4 W 6	6 6 6 6	M	A: 104.2 R: 5.75	Good	C: Good S: Good B: Good	Dominant tree within group. Ivy from base into central crown. Fungi fruiting c. 2 m north east of base, likely mycorrhizal.	B.1 20+ yrs
T05										Estimated Measurements	
Common Ash *Fraxinus excelsior*	15	1	550	N 6 E 6 S 6 W 4	8 6 8 8	M	A: 136.9 R: 6.6	Good	C: Good S: Ivy B: Good	Dominant tree within group. Ivy from base into central crown.	B.1 20+ yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T06										Estimated Measurements	
Poplar *Populus sp.*	18	4	1072 (Eq)	N 6 E 6 S 6 W 6	10 10 10 10	M	A: 519.8 R: 12.86	Good	C: Good S: Good B: Not visible	Tree location plotted indicatively to GPS and site features. Multistemmed from base, no access to or view of basal area. Deadwood within lower crown, typical of species.	**B.1** 20+ yrs
T07										Estimated Measurements	
Unknown - -	8	1	350	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	EM	A: 55.4 R: 4.19	Dead	C: Poor S: Poor B: Poor	Standing dead tree.	**U** <10 yrs
W01										Estimated Measurements	
Various *See comments for details*	18	1	280	N 4 E 4 S 4 W 4	3 3 3 3	EM	A: 162.9 R: 7.2	Good	C: Good S: Good B: Good	Woodland located to the south of field. Stem diameter is an average estimate. Unmanaged woodland that is comprised mainly of poplar, Lawsons cypress and fir. Elder, larch and ash less common throughout. Few hung up and fallen trees within woodland. Dense ivy growth throughout. Limited access due to post and wire fence and ground conditions.	**B.2** 20+ yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contribution

Appendix 2: Tree Protection Notice

(To be printed at A3 or larger)

Tree Protection Area

KEEP OUT

Do **not** move this fence

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT 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

Arbtech Consulting Limited.
Unit 3, Well House Barn, Chester Road, Chester, CH4 0DH
https://arbtech.co.uk - 01244 661170

Appendix 3: Contact Details

Name	Position	Company	Contact
Steven Heighway	Client		
	Tree Officer		
Alan Thompson	Arboricultural Consultant	Arbtech Consulting Ltd.	01244 661170 07703 676216 at@arbtech.co.uk https://arbtech.co.uk
	Site Manager		
	Main contractor		

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AMS 01	Alan Thompson	[redacted]	Arboricultural Consultant	1	09/09/2026

Limitations

Arbtech Consulting Ltd has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

Copyright

© This Report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.