Arboricultural Impact Assessment and Method Statement

for

LAND ADJACENT TO ASHGROVE NURSING HOME, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PP

Prepared By: Craig Watkins – Tree Consultant

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Executive Summary

This Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been prepared in accordance with BS5837:2012 to support the discharge of Condition 6 attached to planning permission P/2025/0958 at land adjacent to Ashgrove Nursing Home, Chester Road, Gresford. The site contains eight individual trees and two hedge groups, a number of which are protected by a Tree Preservation Order and make a positive contribution to the character and amenity of the locality.

Following review of the scheme and subsequent comments from Wrexham Council, no trees are currently proposed for removal as part of the development. Whilst T1, T2, T3 and T8 were identified during the survey as exhibiting characteristics warranting further consideration, only T1 and T2 are in a declining condition. T3 and T8, both mature horse chestnuts, display visible defects which may indicate the presence of internal decay; however, the extent and significance of any structural impairment cannot be reliably determined from a Visual Tree Assessment alone. In accordance with the Tree Officer's recommendations, both trees are to be retained pending further investigation using diagnostic techniques such as sonic tomography and micro-drilling.

The proposed development has been designed to facilitate the retention of all trees identified for retention. Root Protection Areas have been refined where appropriate to reflect existing site constraints and rooting conditions. Protective fencing will be installed in accordance with BS5837:2012 and maintained throughout the construction period. Areas of proposed access and parking within Root Protection Areas are to be constructed using a no-dig cellular confinement system, such as Cellweb, to minimise impacts on retained roots and the underlying soil environment.

Subject to the implementation of the recommendations contained within this report, including tree protection fencing, arboricultural supervision and the specified no-dig construction methodology, the proposed development can proceed without causing unacceptable harm to retained trees. The measures outlined within the AMS provide a robust framework for tree protection throughout the construction process and will help ensure the long-term retention, health and amenity value of the site's arboricultural features.

1.0 Introduction

1.1 Instruction

1.1.1 I have been instructed by Mr Neil Randford NCR Architectural Design. The instruction was received by email on 22nd June 2026.

1.1.2 The instruction is to produce a tree survey and arboricultural impact assessment (AIA), Arboricultural Method Statement (AMS) and tree protection plan (TPP) that accords to the methodologies and guidance of BS5837:2012 "Trees in Relation to design, demolition and construction recommendations, to aid a discharge of Condition 6 of Planning Permissions under Application no. P/2025/0958.

1.2 Brief

1.2.2 The assessment has been undertaken in accordance with the principles of BS 5837:2012 – Trees in Relation to Design, Demolition and Construction, applying them as good practice.

1.2.3 The report aims to assess and comment on the impacts imposed by development proposals on trees and vice versa. Evaluating direct and indirect influences of on and off-site trees usually within 15 metres of the site.

1.2.4 Where impacts are identified these will be assessed and appropriate management or mitigation measures will be made to ensure the retention and protection of the more important trees. And aid in the production of an Arboricultural Method Statement to be secured through an appropriately worded planning condition from the Local planning authority.

1.2.5 The AIA will be supported by an Arboricultural Method Statement (AMS) setting out the proposals and the necessary tree protection and management measures.

1.2.6 A Tree Protection Plan (TPP) will be produced that will identify the location of tree protection fencing and management during development and form the Construction Exclusion Zone (CEZ).

1.3 Documents and Information provided

1.3.1 Existing and proposed layout.

1.4 Tree Survey

1.4.1 The tree survey was undertaken by Craig Watkins on 27th June 2026 a suitably qualified Arboriculturist hold ATP in Urban Forestry and Arboriculture. The site survey and subsequent report will be used to identify and categorise on site trees, evaluating those which are most suitable for retention based on tree categorisation table in Appendix 3.

1.4.3 Each tree was given a sequential (T) number and tagged where appropriate. Each tree was recorded with the common and botanical names. Where groups or woodlands form a cohesive assemblage, they are recorded as (G) Groups and (W) Woodlands, with largest trees recorded to reflect RPA's and crown spreads. Where trees appear exceptional to the existing group or woodland they were recorded as individuals.

1.4.4 All trees were measured using a standard DBH girthing tape and a Laser Range Finder to assess:

Stem diameters at 1.5m above ground level with a girthing tape to enable calculation of root protection areas.

Heights and crown spreads at 4 cardinal points are measured using Leica Disto A8, to enable crown representation on tree protection plans.

1.4.5 Each life stage for each tree was assessed as follows:

Young – Newly planted or self-set trees.

Semi-mature – Large nursery stock or self-set trees in their early life stages.

Early – mature – Trees that are in their third life cycle with significant increases in size.

Mature – Trees in their second third life cycle reaching full size potential and slowing growth rates.

Over-mature – Trees in their final third their life cycle showing signs of decline.

Veteran – Trees showing signs of retrenchment and deadwood habitat irrespective of their age.

1.4.6 General observations will be recorded for physiological and structural condition of the trees, with preliminary management recommendations.

1.4.7 Each individual tree, tree group and woodland will be categorised in accordance with categorisation table1 in Appendix 3.

1.4.8 Full details of the tree survey which informs the quality and value of the trees can be found on data sheets within Appendix 2.

1.4.9 Where a topographical plan is not available trees will be plotted by triangulating features on site to mark the positions. Where access is restricted tree dimensions may be estimated.

1.5 Scope of the Report

1.5.1 The report aims to provide guidance and recommendations for the retention of trees and the impacts of design, demolition and construction activities to create a sustainable development where trees and built structures can co-exist.

1.5.2 The information will be used to provide an assessment of the impacts the trees have on development and vice versa and provide appropriate justification for tree removals and mitigation replanting where required.

1.5.3 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g by a Tree Preservation Order or by their inclusion within Conservation Area) or not, is material consideration that is considered in dealing with planning applications.

1.5.4 The nature and level of detail of information required for the LPA to properly consider the impacts and effects of development proposals varies between stages and in relation to what is being proposed. Table B.1 below offers advice to both developers and LPA's on the level of information required at varying stages of planning and development processes. This is the minimum detail that LPA's are expected to seek.

Table B.1 **Delivery of tree-related information into the planning system**

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
	Arboricultural impact assessment	
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
		Tree and landscape management plan
	Dimensioned tree protection plan	Post-construction remedial works
	Arboricultural method statement – detailed	Landscape maintenance schedule
	Schedule of works to retained trees, e.g. access facilitation pruning	
	Detailed hard and soft landscape design	

1.6 Limitations and Copyright

1.6.1 The report is solely for the purpose of an assessment for development proposals and does not assess any risk trees may pose to people and/or property. However, details on the structural and physiological tree conditions will be noted, and should an unacceptable risk be identified then this will be bought to the attention of the client, but the report and its contents is not a tree risk management report and should not be treated as such.

1.6.2 The report does not make reference to protected species (e.g. Bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) as well as the Conservation of Habitats and Species Regulations 2012 (as amended) and are also listed under Section 41 of the Natural Environment and Rural Communities Act 2006. All UK nesting birds are protected under the Wildlife and Countryside Act (WCA) 1981, as amended. Bird species that are listed on WCA Schedule 1 are given further protection, including increased penalties as well as protection against disturbance of their active nest(s).

1.6.3 No samples of any description were taken from site for lab analysis or for any other purpose.

1.6.4 The survey did not include soil sampling for an assessment of shrinkable soil types. Analysis of soils should be carried out by a specialist to ensure building foundations are appropriate and in line with current National House Building Council Guidelines NHBC.

1.6.5 Trees are influenced by variety of biotic and abiotic activities (e.g. construction activities, pathogens, climatic events, etc.) which can affect their biomechanical and physiological condition of trees, the author cannot take responsibility for changes in condition once the site visit has been completed, the therefore report is valid for 1 year from date this report.

1.6.6 Trees can be protected by a Tree Preservation Order under the Town and Country Planning Act 1990 (as amended) or located within a Conservation Area Planning listed buildings and Conservation Area Act 1990 (as amended). For the purpose of this report, the Local Planning Authority was contacted to ascertain any restrictions. Where restrictions are identified it is important that no works are completed to protected trees without first gaining written consent from the LPA. Penalties for non-compliance of a TPO and/ or Conservation Area can be unlimited if tried in a County Court and up to £20,000 if tried in a Magistrates Court.

1.6.7 Any management recommendations that have been made are in accordance with "BS3998: 2010 Tree Works – Recommendations" and industry best practice or recommended in accordance with any statutory obligations on the landowners or occupiers.

1.6.8 The report and its contents are copyright and are solely for the use of the client. No copying is allowed for all or any part of the document without the permission of the author.

1.6.9 Should the report be altered or tampered with in any form, then this will invalidate the entire report.

2.0 Site Description

2.1.1 The site comprises a parcel of land situated immediately adjacent to Ashgrove Nursing Home, fronting Chester Road within the settlement of Gresford. The land forms part of an established suburban edge-of-village environment characterised by mature boundary vegetation, intermittent tree cover, and a mixture of residential and institutional land uses.

2.1.2 Topography across the plot is generally level with gentle localised undulations typical of the wider Wrexham landscape. Existing tree cover is primarily associated with boundary features, including mixed broadleaf and conifer species that contribute to local amenity and provide a degree of screening between the nursing home and neighbouring properties.

2.1.3 The surrounding context includes residential dwellings, small commercial premises, and the nursing home itself, with trees forming a notable component of the local character. The site sits within a well-vegetated setting where tree retention, protection, and proportionate mitigation will be central considerations in relation to any proposed development.

2.1.4 The proposal seeks change of use of the existing coach house to office accommodation, together with a series of minor external alterations and associated site improvements. The works include the installation of a new pergola, the replacement of the front window, and the introduction of new rear double doors to improve access and functionality.

2.1.5 The scheme also incorporates the formation of a new car park, providing dedicated off street parking to support the proposed office use. All works are confined within the existing curtilage and are intended to enhance the usability, appearance, and operational capacity of the building while maintaining its overall form and character.

3.0 Survey Results and Vegetation Evaluation

3.1.1 The tree stock associated with the land adjacent to Ashgrove Nursing Home comprises a mixture of individual mature trees and two coniferous hedge groups. The vegetation is typical of an established care-home setting, providing screening, enclosure, and localised amenity. The survey identified a total of eight individual trees (T1–T8) and two hedge groups (H1 & H2), representing a modest but meaningful arboricultural resource.

3.1.2 The tree population is dominated by mature broadleaf species including *Ilex aquifolium*, *Aesculus hippocastanum*, *Tilia europaea*, and *Taxus baccata*, with two groups of Cupressocyparis leylandii forming boundary hedging. Condition varies considerably across the site, with several trees exhibiting good long term prospects, while others present significant structural defects or have already declined beyond recovery.

3.1.2 Table 1 below provides quality assessment summary

Table 1: Tree Quality Assessment Summary.

A	B	C	U
0.	**T4, T3, T5, T6, T7, T8.**	**H1, H2.**	**T1, T2,**
Total: 0	**Total: 6**	**Total: 0**	**Total: 2**

3.1.3 The tree appears to be covered by a Tree Preservation Orders. However, the specific Order number and designation are not shown on the publicly available website. As such, no works should be undertaken on the tree until its protected status has been formally confirmed with Wrexham Council. It remains essential that the Local Planning Authority verifies whether the tree is subject to a TPO, for the purpose of this proposal.

4.0 Arboricultural Impact Assessment

4.1 Outline Effect on the Trees from Development

4.1.1 Following comments received from Wrexham Council in correspondence dated 14 August 2026, no trees are currently identified for removal as part of this application. T1, T2, T3 and T8 were identified during the survey as exhibiting characteristics that warrant further consideration. T1 and T2 were observed to be in a dead or declining condition with little realistic prospect of recovery and are therefore subject to separate management considerations. Following consultation with the Local Planning Authority, T5 and T6 have been incorporated into the revised retention strategy and protective measures identified within the AMS and TPP.

4.1.2 T3 and T8, both mature horse chestnuts, exhibit a range of visible defects including historic cavities, areas of concrete infill, open wounds and partially occluded defects. Whilst these features indicate the potential for internal dysfunction and decay, the extent and significance of any associated structural degradation cannot be reliably determined through a ground-level Visual Tree Assessment alone. Both trees currently retain substantial crown vitality and contribute significantly to local amenity.

4.1.3 In accordance with the recommendations of the Local Planning Authority, further investigation using appropriate diagnostic techniques, including sonic tomography and micro-drilling, should be undertaken to quantify the extent of any internal decay and to inform an evidence-based assessment of structural condition and risk. Pending the outcome of such investigations, both trees shall be retained and protected in accordance with the Arboricultural Method Statement.

4.1.4 It should be noted that the observations recorded within this report identify potential defects only and should not be interpreted as confirmation of structural failure risk. Any future management recommendations, including consideration of pruning, retention or removal, will be dependent upon the findings of further diagnostic assessment and the level of risk demonstrated by the evidence obtained. A further application may be submitted for management of the trees under TPO legislation.

4.1.5 The Root Protection Areas (RPAs) for retained trees have been refined where appropriate to account for existing site constraints and evidence of rooting restrictions identified during the survey and site assessment. The modified RPAs are considered to provide a realistic representation of the likely distribution of the functioning root systems whilst maintaining an appropriate level of protection for retained trees.

4.1.6 The proposed access and parking areas located within retained tree RPAs are to be constructed using a no-dig cellular confinement system, such as Cellweb, designed to minimise excavation and reduce impacts to retained roots. This approach accords with the principles of BS5837:2012 and has been adopted to facilitate vehicle loading whilst safeguarding retained trees.

4.1.7 No detailed engineering design, construction specification or finished level information has been provided for review as part of this arboricultural assessment. Consequently, no assessment has been undertaken regarding the suitability of the proposed system in relation to construction depths, level changes, drainage requirements, load-bearing capacity or other engineering considerations. Confirmation of the suitability of the final design remains the responsibility of the project engineer and should be reviewed to ensure compatibility with the arboricultural constraints identified within this report

4.1.8 All retained trees will be safeguarded throughout the construction phase using Tree Protection Fencing (TPF) installed in accordance with BS5837:2012. The fencing will be positioned at the edge of each Root Protection Area (RPA) as shown on the Tree Protection Plan, creating secure Construction Exclusion Zones within which no access, storage, excavation, or ground disturbance will occur. The fencing will remain in place for the full duration of the works and may only be removed once all construction activity is complete and the project arboriculturist has confirmed that no further risk to retained trees exists.

4.1.6 No details have been provided regarding the routing or installation of proposed underground services. In the absence of confirmed service alignments, it is assumed that all new service runs will be designed and installed in full accordance with NJUG Volume 4, ensuring that excavation, installation methods, and separation distances are compatible with the protection of retained trees and their Root Protection Areas. Any service works within or adjacent to RPAs must follow the prescribed hand-dig or trenchless techniques to avoid avoidable root damage and maintain compliance with BS5837.

ARBORICULTURAL METHOD STATEMENT (AMS)

5.0 Purpose of the Arboricultural Method Statement (AMS)

5.1.1 The recommendations of the below AMS will provide greater detail as to how the recommended tree protection measures identified in the above AIA will be implemented on site, to ensure that the risk of inadvertent damage to the retained trees is minimised.

6.0 General Phasing of Site Operations

6.1.1 The development shall be implemented in accordance with the following sequence:

Phase / timing	Operation	Section
Pre-construction	Install tree protection fencing in the positions as identified on the Tree Protection Plan.	7.0 – 8.0
During construction	Main Construction Phase – identified tree protection measures to be always maintained.	7.0 - 8.0
During Construction	Arboricultural Supervision and Monitoring	11.0
During Construction	Installation of a section of “No Dig”, installation and levels, and on site supervision.	13.0
Post construction	Dismantle Tree Protection Fencing.	8.0
Post construction	Final site landscaping works to be undertaken by hand when situated within RPA of retained trees.	14.0

7.0 General Tree Protection Measures

7.1.1 In addition to the specific and detailed physical barriers and surfacing measures shown on the TPP, and the detailed recommendations within this report, the following general tree protection measures and working practices shall be employed on site so as to prevent any unintended damage to trees on or adjacent to the development site during the development.

7.1.2 No construction or ground works shall be begun until the tree protection fencing specified in the TPP, and the no-dig surfacing and ground protection measures specified within this document, have been installed on site to the satisfaction of the client. All site personnel shall be informed of the rationale behind the erection of the fence, and its importance to the tree protection measures on site.

7.1.3 Once erected the tree protection fencing shall remain in place, and not modified, altered or moved in any way without the prior permission of the client. The areas within the tree protection fencing shall be considered as 'out-of-bounds' for any development site activities, access, storage or disposal of any arisings from the site, or any works being undertaken on site.

7.1.4 No materials or equipment shall be stored within the Root Protection Areas (RPA) of any trees to be retained on site, nor shall site parking or site accommodation be situated within any RPAs of trees to be retained on site.

7.1.5 No fires shall be lit within 15m of the canopy of any tree on or adjacent to the site.

7.1.6 Any deliveries to the site shall be pre-arranged by the site manager to ensure that they are undertaken by vehicles that can access the site accounting for any limitation on the access space, in all dimensions including vertical clearance under tree canopies. If adequate provision cannot be provided, then an alternative solution including judicious tree pruning (subject to and required statutory consents) shall be identified and undertaken. At no point shall it be acceptable to track vehicles across fenced off RPAs or to damage trees by allowing vehicles that are too large for existing access limitations to enter onto the site.

7.1.7 No signage, cabling or fixings shall be attached to any retained tree, and no change in ground level (cut or fill) shall be made within any RPA without the prior written agreement of the project arboriculturist.

8.0 SPECIFICATION FOR TREE PROTECTION FENCING

8.1.1 In accordance with BS 5837:2012, Clause 6.2.2.3 and Figure 3 (copy of Figure 3 provided in Appendix 4), tree protection barriers shall comprise 2m tall, welded mesh panels mounted on rubber or concrete feet. Panels shall be joined together using a minimum of two anti-tamper couplers per join, installed so that they can only be removed from inside the protected area. The spacing between couplers shall be at least 1m and shall be uniform throughout the length of the fence.

8.1.2 Panels shall be supported on the inner side by stabiliser struts. Where ground pins can be used, struts shall be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing, or where ground pins are otherwise unfeasible (e.g. due to the presence of underground services), struts shall instead be mounted on a block tray (Figure 3b).

8.1.3 All-weather notices reading "TREE PROTECTION AREA – KEEP OUT" shall be affixed to the barrier at regular intervals. An example of such a notice is provided at Appendix 5.

8.1.4 Tree protection fencing shall be erected in accordance with the details set out herein before any construction, groundworks, material storage or other site activities commence. Installation shall be supervised by the project arboriculturist, who shall subsequently inspect and confirm compliance. The fencing shall remain intact and functional throughout the construction period and shall only be removed following completion of all construction and landscaping works, including all associated site traffic movements.

9.0 UNDERGROUND SERVICES AND DRAINAGE

9.1.1 No detailed proposed services or drainage layout has been provided to the author at the time of preparing this AMS. Whilst the existing services and utilities have been identified, it is anticipated that significant changes to these will be required as part of the development.

9.1.2 Where new excavation is required for the installation of services or drainage, this should, wherever possible, be routed wholly outside the RPAs of retained trees on and adjacent to the site.

9.1.3 Where it is unavoidable for services to be installed within an RPA, this shall be carried out in accordance with the Street Works UK Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3), the successor to NJUG Volume 4 (2007). This guidance sets out prohibited and precautionary zones by reference to tree stem diameter, and appropriate trenchless or hand-excavation methods within the precautionary zone.

9.1.4 Any service installation within the RPA of any retained tree shall be undertaken under the supervision of the project arboriculturist, and this AMS shall be updated with a specific method statement for that installation before works commence, once routes are confirmed.

10.0 SCAFFOLDING, SITE ACCESS AND SITE COMPOUNDS

10.1.1 No scaffold standards, ground anchors, props or temporary works shall be founded within an RPA without a root-friendly base support (e.g. scaffold spreader plates/pads on a load-spreading system), agreed in advance with the project arboriculturist.

10.1.2 Site access for construction traffic shall follow the confirmed access route only; no alternative or informal routes across any RPA shall be used.

10.1.3 The site compound, material storage, welfare facilities, and any concrete mixing or wheel-washing facilities shall be located wholly outside the RPAs of all retained trees, in the locations shown on the approved TPP.

11.0 ARBORICULTURAL SUPERVISION AND MONITORING

11.1.1 The project arboriculturist for this development is Craig Watkins of Morfe Valley Arboriculture (see Section 15.0 for contact details).

11.1.2 The project arboriculturist shall attend site at, as a minimum, the following trigger points:

(a) installation and sign-off of tree protection fencing;

(b) Installation of ”No Dig” cellweb in the RPA’s as detailed on the TPP

(c) ground level formation and batting down

(d) unforeseen circumstances e.g discovery of roots over 25mm in diameter, or unauthorised entry into the RPA’s via plant and machinery and

(e) prior to removal of tree protection fencing on completion.

11.1.3 At the first of the above identified trigger points there shall be formal induction of the site manager in relation to the required tree protection measures and the associated proscribed activities during the development.

11.1.4 Following each supervision or monitoring visit, the project arboriculturist shall issue a short written record (site monitoring note) to the client, principal contractor and, where required by the client, recording the date of the visit, works observed, compliance with this AMS, and any remedial action required. Records shall be retained for the duration of the development and made available to the LPA on request.

11.1.5 Any deviation from this AMS identified during supervision shall be recorded, reported to the client and principal contractor, and – where the deviation is material – reported to the LPA, with a remedial method agreed before further works in the affected area proceed.

12.0 TREE WORKS

12.1.1 A crown lift to 5.2 metres above ground level is proposed for T5 and T6 to provide the clearance required for the development. Works shall be undertaken by competent tree surgeons in accordance with BS3998:2010. The operation will be limited to the selective removal of secondary and subordinate branches where practicable, ensuring that pruning is proportionate and that the tree's form, physiological condition and amenity contribution are retained.

13.0 NO DIG CELLULAR SYSTEM.

13.1.1 Where the proposed access and parking are within the Root Protection Area (RPA) of retained trees, or where significant roots are encountered, the access and carpark shall be constructed using a no-dig methodology in accordance with the principles of BS5837:2012 see Appendix 7.

13.1.2 Prior to commencement of construction, the existing ground level shall be retained undisturbed. No excavation, grading, soil stripping, cultivation or reduction of ground levels shall take place within the identified construction area. All vegetation shall be cut back to ground level, where necessary, using hand-held equipment, with root systems remaining undisturbed.

13.1.3 A geotextile separation membrane shall be laid directly onto the existing ground surface. A three-dimensional cellular confinement system, such as Cellweb or an approved equivalent, with a minimum depth of 150 mm, shall then be installed above existing ground levels in accordance with the manufacturer's recommendations.

13.1.4 The cellular confinement system shall be infilled using clean, angular, open-graded aggregate containing no fines. Materials shall be selected to ensure that void spaces are maintained throughout the construction profile, thereby preserving the permeability of the surface and facilitating ongoing gaseous exchange and water movement to the underlying rooting environment.

13.1.5 The finished surface shall comprise a porous or permeable wearing course suitable for access and carpark. The surface shall be designed to allow infiltration of rainfall and prevent the creation of an impermeable barrier above retained roots. The use of impermeable surfacing materials, cement-bound construction layers, or materials containing significant fines shall not be permitted within RPAs.

13.1.6 All materials shall be brought to the construction area in a manner that avoids ground compaction. Where construction traffic is required within RPAs, temporary ground protection measures shall be installed in advance of access. Materials shall be tipped outside RPAs where practicable and moved into position using low ground-pressure equipment or by hand.

13.1.7 Upon completion, the no-dig construction shall provide a stable and durable surface whilst maintaining the existing soil environment beneath, thereby minimising potential impacts on retained tree roots and ensuring the continued health and longevity of adjacent trees. Any deviation from this specification shall be agreed in writing with the Project Arboriculturist prior to implementation.

14.0 Final Landscaping Area Preparation

14.1.1 Whilst the design, specification and implementation of the final landscaping design is beyond the scope of this report, it is important that any soft landscaping works that are undertaken within the RPA of any retained tree on site is undertaken by hand taking care not to sever or damage any roots.

14.1.2 Before any planting or seeding is undertaken, the topsoil across the landscape areas shall be assessed by a competent person for depth, structure, texture and content. Where its suitability as a growing medium is in doubt, laboratory analysis for nutrients, organic content and contaminants shall be undertaken and any remedial works specified accordingly. Topsoil depths shall suit the planting or seeding proposed and may vary across the site. Any imported topsoil shall be obtained from an approved source and analysed before acceptance, and all deliveries shall be certified as consistent with the approved sample. Any compaction shall be remediated before planting rather than planted through. Outside the Root Protection Areas (RPA) of retained trees this may be undertaken by forking, spiking, soil augering or tilthed radial trenching, with the soil structure improved by the incorporation of bulky organic material, excluding peat.

14.1.3 Where required within any RPA, the advice of the project arboriculturist shall be sought before any cultivation is begun. Ploughing, rotavating and other heavy mechanical cultivation shall not be undertaken; sub-soil aeration by compressed air is the preferred method, and all hand cultivation shall be undertaken so as to minimise damage to roots.

15.0 Roles, Responsibilities and Contact Details

The following parties and roles are relevant to the implementation of this AMS:

Role	Name / Organisation	Contact Details
Client / Applicant	Select Health Care Group	TBC
Architect	MCR Architectural Design Ltd	TBC
Local Planning Authority	Wrexham Council (John Brewin)	TBC
Project Arboriculturist	Craig Watkins, Morfe Valley Arboriculture	01902 288251 / 07870 602501; trees@morfevalley.com
Tree Survey Author	Craig Watkins, Morfe Valley Arboriculture	01902 288251 / 07870 602501; trees@morfevalley.com
Principal Contractor	TBC	TBC

16.0 CONCLUSIONS

16.1.1 This Arboricultural Impact Assessment and Arboricultural Method Statement have been prepared in accordance with the principles and recommendations of BS5837:2012 to support the discharge of Condition 6 attached to planning permission reference P/2025/0958 at land adjacent to Ashgrove Nursing Home, Chester Road, Gresford.

16.1.2 The survey identified eight individual trees and two hedge groups associated with the site. The majority of the retained tree population provides a worthwhile contribution to the amenity, character and landscape setting of the site and surrounding area. The development proposals have therefore been reviewed with the objective of achieving a sustainable relationship between the proposed development and the long-term retention of the most valuable arboricultural features.

16.1.3 Following comments received from Wrexham Council, no trees are currently proposed for removal as part of this application. Trees T3, T5, T6 and T8 are to be retained pending the outcome of further detailed diagnostic investigations, including sonic tomography and micro-drilling, to establish the extent and significance of any internal defects that may be present. The observations recorded during the Visual Tree Assessment identify potential areas of concern but do not, in themselves, confirm structural failure risk or provide sufficient justification for removal.

16.1.4 The proposed development has been designed to facilitate the retention of all trees currently identified for retention. Root Protection Areas have been reviewed and refined where appropriate to reflect site-specific rooting constraints, and protective measures have been incorporated into the design to reduce the potential for direct and indirect impacts on retained trees.

16.1.5 The proposed access and parking areas affecting Root Protection Areas are to be constructed using a no-dig cellular confinement system. This approach will minimise disturbance to existing soil profiles and retained roots whilst allowing the required vehicle access and parking provision to be achieved. The final engineering design, levels, drainage specification and structural suitability of the system remain the responsibility of the project engineer and are outside the scope of this arboricultural assessment.

16.1.6 The Arboricultural Method Statement sets out a clear framework for tree protection throughout the construction process. This includes the installation and maintenance of BS5837 compliant tree protection fencing, restrictions on site operations within Construction Exclusion Zones, arboricultural supervision at key stages of development, and specific measures relating to any works undertaken within or adjacent to Root Protection Areas.

16.1.7 Any future management recommendations relating to T1, T2, T3 or T8 should be based upon updated inspection data and, where appropriate, the findings of further diagnostic investigations. Where trees are confirmed as protected by a Tree Preservation Order, any works considered necessary will require the appropriate consent from the Local Planning Authority before implementation.

Signed: 

Craig Watkins Principal Consultant and Director

Date: 21st September 2026

Appendices

APPENDIX 1 -

GLOSSARY 0F COMMON TERMS.

- Abscission. The shedding of a leaf or other short lived part of a woody plant.
- Abiotic. Pertaining to non living agents e.g environmental factors.
- Absorptive Roots. Non-woody short lived roots, generally having a diameter less than one millimetre, the primary function of which is the uptake of water and nutrients.
- Access facilitation pruning. One off pruning operation to provide access for development operation. Pruning that will not be detrimental to trees health or amenity.
- Arboricultural Method Statement. A methodology for the implementation of development where encroachment within the RPA has the potential to cause damage or loss of retained trees.
- Arboriculturist. Someone who through relevant training and experience has gained knowledge in the expertise of trees.
- Adaptive Growth. The process by where wood formation rates increasing in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium.
- Adaptive roots. The adaptation of existing roots; or a production of new roots in response to damage or decay.
- Adventitious buds, roots, shoots. Which grow in other than primary apical control.
- Anchorage. The process in which a tree uses its roots system to support itself within the soil structure.
- Arisings. Parts of the tree that has been removed for disposal, branches, leaves, roots etc.
- Bacteria. Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms.
- Bark. A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem.
- Basidiomycotina (Basidiomycetes). One of the major taxonomic groups of fungi; their spores are borne on microscopic peg-like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools. Most of the principal decay fungi in standing trees are basidiomycetes.
- Bolling. A term sometimes used to describe pollard heads.

- Bottle-butt. A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification.
- Bracing. The use of rods or cables to restrain the movement between parts of a tree.
- Branch:
  Primary. A first order branch arising from a stem
  Lateral. A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches.
  Sub-lateral. A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs.
- Branch bark ridge. The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem.
- Branch collar. A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base.
- Brown-rot. A type of wood decay in which cellulose is degraded, while lignin is only modified.
- Buckling. An irreversible deformation of a structure subjected to a bending load.
- Buttress zone. The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions.
- Canker. Area of dead cambium killed by overlying pathogenic tissues.
- Cavity. A hole in the woody structure of the tree; often caused through decay.
- Cleaning out. The removal of dead, diseased crossing branches, damaged branches and alien structures.
- Competent person. Person with training and experience in accordance with the proposed matter being addressed, having a understanding of a particular matter being approached.
- Condition. An indication of the physiological vitality of a tree, but not the stability of a tree.
- Construction. A site based operation that has the potential to affect retained trees.
- Construction Exclusion Zone. An area based on the RPA from which construction activity is prohibited.

- Coppicing. Removal of all aerial parts of the tree leaving a stump for regeneration of new shoot.
- Crown/canopy. The parts of the tree that supports the leaves.
- Crown lifting. The removal of limbs and small branches to a specified height above ground level.
- Crown thinning. The removal of a proportion of secondary branch growth throughout the crown to produce an even density well balanced crown structure.
- Crown reduction/reshaping. Removal in the height to a specified description to maintain a flowing crown structure.
- Deadwood. Non–functional branches which no longer support natural growing conditions of the tree, but may be beneficial for the support of habitats.
- Defect. Any area of the tree that longer has a optimal mechanical uniformity of stress, making the tree unsuitable for its location.
- Dieback. Death of woody parts of the tree starting at distal ends of the tree.
- Disease. Damage occurring to living organisms as a result of pathenogenic micro-organisms.
- Distal. Furthest distance away from the main body of the tree.
- Dysfunction. In woody tissues, the loss of physiological function, especially water conduction, in sapwood.
- Epicormic growth. Growth from dormant or adventitious buds, not developing from the first shoot.
- Girdling roots. A circling root which constricts the stem or roots, with the potential to cause death and the restriction of flow within the phloem.
- Heartwood. Dysfunctional xylem which no longer has conductive properties, but which has become an integral structural part of the tree.
- Heave. The swelling of shrinkable clay soils, often when vegetation has been removed allowing soil rehydration to develop, with the potential for listing structures i.e walls.
- Included bark/acute forks. Face to face contact of bark usually at fork unions, or branch unions.
- Lopping/Topping. A term used to describe the removal of large sized branches.
- Mulch. Material lay down over the rooting area of trees to suppress weed competition, increase moisture retention and increase some cases organic material and nutrients.
- Pathogen. A micro-organism that causes disease within another organism.

- Phytotoxic. Toxic to plants.
- Pollarding. The removal of the tree canopy to produce knuckles where new growth develops and is removed cyclically usually performed on young trees.
- Pruning. Selective removal of parts of the tree to achieve a desired outcome.
- Root protection area. An area around a tree identified by multiplying the stem diameter at 1.5 by 12 to produce a radial area or rooting volume around a tree to be protected. BS 5837 2012.
- Service. Any above and below ground structure or apparatus for utility provision.
- Size of part. Relating to risk assessments, identifying the size of the hazard, or parts of a tree which may cause harm if failure occurs.
- Stem(s). The main structure from the ground up supporting the crown.
- Stress. In plants, the physiological depletion as a result of environmental influences.
- Structure. A manufactured object, such as building, roads, path, wall or excavated structures.
- Structural roots. The primary larger diameter roots which hold and support the aerial parts of the tree.
- Subsidence. The shrinkage of soil through the absorption of water via vegetation and the sinking effects on surrounding architectural structures.
- Targets. In risk assessment, persons or property at risk of harm as a result of a hazard (falling tree, branch etc).
- Tree Protection Plan. A scaled drawing informed by descriptive text where necessary, based upon finalised site proposals, showing trees for retention and illustrating the tree and landscape protection measures.
- Veteran tree. Tree that, by recognized criteria, shows features of biological, cultural or aesthetic characteristics of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
- Windthrow. The blowing over a tree at its roots.

2. Tree Survey schedule. (Attached Separetely)

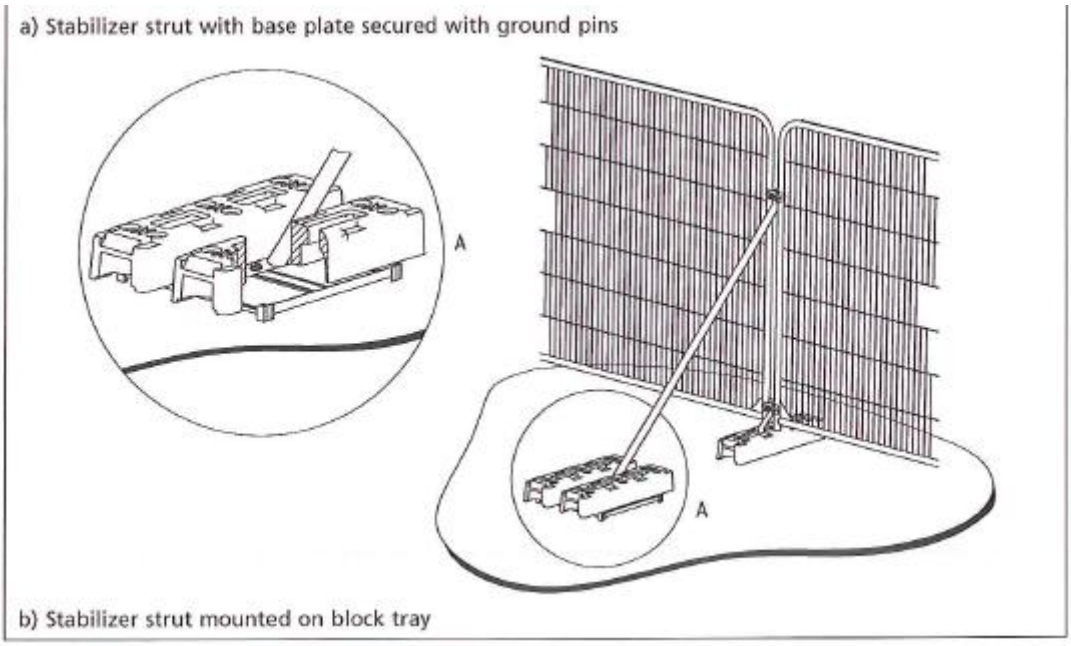
3. Tree Categorisation Table 1 (BS5837:2012)

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

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

4. Plans (And See Attached Separately)

5. Specification for Tree Protection Barriers (used only where appropriate)

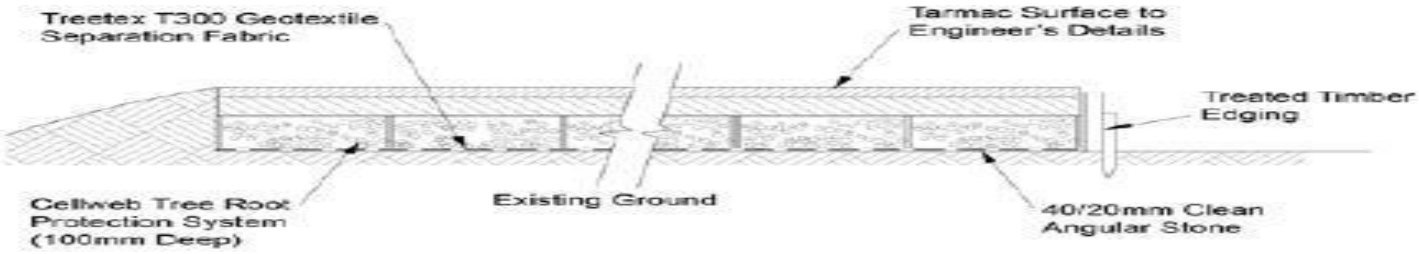


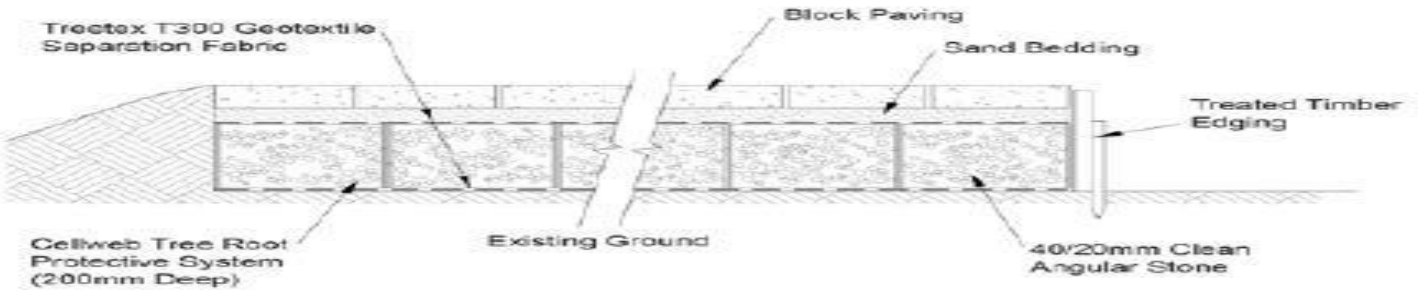
6. Signage to be Attached to Tree Protection Fencing





7. No Dig Design





Please see below for a guide as to how much stone you'll require per panel of Cellweb® including the 25mm overfill.

Weight of Stone (per Panel) *	
200mm	8.4 Tonne
150mm	6.6 Tonne
100mm	4.7 Tonne
75mm	3.8 Tonne
**Assumed density 1.8t per m3*	

PRODUCT DATA SHEET

Geosynthetics Limited Tel: 01455 617 139 Fax: 01455 617 140 Email: sales@geosyn.co.uk

Cellweb® TRP Installation Guide



Step 1: Prepare Surface



Step 2: Lay out Treetex™



Step 3: Lay out Cellweb® TRP

- Cellweb® TRP is a NO DIG tree root protection measure and it is recommended that no excavation be performed without prior approval and guidance from the Local Authority Arboricultural Officer.
- Soil compaction from vehicles, machinery and materials is to be strictly prohibited during construction within Ro Protection Areas (RPAs).
- Approval must be obtained from the Local Authority that the design and the method of construction is acceptab
- Further information is available from the following two documents;
  - British Standard BS5837: 'Trees in Relation to Design, Demolition and Construction' (2012).
  - Arboricultural Advisory and Information Service: Practice note 12 – 'Through the Trees to Development' (APN12).

Installation Method

1. Prepare the Surface

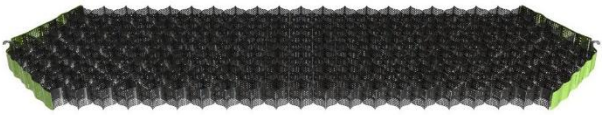
- Remove the surface vegetation using appropriate hand held tools or herbicide (see Note 1).
- Remove any surface rocks, debris and organic material.
- Do not level off high spots or compact the soil through rolling.

2. Lay out the Treetex™ Pollution Control Geotextile

- Lay out the Treetex™ over the prepared area, overlaying the edges of the required area by 300mm.
- Overlap any joins by 300mm minimum or more, depending on soil structure (see Note 2).
- Create a level surface by filling any hollows with clean angular stone or sharp sand.

3. Lay out the Cellweb® TRP Cellular Confinement System

- Lay out the collapsed Cellweb® TRP on-top of the Treetex™.
- Place one of the supplied J pins into the centre cell at the end of the panel and secure into the ground.



Cellweb® TRP - Installation Guide

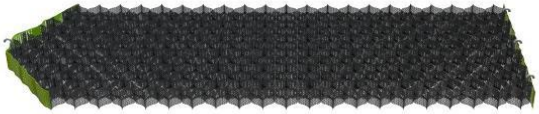


Step 3: Pinning Cellweb® TRP

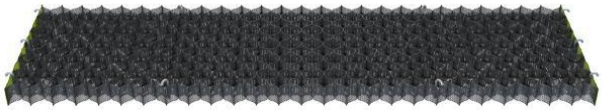


Step 3: Stapling Cellweb® TRP

- Pull out the Cellweb® TRP to its full 8.1m length and secure its length with another J pin.



- Now measure its width to 2.56m and secure in each of the corners with the J pins.
- Use 10 pins per panel to create a panel measuring 8.1m x 2.56m.



- This will produce a cell size of 259mm x 224mm which is the required cell aperture. Each cell must be fully extended and under tension.
- Staple adjacent panels together at each cell (see Note 3).
- If a curved path or shape is required, this should be cut when the Cellweb® TRP panel is pinned out to 8.1 x 2.56m, ensuring complete cells remain. Do not try to curve or bend the Cellweb® TRP panels into place.
- When cutting Cellweb® TRP, please bear in mind that you will lose two internal cells per cut. Across a 8.1m long panel, this equates to a loss of 0.224m x 2 along the length or 0.259m x 2 across the width.

8. References

BS5837:2012. Trees In Relation To Design, Demolition, and Construction – Recommendations. British Standards Institute. London, UK.

BS 3998:2010. Tree work. Recommendations. British Standards Institute. London, UK. NJUG Volume 4 2007.