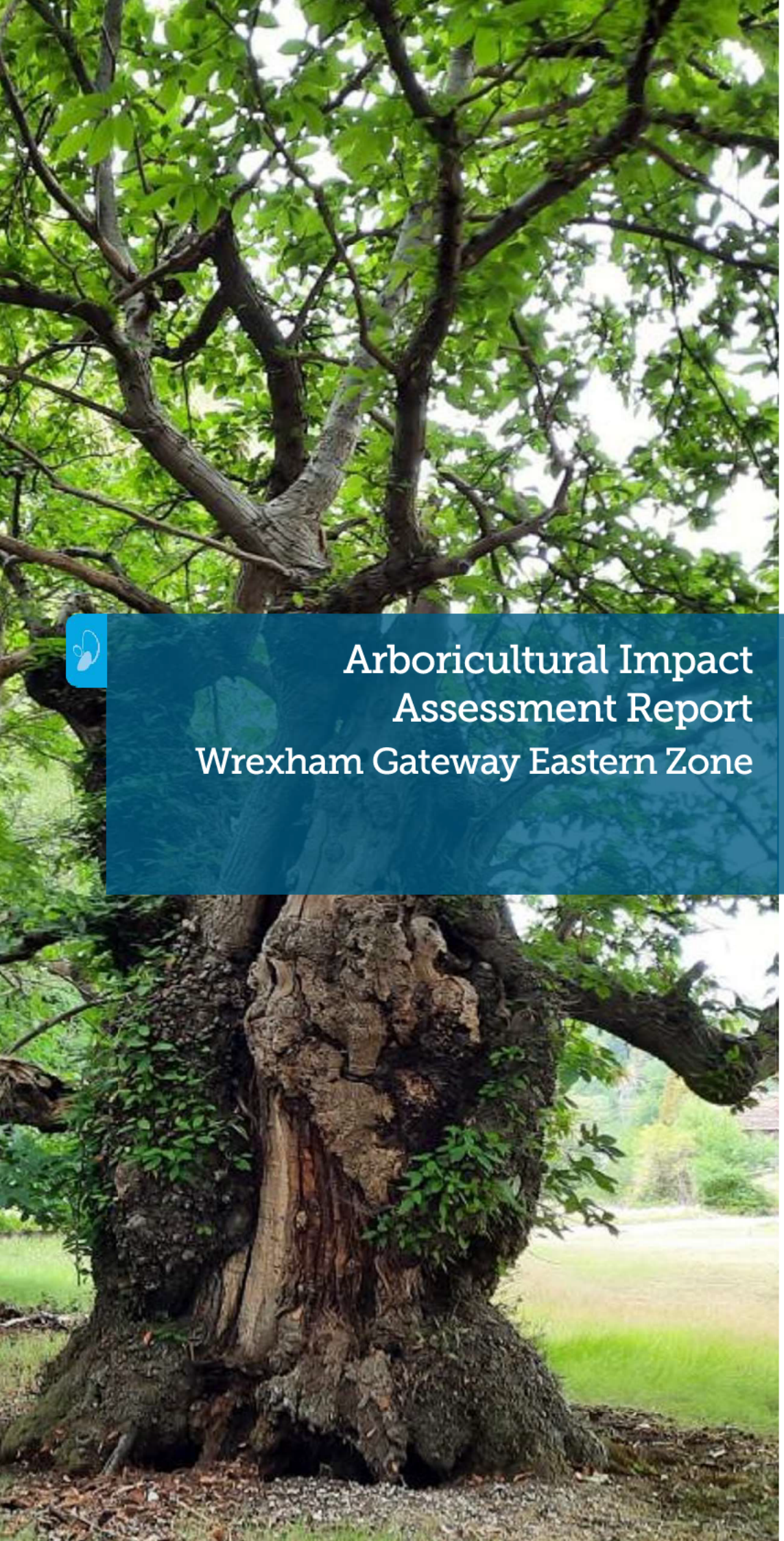


Arboricultural Impact Assessment Report
Wrexham Gateway Eastern Zone

Antea®Group

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Improving tomorrow.

PREPARED FOR
Cushman & Wakefield

Date 28.10.2026

Project Ref:
002109

PREPARED BY
Antea Group UK Limited

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Quality Assurance

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About Us

Antea Group is an international environmental consulting and engineering firm. We specialise in full-service solutions in the fields of environment, health & safety, and sustainability.

By combining strategic thinking, multidisciplinary perspectives and technical expertise, we do more than effectively solve client challenges: we deliver sustainable results for a better future. At Antea Group, our subject matter experts are also skilled advisors who fully invest in understanding your business drivers and unique culture. This combination of expertise and client investment consistently yields the best possible results and highest levels of client satisfaction.

Every day we help businesses address environmental, health, safety, and sustainability challenges with fit-for-purpose solutions. We also offer proactive measures and forward-thinking strategies to help clients mitigate or eliminate future EHS risk.

With more than 3,250 employees in over 90 offices around the world, we serve clients ranging from manufacturers and global energy companies to national governments and local municipalities.

Antea Group comprises the European (UK, Netherlands, Belgium, France, Spain, Poland), North and Latin American (USA, Brazil, Colombia, Panama, Mexico) and Asian (India) engineering and consultancy operations of Oranjewoud N.V.

Executive Summary

Antea Group UK Limited (Antea UK) was instructed by Cushman & Wakefield to undertake an Arboricultural Survey to BS 5837:2012 standard and produce this report for the development taking place at Wrexham Gateway Eastern Zone, Station Approach, Wrexham, LL11 2AA.

The tree survey was undertaken by Antea UK Principal Consultant, Peter Morrell, on 9th June 2025. The survey identified a total of 40 features comprising 25 individual trees, 14 groups of trees and one hedgerow that may be impacted by the proposed development.

Five of the 40 features surveyed (G11, G12, G13, G14 and T23) are situated outside of the red line application boundary. For the purposes of this report and the planning application, these five features will be excluded from this arboricultural assessment.

Of the 35 features assessed in this report, no trees were categorised as Category A specimens, 12 were categorised as Category B specimens, 20 were categorised as Category C specimens and three were categorised as Category U, unsuitable for retention, specimens.

An email enquiry was sent to Wrexham County Borough Council to confirm whether the site was situated within a Conservation Area or if there were any trees located on site or immediately adjacent to the site subject to a TPO. Wrexham County Borough Council confirmed that the site is not within a CA and there are not trees with a TPO.

A search on the Woodland Trust's Ancient Tree Inventory (ATI) has confirmed there are no trees holding Ancient or Veteran status and a search of Data Map Wales of the Ancient Woodland Inventory 2010 has confirmed there are no ancient woodlands within the Site and/or within proximity to the site.

To support the successful integration and long-term retention of existing trees within the proposed development, appropriate tree protection measures and specialist working practices will be incorporated into the design and construction process. Subject to their correct implementation, the retained trees should remain adequately protected and capable of continuing to contribute to the character and amenity of the site.

AUTHOR

This document has been prepared by Antea UK Senior Arboricultural Consultant, Tiara Wijaya. Tiara has a BSc Honors degree in Environmental Science and has over two and a half years of experience working in the arboricultural industry.

1.0 INTRODUCTION

1.1 APPOINTMENT AND CONTEXT

Antea Group UK Limited ("Antea UK") was instructed by Cushman & Wakefield (the "Client") to undertake an Arboricultural Survey to BS 5837:2012 standard and produce this report. The survey was undertaken on 9th June 2025 at Wrexham Gateway Eastern Zone, Station Approach, Wrexham, LL11 2AA (hereafter referred to as 'the Site'). The Site location and the area surveyed are shown in Figure 1.

1.2 PURPOSE AND SCOPE OF THE REPORT

This report has been prepared to assess the arboricultural implications of the proposed development. Its purpose is to identify the arboricultural constraints associated with the site, evaluate the potential direct and indirect effects of the development on existing trees, and recommend appropriate mitigation and protection measures.

The assessment has been undertaken with reference to BS 5837:2012, Trees in relation to design, demolition and construction: Recommendations. A Tree Protection Plan will also be provided, illustrating the proposed tree removals, tree protection measures and potential impacts on retained trees.

This report does not constitute an Arboricultural Method Statement. Where required, this document should be prepared separately to provide detailed construction methods, sequencing, and supervision requirements. Any material changes to the proposed layout or construction methodology should also be subject to further arboricultural review.

1.3 SITE DESCRIPTION

The Site is centred at Ordnance Survey (OS) grid reference SJ 33025 50908 to the north-west of the centre of Wrexham Clwyd. The Site covers an area of 3.8 hectares (ha) and comprises Wrexham General railway station and associated infrastructure, a former builders merchant with service yard and a scout hut and nursery with areas of car parking. Station Approach also forms part of the Site with areas of both soft and hard landscaping present.

Residential housing stands beyond the boundaries to the north and east, while commercial units and a hotel are separated from the Site to the south by the A451 Mold Road. Wrexham AFC stadium stands beyond Crispin Lane to the west.

1.4 PROPOSED DEVELOPMENT

It is understood that the Site is proposed for redevelopment through a hybrid planning application, comprising both full and outline elements. The full planning element includes the conversion and adaptation of existing buildings to provide a brewery, museum, taproom and restaurant, together with associated infrastructure and external works. As these proposals principally involve the reuse of the existing built form, the extent of new construction within the full planning area is expected to be limited. The outline element comprises a new office building, areas of public realm, new vehicular access arrangements, a pedestrian link, parking provision and a pedestrian footbridge.

This can be found in Figure 2.

1.5 ASSUMPTIONS AND LIMITATIONS

The recommendations in this report are based on the development proposals and drawings provided to the author at the time of assessment. Any subsequent changes to the site layout, access arrangements, levels, drainage, services, construction methodology or landscaping proposals may alter the anticipated effects on retained trees and should be referred back to the project arboricultural consultant for review. A summary of the documents provided and used as part of this assessment have been listed in Table 1 below:

TABLE 1: DOCUMENTATION

Author	Document Title and Reference	Date
WSP	Wrexham Gateway Topo (70099399-TOP-DRG-0001-A0)	17/11/2023
Stephenson Hamilton Risley Studio	Proposed Indicative Site Plan (al(05)0010)	24/09/2025

Tree dimensions, canopy spreads and locations have been recorded using the information and access available at the time of the survey.

The Tree Constraints Plan, seen in Figure 3, has been developed using the tree survey information collected during the survey and the document(s) contained in Table 1. Tree positions have been plotted with reference to the topographical survey. Where additional tree features were identified that were not shown on the topographical survey, their positions are indicative only. Where possible, these positions have been estimated using on site measurements, aerial imagery and the locations of buildings, structures or other identifiable site features as reference points. If greater accuracy is required, a full topographical survey must be issued.

This report is prepared for Cushman & Wakefield in connection with Wrexham Gateway and should not be relied upon by third parties without the author's written agreement. Any tree works should be undertaken by suitably qualified and insured contractors and, where applicable, only after obtaining the necessary consent from the local planning authority.

Trees are living organisms, and their condition may change over time due to natural processes, adverse weather, pests, diseases, environmental change or human activity. The observations and recommendations within this report reflect conditions recorded at the time of inspection, and no tree can be considered entirely risk-free. Regular monitoring and re-inspection are therefore recommended, preferably on an annual basis, or following significant weather events. The findings should also be reviewed where there is a substantial delay between the survey and the commencement of development.

2.0 LEGISLATION

2.1 TREE PRESERVATION ORDERS AND CONSERVATION AREAS

This section relates to sites in Wales. Tree protection legislation differs in England, Scotland and Northern Ireland and should be reviewed separately where applicable.

2.1.1 TREE PRESERVATION ORDERS

Tree Preservation Orders (TPOs) are legal mechanisms used by Local Planning Authorities (LPAs) to protect trees that are considered to make an important contribution to public amenity. The principal controls in Wales are provided through the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999, as amended in relation to Wales.

The Planning (Wales) Act 2026 will provide the consolidated legislative framework for planning and tree preservation in Wales once the relevant provisions are commenced. Its implementation is being undertaken in phases, with new subordinate legislation and tree-preservation regulations anticipated as part of that process. Accordingly, the legislative position should be confirmed before undertaking works to protected trees.

A TPO may be applied to individual trees, groups of trees, areas containing multiple trees, or woodlands. Unless an exemption applies, written consent from the LPA is required before carrying out works that involve the removal, uprooting, topping, lopping, damage or destruction of a protected tree. This also includes operations affecting the rooting environment, as root pruning or severance may be regarded as works requiring consent in the same way as above ground operations. Any person who carries out, authorises or permits unauthorised works may be prosecuted.

Applications for consent should be submitted to the relevant LPA and must clearly identify the tree(s) concerned, detail the proposed works and provide justification for the works. Any consent granted by the authority may be subject to conditions. The LPA will decide within a statutory eight-week period as to whether work can go ahead.

2.1.2 CONSERVATION AREAS

Trees in a conservation area that are already protected by a TPO are subject to the normal procedures and controls for any tree covered by such an Order.

Trees within a Conservation Area that are not already protected by a TPO are protected by section 211 of the Town and Country Planning Act 1990.

Before carrying out works involving the felling, uprooting, topping or lopping of a tree within a Conservation Area, the LPA must be given six weeks' written notice. This notification, commonly referred to as a Section 211 Notice, is not an application for consent but a notification of intended works. Upon receipt of a valid notice, the LPA may:

- make a Tree Preservation Order if it considers the tree merits formal protection;
- advise that the proposed works may proceed; or
- allow the six-week notification period to expire without further action.

Where no TPO is made, the notified works may normally be undertaken within a period of two years from the date the notice was submitted.

Exemptions apply in certain circumstances, including to trees below the relevant stem-diameter threshold and some works to dead or dangerous trees. The specific exemption and notification requirements should be

confirmed with the local planning authority before work begins. Welsh local authority guidance confirms that qualifying works can include felling, uprooting, pruning or other operations capable of damaging a tree.

Unauthorised works to trees within a Conservation Area may result in prosecution, financial penalties and replacement planting obligations. Liability may extend to anyone carrying out, commissioning or permitting the works.

2.2 ANCIENT AND VETERAN TREES

Ancient and veteran trees are widely recognised as important ecological, cultural and landscape assets. Ancient and veteran trees can provide irreplaceable habitat and may have significant heritage, landscape and cultural value. Their recognition as ancient or veteran does not, in isolation, necessarily confer statutory protection. Separate controls may nevertheless apply through a TPO, Conservation Area designation, planning condition, protected-site designation or wildlife legislation.

In Wales, development affecting ancient or veteran trees should be assessed in accordance with Planning Policy Wales, relevant Local Development Plan policies and applicable guidance from Natural Resources Wales. The design process should seek to avoid their loss or deterioration and should take account of both direct and indirect effects, including disturbance to their rooting environments, changes in land use and pressures arising from future occupation.

The statutory and policy status of any ancient or veteran tree should be confirmed with the local planning authority and, where relevant, Natural Resources Wales.

2.3 ANCIENT WOODLANDS

An ancient woodland is defined as land that has remained continuously wooded since at least 1600 AD and is recognised as an irreplaceable habitat. This includes both Ancient Semi-Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS), which receive equal protection under national planning policy.

In Wales, ancient woodland is protected through Planning Policy Wales, relevant Local Development Plan policies and guidance provided by Natural Resources Wales. NRW advises that planning permission should be refused where development would result in the loss or deterioration of ancient woodland, unless wholly exceptional reasons can be demonstrated. Where such reasons are accepted, impacts should be minimised and appropriate compensation measures secured, although compensatory planting cannot fully replace ancient woodland.

Where ancient woodland is present on or adjacent to a development site, the design process should seek to avoid adverse impacts and consideration of long-term protection of ancient woodland should be key from the earliest stages of project design.

2.4 THIRD PARTY TREES

Trees located on land outside the application boundary may still impose significant constraints on a development site and should therefore be considered as part of the arboricultural assessment and during the design. Such trees, commonly referred to as third-party trees, may exert both above-ground and below-ground influences that extend beyond the ownership boundary.

Development proposals that encroach into the RPA of a third-party tree, or otherwise affect its rooting environment, may result in harm to the tree and could give rise to legal disputes or objections during the planning process.

Where proposed works involve pruning, removal or construction operations to trees outside the applicant's ownership, or where access to neighbouring land is required to undertake works or implement protective measures, the written permission of the tree owner should be obtained before any works commence.

2.5 FELLING LICENCE

The felling of trees in Wales is controlled under the Forestry Act 1967, which generally requires a Felling Licence to be obtained from Natural Resources Wales before growing trees are felled. The licensing regime operates separately from the planning system and may apply regardless of whether planning permission has been granted.

Exemptions apply in certain circumstances, but the precise scope of any exemption should be confirmed before it is relied upon. NRW's current guidance states that a licence is generally not required for felling less than 5 m^3 in a calendar quarter; the separate 2 m^3 limit concerns the amount that may be sold under the exemption.

Felling Licence requirements operate separately from TPO, Conservation Area and planning controls. All necessary permissions must therefore be obtained before work begins. Unauthorised felling where a licence is required may constitute a criminal offence and may result in enforcement action, financial penalties and restocking requirements. Natural Resources Wales also has powers to attach environmental conditions to felling licences and, in defined circumstances, amend, suspend or revoke a licence. These enhanced powers apply to applications received from 1 April 2024.

Where substantial tree removal is proposed, particularly within woodland or where multiple trees are affected, confirmation should be sought from the Natural Resource Wales as to whether a Felling Licence is required before any works commence.

2.6 WILDLIFE LEGISLATION

Relevant wildlife and habitat legislation applicable in England and Wales includes:

- Wildlife and Countryside Act 1981 (as amended);
- The Hedgerows Regulations 1997;
- Conservation of Habitats and Species Regulations 2017 (as amended);
- Protection of Badgers Act 1992;
- Countryside and Rights of Way Act 2000;
- Natural Environment and Rural Communities Act 2006 & Environment (Wales) Act 2016.

The above is provided as a summary only. Where protected species or habitats may be affected, the applicable legislation should be reviewed and advice sought from a suitably qualified ecologist before undertaking tree works.

3.0 METHODOLOGY

3.1 OVERVIEW

The methodology set out below is a detailed summary of the recommended approach to tree assessment as described in British Standard (BS 5837:2012) Trees in relation to design, demolition and construction – Recommendations. This Report has applied the methodology to all significant individual trees or groups of trees present at or near to the Site. Trees below 75mm trunk diameter at 1.5m were generally excluded from the survey.

The tree assessment was undertaken from ground level using visual tree assessment methods. No climbing inspection, excavation, soil analysis, decay detection testing or other detailed diagnostic investigation was carried out unless specifically stated within this report. Consequently, the presence and extent of concealed defects, below-ground conditions, internal decay or root damage cannot be confirmed.

Evaluations of tree conditions given within this assessment apply to the date of survey and cannot be assumed to remain unchanged, and it may be necessary to review these within 24 months, in accordance with good arboricultural practice.

Stem diameters were measured using a calibrated diameter tape (DBH tape) at a height of 1.5 m above ground level, or in accordance with BS 5837 guidance where trees exhibited multiple stems, basal swelling or other growth characteristics affecting measurement. Tree heights, stem clearances and crown dimensions were recorded using a laser hypsometer/rangefinder, enabling non-invasive measurement of vertical and horizontal distances.

Table 2 below contains the Key for the Tree Survey Schedule headings and their descriptions used for the surveying.

TABLE 2 – KEY TO TREE SCHEDULE

BS 5837: 2012 Tree Survey Key to Terminology		
Term	**Explanation**	**Notes**
Tree Ref.	Sequential reference number for feature type: **T** = Individual Tree, **G** = Group, **H** = Hedge, **W** = Woodland	The measurement conventions are as follows: Height, crown spread, and crown clearance are recorded to the nearest 0.5 m (crown spread is rounded up) for dimensions up to 10 m and the nearest metre for dimensions over 10 m. Stem diameter is recorded in mm, rounded to the nearest 5 mm. Estimated dimensions (e.g. for off-Site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a "#") RPA – Radius of nominal circle of Root Protection Area in metres from centre of tree stem. Figures used originate from Annex D BS5837: 2012 (p. 40). Provided as a minimum
Species	Tree species listed by common name	
Stem Form	Records whether the tree is single-stemmed or multi-stemmed: **S** = a tree with a clear single stem to at least 1.5m form ground level **M(a)** = a multi-stemmed tree that divides into two to five stems below 1.5m above ground level **M(b)** = a multi-stemmed tree that divides into six or more stems below a height of 1.5m	

BS 5837: 2012 Tree Survey Key to Terminology		
Height	Overall tree height measured in metres (m)	distance and calculated in accordance with section 4.6 BS5837: 2012 (p. 10) RPAm² – Extent of root protection area * signifies dimensions have not been recorded
Stem Diameter	Stem diameter measured in millimetres (mm) at 1.5m above ground level in accordance with BS5837:2012. For multi-stemmed trees, individual stem diameters are recorded separately where required in accordance with Annex C (BS5837 2012 p. 39)	
Branch Spread	Taken as a minimum at the four cardinal points (north, south, east & west) to derive a representation of the crown spread	
Crown Clearance	1) Height above ground level of the first significant branch (FSB) and its direction of growth, identified as height in metres and direction of growth (e.g. 2.0-N) 2) The lowest point of the canopy, measured in meters.	Measurements taken to provide information relating to ground clearance, crown/stem ratio and shading of site
Very Large Girth (y/n)	Indicates whether the tree exceeds the species-specific girth threshold for exceptional size, based on the guidance set out in *Ancient and Other Veteran Trees: Further Guidance on Management* (Ancient Tree Forum, 2013). Used as part of the preliminary assessment of ancient, veteran or notable tree status.	
Ancient, Veteran or Notable Trees	A = Ancient	Identification of notable, veteran or ancient tree characteristics where present, based on observed habitat and age-related features using the results from the RAVEN 2 (Recognition of Ancient, Veteran & Notable Trees) 2 assessment (announced by developer Julian Forbes-Laird in July 2023). More details in **Section 3.6** of this report.
	V = Veteran	
	N = Notable	
Life Stage	Young (Y)	Tree within the first one quarter of life expectancy
	Semi mature (SM)	Tree in second quarter of life expectancy
	Early mature (EM)	Tree in third quarter of life expectancy
	Mature (M)	Tree in final quarter of life expectancy

BS 5837: 2012 Tree Survey Key to Terminology		
	Over mature (OM)	Tree having reached the anticipated maximum height and spread typical for its species and setting and which has entered a period of stasis where physiological processes maintain a functional status quo.
General Observations	To provide information on the structural and/or physiological condition (e.g. the presence of any decay and physical defects).	
Preliminary Management Recommendations	These may include further investigations for the presence or extent of decay or climbed inspections, ivy removal or pruning works when access is a non-moveable aspect etc. (NB this is not intended to be a specification for tree work and further advice maybe required prior to implementation). Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practicable.	
Estimated remaining contribution (yrs)	An estimate of the remaining life contribution in years that the tree or group of trees is expected to have based on species, condition on the Site in its current context	**<10** - Tree is dead or dying and unlikely to contribute beyond 10 years **10+** - Tree is assessed as being able to contribute to the site for 10+ years **20+** - Tree is assessed as being able to contribute to the site for 20+ years **40+** - Tree is assessed as being able to contribute to the site for 40+ years
Category grading	Category of tree (A, B, C or U) in accordance with BS5837 2012 Cascade Chart (Section 4.5 of BS 5837) within Table 1). Categories reflect each tree's quality, value and likely contribution.	**'U'** Unsuitable for retention and unlikely to provide a useful contribution beyond 10 years within the context of the current land user, due to condition, defects or decline. These are not normally considered a development constraint, although removal is not automatically required. **'A'** Trees of high quality with an estimated contribution of 40 years **'B'** Trees of moderate quality with an estimated contribution of 20 years **'C'** Trees of low quality with an estimated contribution of at least 10 years, including suitable young trees with a stem diameter below 150mm They are further classified by arboricultural **(1)**, landscape **(2)** or cultural and conservation **(3)** value.

3.2 ROOT PROTECTION AREA

Below ground constraints to development are represented by the rooting area around a tree, which needs protecting in order for the tree to be incorporated into a proposed scheme without adverse harm to the tree or

the proposed design. This area is illustrated by the RPA and is calculated according to the formula set out in BS 5837:2012. This area is equivalent to a circle with a radius 12 x the stem diameter for single stem trees.

For trees comprising two to five stems, this is derived from the square root of the sum of the squared individual stem diameters. Where more than five stems are present, the calculation is based on the square root of the mean stem diameter squared multiplied by the number of stems. The resulting notional diameter is used to calculate the RPA, subject to a maximum area of 707 m², equivalent to a 15 m radius.

Where an ancient or veteran tree is identified, the Natural England and Forestry Commission Standing Advice recommends a minimum buffer extending to a radius equivalent to 15 times the stem diameter, measured from the centre of the stem, or 5 m beyond the outer edge of the canopy, whichever provides the greater area. A larger buffer may be required where site-specific assessment identifies additional potential impacts. The buffer should be protected from construction activity and incorporated into the site's green infrastructure wherever practicable.

3.3 ANCIENT AND VETERAN TREE ASSESSMENT

As part of the tree survey, an assessment was undertaken to identify any trees with the potential to qualify as Ancient, Veteran or Notable specimens. The assessment was carried out using the second edition of Recognition of Ancient, Veteran and Notable Trees (RAVEN) methodology developed by Julian Forbes-Laird, which has been designed to align with the veteran tree definition referenced within the National Planning Policy Framework (NPPF).

The assessment process begins by considering whether a tree is old relative to others of the same species. This is determined using age estimates derived from the Forestry Commission publication Estimating the Age of Large and Veteran Trees in Britain by John White. To progress through the assessment, a tree must have an estimated age equivalent to at least 25% of the typical maximum lifespan of its species.

Trees meeting the age threshold are then assessed to determine whether they possess an exceptionally large stem girth for their species. This is evaluated using the species-specific girth thresholds presented within Ancient and Other Veteran Trees: Further Guidance on Management (Lonsdale, 2013). Trees satisfying both the age and girth criteria are subject to further investigation.

The subsequent stages of the assessment involve identifying structural, biological and habitat features associated with ageing trees. These are categorised as either primary or secondary veteran characteristics. Examples include hollowing, decay cavities, significant deadwood, retrenchment growth, sap runs and other features known to provide ecological and veteran tree habitat value. The quantity and combination of these characteristics are used to determine whether a tree meets the threshold for classification as Ancient or Veteran.

The final classification is based on the combined assessment of age, girth and veteran features. Trees exhibiting the required veteran characteristics and exceeding 50% of the estimated maximum lifespan for the species are classified as Ancient Trees. Trees with the necessary veteran characteristics and an estimated age exceeding 25% of the species maximum are classified as Veteran Trees. Trees that display some indicators associated with ancient or veteran status, but do not fully satisfy the classification criteria, are identified as Notable Trees.

3.4 LIMITATIONS TO THE SURVEY

There were no limitations to the survey in terms of timing and weather conditions. Where access to trees within on-Site and off-Site land was not possible approximations of the dimensions of the trees were made, including of the stem diameter at breast height. As most trees were clearly visible from the Site this is not anticipated to be detrimental to the survey.

4.0 ARBORICULTURAL RESULTS

4.1 DESK STUDY

The results of the desk search undertaken on 27th October 2026 are summarised below.

Tree Preservation Orders and Conservation Areas

An email enquiry was sent to Wrexham County Borough Council to confirm if the site was situated within a Conservation Area or if there were any trees located on site or immediately adjacent to the site subject to a TPO. Wrexham County Borough Council confirmed that the site is not within a CA and there are not trees with a TPO.

The results from the search are contained in Appendix C1.

Ancient and Veteran Trees

A search on the Woodland Trust's Ancient Tree Inventory (ATI) has confirmed there are no trees holding Ancient or Veteran status.

The results from the search are contained in Appendix C2.

As the ATI is a non-statutory database populated through surveys and public submissions, it should not be regarded as a definitive record of all ancient and veteran trees. Accordingly, a detailed site assessment should also be undertaken to identify trees exhibiting characteristics associated with ancient or veteran status. Trees identified during the field survey may therefore include specimens not currently recorded within the ATI. The findings of the site assessment are presented within Section 4.3 of this report.

Ancient Woodlands

A search of Data Map Wales of the Ancient Woodland Inventory 2010 has confirmed there are no ancient woodlands within the Site and/or within proximity to the site.

The results from the search are contained in Appendix C3.

Geology

Information obtained from the British Geological Survey (BGS) geological mapping can be used to identify the site's underlying bedrock geology and any superficial deposits. This information provides an indication of the likely soil-forming materials present across the site and can assist in understanding conditions that may influence tree growth, rooting characteristics, drainage and site hydrology.

A search on the Geology of Britain viewer website has concluded that the underlying bedrock geology at the site comprises Etruria Formation Mudstone. Where detailed information on ground conditions, soils, contamination, groundwater, foundation design or subsidence risk is required, advice should be sought from a suitably qualified geotechnical or ground engineering specialist.

The results from the search are contained in Appendix C4.

4.2 SURVEY DETAILS

The tree survey was completed by Peter Morrell, a Principal Consultant at Antea UK, on 9th June 2025. The survey identified a total of 40 features comprising 25 individual trees, 14 groups of trees and one hedgerow that may be impacted by the proposed development.

It is to be noted that five features surveyed (G11, G12, G13, G14 and T23) are situated outside of the red line application boundary. For the purposes of this report and the planning application, these five features will be excluded from this arboricultural assessment.

4.2.1 AGE CLASSIFICATION AND CONDITION

The trees present within the Site range from mature to young, with the majority semi-mature. A number of trees within the Site boundary show signs of past management, mainly in the form of canopy lifting and reduction where canopies extend over areas of vehicular or pedestrian accesses. The majority of on-Site trees appear to be in a fair condition. A number of ash trees (T2, T3, T21) display signs of ash dieback disease *Hymenoscyphus fraxineus*.

4.2.2 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE

There are a range of tree species on, and immediately adjacent to, the Site, with no dominant species. Sycamore *Acer pseudoplatanus*, silver birch *Betula pendula*, cherry *Prunus sp.*, ash *Fraxinus excelsior*, plum *Prunus domestica*, ash *Fraxinus excelsior*, Portuguese laurel *Prunus lusitanica*, Austrian pine *Pinus nigra*, common beech *Fagus sylvatica*, field maple *Acer campestre*, rowan *Sorbus aucuparia*, goat willow *Salix caprea*, guelder rose *Viburnum opulus*, Italian alder *Alnus cordata*, hawthorn *Crataegus monogyna*, buddleia *Buddleja davidii* and holly *Ilex aquifolium* were species represented as multiple specimens. The following species are represented as single specimens: Black oak *Quercus velutina*, whitebeam *Sorbus aria*, purple-leaved crab apple *Malus x purpurea* and sugar maple *Acer saccharum*.

The distribution of the trees and tree groups across the Site is limited to being randomly dispersed along the boundaries of the Site, adjacent to car parking along Station Approach and on embankments associated with railway. Five individual tree and six tree groups are also present off-Site, immediately adjacent to the eastern and western boundaries, with canopies that extends into the Site.

4.2.3 ENVIRONMENTAL CONDITION

Given the Site's combination current and former commercial uses and the semi-mature age of the majority of the trees, it is surmised that limited damage to the root system of boundary and on-Site trees has been sustained through any recent on-Site working practices. The trees on-Site and immediately adjacent to the Site are not in an exposed position, having been protected from prevailing winds by the surrounding buildings.

Groundwater conditions are not assessed to be a significant factor in present or future growth or health of trees since the generally flat Site appears to be well drained and this situation will probably improve further following completion of any development.

4.2.4 TREE QUALITY ASSESSMENT

Of the features surveyed, no trees were categorised as Category A specimens, 12 were categorised as Category B specimens, 20 were categorised as Category C specimens and three were categorised as Category U, unsuitable for retention, specimens.

Table 3 below summaries the tree quality assessment and further details of the tree survey can be found in the Tree Survey Schedule (TSS) in Appendix D.

TABLE 3: BS5837:2012 CATEGORIES OF THE SURVEYED TREES

Tree Quality	Category	Trees	Groups of trees	Hedgerows	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	-	-	-	
	'B'	T5, T6, T8, T12, T22, T24	G3, G4, G7, G8, G9, G10	-	12
Those of a low quality that should not be considered a material constraint to development	'C'	T1, T4, T7, T9, T10, T11, T13, T14, T15, T16, T17, T18, T19, T20, T25	G1, G2, G5, G6	H1	20
Those that should be removed for management reasons regardless of site proposals	'U'	T2, T3, T21	-	-	3
Totals		24	10	1	35

Features G11, G12, G13, G14 and T23 have been excluded from this summary table as they are situated outside of the red line application boundary.

4.2.5 DESK STUDY OF UNSURVEYED AREA

As illustrated on the Tree Protection Plan (TPP), an area to the west of the proposed pedestrian footbridge was not surveyed during the original tree survey due to access constraints. A desk-based review of available aerial imagery has identified a number of trees and areas of woody vegetation within this location that may be affected by the proposed development. The vegetation appears to comprise predominantly young to semi-mature silver birch, oak and hawthorn specimens growing in a relatively unmanaged condition. Based on the available imagery, these trees are considered likely to be of low arboricultural quality; however, in the absence of a site inspection, this assessment remains indicative and their quality and full assessment cannot be confirmed with certainty.

4.3 ANCIENT AND VETERAN TREE SURVEY RESULTS

In accordance with the RAVEN 2 methodology, an on-site assessment was undertaken to determine whether any feature was classified as with Ancient, Veteran or Notable.

The results from the survey concluded that no trees were of Ancient, Veteran or Notable status.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

5.1 OVERVIEW

The Tree Protection Plan (TPP), found in Figure 4, illustrates the trees proposed for removal, any trees likely to be impacted by the proposed development and the recommended protection measures for retained features.

This section and Table 4 below summarise the arboricultural impacts the proposed development will have on the existing tree stock.

TABLE 4: ARBORICULTURAL IMPACTS OF PROPOSED DEVELOPMENT

Tree Quality	Category	Removals and Partial Removals Necessary to Implement Development	Retained Features at Risk of Damage through Below and Above Ground Impacts	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	**'A'**	-	-	
	'B'	T8, T12, T22 G3, G4, G10 (trees within footprint)	T5 G10	8
Those of a low quality that should not be considered a material constraint to development	**'C'**	T4, T7, T15, T9, T10, T11, T13, T20 G1, G2, G6 (187m²)	T1 G6	13
Those that should be removed for management reasons regardless of site proposals	**'U'**	T2, T3, T21	-	3
Totals		20	4	24

5.2 TREES TO BE REMOVED

A total of 20 arboricultural features will require complete or partial removal to facilitate the proposed development. These comprise six Category B, 11 Category C, and three Category U features.

Two of these features only require partial removal:

- G6 – 187m²
- G10 – only tree stems located within the footprint of the proposed footpath

Table 5 identifies the features proposed for removal and the reasons for their loss.

TABLE 5: REASONS FOR REMOVAL SUMMARY

Feature Reference	Extent of Removal	Reason for Removal
T2 (U), T3 (U), T8 (B), T9 (C)	-	Located within the footprint of the new road layout
T4 (C)	-	Located within the footprint of the proposed office building
T7 (C), T11 (C), T12 (B), T13 (C), T15 (C)	-	RPAs will be significantly impacted by the level changes required for the new road and footpath layout
T10 (C)	-	Located within the footprint of the new footpath layout
T20 (C), T21 (U)	-	Located within the footprint of the new road layout
T22 (B)	-	RPA will be significantly impacted by the new road layout
G1 (C)	Full	RPA will be significantly impacted by the new footpaths
G2 (C)	Full	Located within the footprint of the proposed office building
G3 (B), G4 (B)	Full	Located in the footprint of the new road layout
G6 (C)	187m^2	Located within the footprint of the proposed pedestrian footbridge
G10 (B)	Only tree stems within works area	Tree stems located within the footprint of the proposed footpath layout

It is understood that the Ecological Report prepared by Futures Ecology identifies 10 trees for removal to address ecological considerations. This ecological assessment has been undertaken to meet different objectives and requirements to those of this Arboricultural Impact Assessment. As such, recommendations for tree removal on ecological grounds represent a separate consideration and should not be directly compared with those arising from the arboricultural assessment. The 18 tree features identified for full removal and two tree features identified for partial removal, as summarised in Table 5, are based solely on arboricultural considerations relating to the proposed development.

5.3 ROOT PROTECTION AREA INCURSIONS

Elements of the proposed development will extend into the RPAs of four retained arboricultural features, comprising two Category B and two Category C features.

The anticipated impacts include excavation and new surfacing. These activities could result in root severance, soil compaction, contamination or changes to soil moisture and aeration if undertaken without appropriate controls.

Table 6 summarises the proposed activities, potential effects and principal mitigation requirements.

TABLE 6: SUMMARY OF RPA INCURSIONS

Feature Reference	Extent of Incursion	Proposed Activity and Potential Damage	Mitigation
T1 (C)	17%	Tree roots damaged from the construction of the proposed hard standing walkway	Tree protection fencing to be installed in areas within the RPA that are not directly impacted by the works Above ground, no dig construction methodology
T5 (B)	-	Tree roots damaged from the excavation for the new kerb installation	Excavations to be completed under precautionary methodology, using handheld tools Tree protection fencing to be installed in areas within the RPA that are not directly impacted by the excavations works
G6 (C)	-	Tree roots damaged from the hard surfacing construction for car parking	Excavations to be completed under precautionary methodology
G10 (B)	-	Tree roots damaged to retained trees through the construction of the new footpath	Excavations to be completed under precautionary methodology Tree protection fencing to be installed in areas within the RPA that are not directly impacted by the excavations works

5.4 WORKS ON RETAINED TREES

Limited pruning may be required to facilitate construction, provide suitable clearance from the proposed development or address existing management requirements.

A total of one Category C feature will require facilitation pruning. The proposed works have been limited to the minimum necessary and are not expected to compromise the health, structural integrity or long-term retention of the affected trees.

Table 7 summarises the development-related pruning. The full specification, including any non-development-related management works, is provided in the Tree Work Schedule at Appendix E.

TABLE 7: SUMMARY OF ANTICIPATED PRUNING WORKS

Feature Reference	Proposed Tree work	Justification
G6 (C)	Crown lift the southern aspect of the crowns to 3m	To provide sufficient clearance over the proposed car parking spaces

5.5 TREE IMPACTS TO UNSURVEYED AREA

The desk study, in section 4.2.5 of this report, has identified that the unsurveyed area of trees comprises predominantly young to semi-mature silver birch, oak and hawthorn specimens growing in a relatively unmanaged condition and are of low quality. The current proposals will likely impact this area of trees due to the construction of the pedestrian footbridge and will likely require some tree removal to facilitate these works.

Prior to any construction works undertaken in this area, an additional tree survey must first be completed. Following this additional tree survey, a site-specific Arboricultural Method Statement will be produced, setting out any necessary tree protection measures, tree work recommendations and appropriate working methods.

5.6 TREE RETENTION

The remaining trees on the site will be retained and incorporated into the proposed development. The retention of these trees will preserve the established landscape character of the site.

Suitable tree protection measures will be installed and implemented to safeguard these trees from accidental damage, soil compaction, excavation and other construction related impacts.

5.7 CONSTRUCTION RELATED IMPACTS

Construction access, site traffic, material storage, welfare facilities, contractor parking and plant operations have the potential to affect retained trees through soil compaction, contamination and accidental damage to roots, stems and crowns.

These activities should be accommodated outside the RPAs and canopy spreads of retained trees where possible. Where temporary access or working space within an RPA cannot be avoided, appropriate ground protection and site-specific working methods will be required.

All contractors working on site will be made aware of the location and significance of retained trees and the restrictions associated with protected areas.

6.0 MITIGATION AND TREE PROTECTION STRATEGY

6.1 GENERAL MEASURES

Trees identified for retention will be protected throughout the construction phase. The required measures will be implemented in accordance with a site-specific Arboricultural Method Statement.

Tree protection measures will be installed before the commencement of any works and retained until the risk of damage has passed. The principal measures will comprise:

- Construction Exclusion Zones around retained trees
- Protective barriers and warning signage
- Temporary ground protection where access within Root Protection Areas is unavoidable
- Specialist working methods for operations within or adjacent to Root Protection Areas
- Replacement planting to mitigate unavoidable tree losses

6.2 CONSTRUCTION EXCLUSION ZONE AND PROTECTIVE BARRIERS

Construction Exclusion Zones will be established around retained trees and will generally correspond with the RPAs. These areas will be secured by protective barriers installed in accordance with the recommendations of BS 5837:2012, Section 6.2 of the standard address's barriers and ground protection, with its Figure 2 providing a default protective-barrier specification.

The barriers will be fit for purpose, sufficiently robust to withstand the anticipated level of construction activity and securely fixed to prevent movement or accidental access. The default arrangement should comprise a rigid scaffold framework supporting robust welded-mesh panels. A suitable example of a barrier has been provided in Appendix F. Where site conditions make the default specification impracticable, an alternative barrier system may be used, provided it offers an equivalent level of protection appropriate to the site-specific risks.

Protective barriers will be installed before the commencement of demolition, site clearance, soil stripping, material delivery or construction within the relevant phase. The barriers will be clearly identified with warning signs, maintained in effective condition throughout the works, and will not be moved or removed without prior agreement from the project arboriculturist. A suitable sign has been contained in Appendix G.

The secured area will be treated as a Construction Exclusion Zone for the duration of the relevant works. These areas will remain undisturbed throughout the relevant construction works.

Unless specifically permitted within an approved method statement, the following will not take place within a Construction Exclusion Zone:

- Vehicle, machinery or pedestrian access
- Storage of materials, spoil, waste or equipment
- Parking or plant standing
- Excavation, trenching or changes in ground level
- Installation of drainage or underground services
- Mixing or washing out of concrete and cement
- Storage of fuels, chemicals or contaminants
- Fires or discharge of potentially harmful liquids

The final location and specification of all protective barriers will be detailed in the Arboricultural Method Statement. Any damaged or displaced barrier will be reinstated before works continue within the affected area.

6.3 GROUND PROTECTION

Where temporary access or working space is required within the RPA of a retained tree, suitable ground protection will be installed before access is permitted. The protection will be appropriate to the anticipated loading and designed to prevent soil compaction, rutting and damage to surface roots.

Existing hard surfaces within RPAs will be retained where they provide suitable protection. Where suitable hardstanding is not present, a proprietary load-spreading system or equivalent temporary surface will be installed over the existing ground without excavation, soil stripping or changes in level.

6.4 WORKS WITHIN ROOT PROTECTION AREAS

Works within RPAs will be avoided where possible. Where an incursion is unavoidable, a site-specific working method will be adopted to minimise disturbance to roots and soil conditions. Measures may include:

- No-dig or low-impact construction
- Hand, compressed air or vacuum excavation
- Trenchless installation of services
- Retention of existing ground levels
- Load-spreading, cellular confinement or suspended construction
- Arboricultural supervision

Where works are undertaken within RPAs, the following controls will apply to minimise harm to root systems:

- Excavations will be limited to the minimum extent necessary.
- Excavation locations will be marked out and agreed with the appointed Arboricultural Consultant before works commence.
- No excavation will take place within 1 m of the base of a retained tree unless specifically approved.
- Ground levels will not be lowered, scraped or otherwise disturbed beyond that permitted by the approved working method.
- Machinery with booms operating near retained trees will be guided by a banksman to prevent contact with stems and crowns.
- No spoil, materials, equipment, fuels, chemicals or waste will be stored within RPAs.
- Refuelling, chemical storage and the discharge of potentially harmful substances will be prohibited within an area equivalent to the height of the tree, or where runoff could enter its rooting environment.
- No signs, cables or equipment will be attached to retained trees.

Where roots are encountered:

- Roots will be retained and worked around wherever practicable.
- Roots less than 25 mm in diameter may be cleanly pruned using sharp, appropriate tools, if agreed within the approved working method.
- Roots greater than 25 mm in diameter will not be severed without prior consultation with the appointed Arboricultural Consultant.

- Exposed roots will be protected from desiccation, frost, contamination and physical damage using damp hessian or horticultural fleece.
- Open excavations will be kept to a minimum and backfilled as soon as possible, with temporary root coverings removed beforehand.
- Backfill around retained roots will comprise a suitable aerated mixture of inert granular material and topsoil or sharp sand. Builders' sand will not be used.
- All necessary root pruning will be undertaken cleanly and under arboricultural guidance.

6.5 PERMANENT HARD SURFACING WITHIN RPAs

New permanent hard surfacing within RPAs will be avoided wherever practicable. Where it is required, the surface will be designed to minimise excavation, maintain existing ground levels and protect the underlying rooting environment.

The following principles will apply:

- Surfacing will use a no-dig construction unless otherwise agreed.
- Existing turf or surface vegetation will be removed using hand tools only.
- The construction will distribute imposed loads evenly and avoid localised soil compaction.
- New surfacing will not normally cover more than 20% of the previously unsurfaced portion of an individual tree's RPA.
- Load-spreading systems, such as three-dimensional cellular confinement, may be used where appropriate.
- Piles, pads or elevated beams may be considered where surfaces must bridge sensitive rooting areas.
- The surface will be permeable unless site-specific conditions require an alternative design.
- A suitable geotextile membrane will be incorporated where required to separate the construction material from the underlying soil and reduce contamination.
- Appropriate drainage will be provided where there is a risk of waterlogging.
- Surfaces will be tolerant of minor deformation arising from future root growth.
- Hard surfaces and their supporting structures will be set back by at least 500 mm from tree stems and above-ground buttress roots, where practicable.
- Continuous trench excavation for kerbs or edge restraints will be avoided within RPAs.

The final construction specification will be included within the AMS and relevant engineering details.

6.6 UNDERGROUND UTILITIES AND DRAINAGE

Underground utilities and drainage infrastructure will be routed outside the RPAs of retained trees where possible.

Where an RPA cannot be avoided, works will follow the principles contained within the relevant Street Works UK: Publications Volume 4 – Guidelines for planning, installation, and maintenance of Utility apparatus in proximity to Trees – Issue 3: 2026. Appropriate installation methods may include:

- Trenchless or directional drilling
- Use of existing service corridors
- Narrow trenches excavated using hand tools
- Compressed air or vacuum excavation
- Routing beneath or around significant roots

Entry and exit pits for trenchless installations will be positioned outside RPAs where possible. Any excavation within an RPA will be undertaken in accordance with Section 6.4 of this report and under arboricultural supervision where specified.

6.7 ARBORICULTURAL SUPERVISION AND SITE CONTROL

Arboricultural supervision will be provided for operations that could affect retained trees. This may include:

1. A pre-commencement meeting with the principal contractor
2. Setting out and installation of protective barriers
3. Installation of temporary ground protection
4. Excavation, demolition or surface removal within RPAs
5. Installation of utilities and drainage near retained trees
6. Construction of no-dig surfaces or specialist structures
7. Approved alteration or removal of tree protection measures
8. A final inspection following completion of the works

All relevant site personnel will be informed of the tree protection requirements during the site induction.

Any damage to retained trees or breach of the approved protection measures will be reported promptly to the Arboricultural Consultant. Works within the affected area will cease until the implications have been assessed and any necessary remedial action agreed.

6.8 REPLACEMENT PLANTING

Unavoidable tree removals will be mitigated through replacement planting in accordance with the approved landscape proposals.

Replacement planting should:

- Compensate appropriately for identified tree and canopy losses
- Use species suited to the site conditions and available space
- Contribute to local landscape character and biodiversity
- Provide suitable species and age diversity
- Avoid foreseeable conflicts with buildings, access routes and utilities
- Include suitable establishment maintenance and replacement of planting failures

The final species, sizes, locations, planting specifications and aftercare requirements will be confirmed within the landscape scheme.

6.9 ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN

Government guidance recommends that, where considered practical by the LPA, an Arboricultural Method Statement (AMS) be prepared detailing mitigation for trees during the construction process. Essentially, this will describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

7.0 TREE WORK AND STATUTORY COMPLIANCE

7.1 STANDARD AND CONTROL OF TREE WORKS

Development-related tree works will be distinguished from general management works identified within the Tree Work Schedule in Appendix E.

All pruning and felling operations will be:

- Undertaken in accordance with BS 3998:2010, Tree work: Recommendations
- Carried out by suitably qualified, experienced and insured arboricultural contractors
- Limited to the minimum work specified in the approved Tree Work Schedule
- Completed using appropriate equipment and safe working practices
- Undertaken in a manner that retains, as far as practicable, the health, structural integrity and natural form of the affected trees

The appointed contractor will not alter or extend the approved Tree Work Schedule without prior consultation with the Arboricultural Consultant. Where amendments affect protected trees or approved plans, the necessary written approval will be obtained from the Local Planning Authority before the works proceed.

If significant defects become apparent during tree work that were not evident during the original survey, the contractor will stop the affected operation and notify the Client and Arboricultural Consultant. Any revised recommendations will be recorded before further work is undertaken.

Only appropriately trained and authorised personnel will apply pesticides or other controlled substances.

7.2 STATUTORY AND LEGISLATIVE CONSTRAINTS

All tree works and construction activities will be undertaken in accordance with relevant legislation, regulatory requirements and any applicable planning constraints.

Before any tree works commence, confirmation will be obtained as to whether the affected trees are protected by a Tree Preservation Order, are located within a Conservation Area, or are subject to a planning condition or other statutory control. Where protection applies, the required consent or notification procedure will be completed through the Local Planning Authority.

All tree works will also be undertaken with due regard to applicable wildlife legislation. Trees may support nesting birds, roosting bats or other protected species, and this may affect the timing or method of the proposed works.

Before work begins:

- Trees will be checked for evidence of active nests, bat roosts and other protected species.
- Active bird nests will be protected whenever present, including outside the generally recognised principal nesting period.
- Works will cease if a protected species or potential roost is identified.
- Advice will be obtained from a suitably qualified ecologist where protected species are known or suspected to be present.
- Any required licences, mitigation measures or timing restrictions will be implemented before works resume.

Planning permission does not remove the requirement to comply with separate statutory controls relating to protected trees or wildlife.

8.0 CONCLUSION

The tree survey was undertaken by Antea UK Principal Consultant, Peter Morrell, on 9th June 2025. The survey identified a total of 40 features comprising 25 individual trees, 14 groups of trees and one hedgerow that may be impacted by the proposed development.

Five of the 40 features surveyed (G11, G12, G13, G14 and T23) are situated outside of the red line application boundary. For the purposes of this report and the planning application, these five features will be excluded from this arboricultural assessment.

Of the 35 features assessed in this report, no trees were categorised as Category A specimens, 12 were categorised as Category B specimens, 20 were categorised as Category C specimens and three were categorised as Category U, unsuitable for retention, specimens.

An email enquiry was sent to Wrexham County Borough Council to confirm whether the site was situated within a Conservation Area or if there were any trees located on site or immediately adjacent to the site subject to a TPO. Wrexham County Borough Council confirmed that the site is not within a CA and there are not trees with a TPO.

A search on the Woodland Trust's Ancient Tree Inventory (ATI) has confirmed there are no trees holding Ancient or Veteran status and a search of Data Map Wales of the Ancient Woodland Inventory 2010 has confirmed there are no ancient woodlands within the Site and/or within proximity to the site.

To facilitate the current proposals, 18 arboricultural features will require removal and two will require partial removal. These comprise six Category B, 11 Category C, and three Category U features.

It is understood that the Ecological Report prepared by Futures Ecology identifies 10 trees for removal to address ecological considerations which are based on separate ecological considerations and assessment criteria. The 18 tree features proposed for full removal and two features proposed for partial removal within this Arboricultural Impact Assessment are based solely on arboricultural considerations relating to the proposed development.

Elements of the proposed development will extend into the RPAs of four retained arboricultural features, comprising two Category B and two Category C features and one Category C feature will require facilitation pruning. The proposed works have been limited to the minimum necessary and are not expected to compromise the health, structural integrity or long-term retention of the affected trees.

The desk study has identified that the unsurveyed area of trees comprises predominantly young to semi-mature silver birch, oak and hawthorn specimens growing in a relatively unmanaged condition and are of low quality. The current proposals will likely impact this area of trees from the construction of the pedestrian footbridge and will likely require some tree removal to facilitate these works.

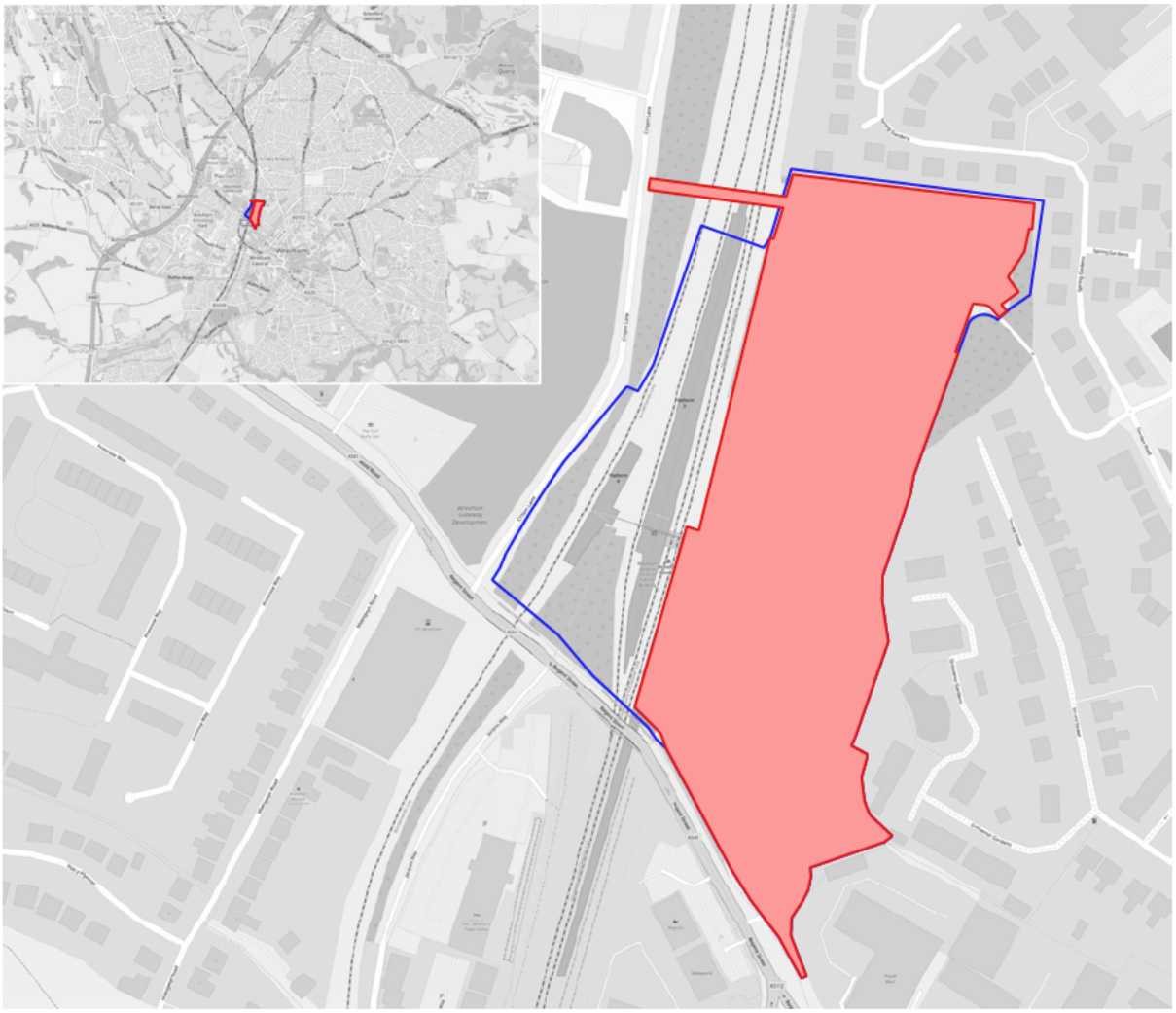
Prior to any construction works undertaken in this area, an additional tree survey must first be completed. Following this additional tree survey, a site-specific Arboricultural Method Statement will be produced, setting out any necessary tree protection measures, tree work recommendations and appropriate working methods.

Provided that the recommendations set out in this report are followed and the specified mitigation and tree protection measures are implemented, the proposed development is expected to have a negligible to minor adverse impact on the site's retained tree stock.

9.0 DISCLAIMER

The recommendations contained in this report represent Antea's professional opinions based upon the currently available information and are arrived at in accordance with currently accepted professional standards. This report is based upon a specific scope of work requested by the Client. The contract between Antea, and its Client outlines the scope of work, and only those tasks specifically authorised by that contract or outlined in this report were performed. This report is intended only for the use of Antea's Client and anyone else specifically identified in writing by Antea as a user of this report. Antea will not and cannot be liable for unauthorised reliance by any other third party. Other than as contained in this paragraph, Antea makes no express or implied warranty as to the contents of this report.

FIGURE 1 – SITE LOCATION PLAN



Legend

- Site Boundary
- Ownership Boundary

0 20 40 60 80 m

N

Figure	Site Location Plan		
Project	Wrexham Gateway		
Figure No 1	Revision A	Date 01/07/2025	
Drawn OH	Checked	Project Number 2025-05-573669	

DO NOT SCALE
NOT FOR CONSTRUCTION

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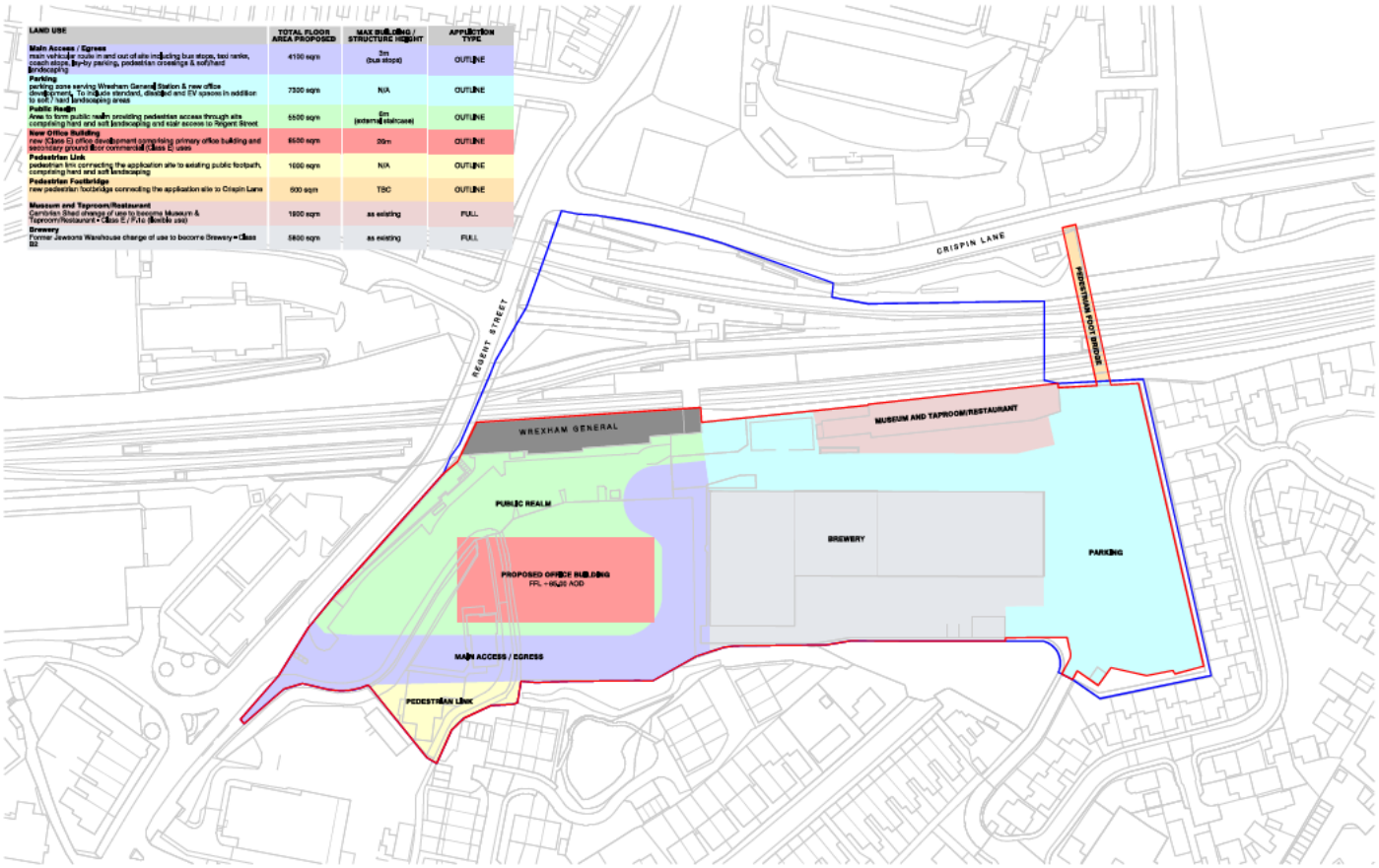
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FIGURE 2 – PROPOSED PARAMETERS PLAN

LAND USE	TOTAL FLOOR AREA PROPOSED	MAX BUILDING / STRUCTURE HEIGHT	APPLICATION TYPE
Main Access / Egress main vehicular route in and out of site including bus stops, taxi ranks, coach stops, lay-by parking, pedestrian crossings & soft/hard landscaping	4100 sqm	3m (bus stops)	OUTLINE
Parking parking zone serving Wrexham General Station & new office development, To include standard, disabled and EV spaces in addition to soft / hard landscaping areas	7300 sqm	N/A	OUTLINE
Public Realm Area to form public realm providing pedestrian access through site comprising hard and soft landscaping and stair access to Regent Street	5500 sqm	6m (external staircase)	OUTLINE
New Office Building new (Class E) office development comprising primary office building and secondary ground floor commercial (Class E) uses	6500 sqm	20m	OUTLINE
Pedestrian Link pedestrian link connecting the application site to existing public footpath, comprising hard and soft landscaping	1600 sqm	N/A	OUTLINE
Pedestrian Footbridge new pedestrian footbridge connecting the application site to Crispin Lane	600 sqm	TBC	OUTLINE
Museum and Taproom/Restaurant Cambrian Shed change of use to become Museum & Taproom/Restaurant • Class E / F1c (flexible use)	1800 sqm	as existing	FULL
Brewery Former Jewsons Warehouse change of use to become Brewery • Class B2	5800 sqm	as existing	FULL



revision:	date:	note:
P01	20250513	preliminary first issue
P02	20250618	redline boundary updated
P03	20250904	outline / full application areas denoted

LEGEND
- application site
- ownership boundary

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project
Wrexham Gateway

job no.
7682

title
proposed parameters plan

scale
1:1250 @ A3

drawing no.
all(05)0020

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4 commercial street
manchester, M15 4RQ
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0161 832 0344

FIGURE 3 – TREE CONSTRAINTS PLAN

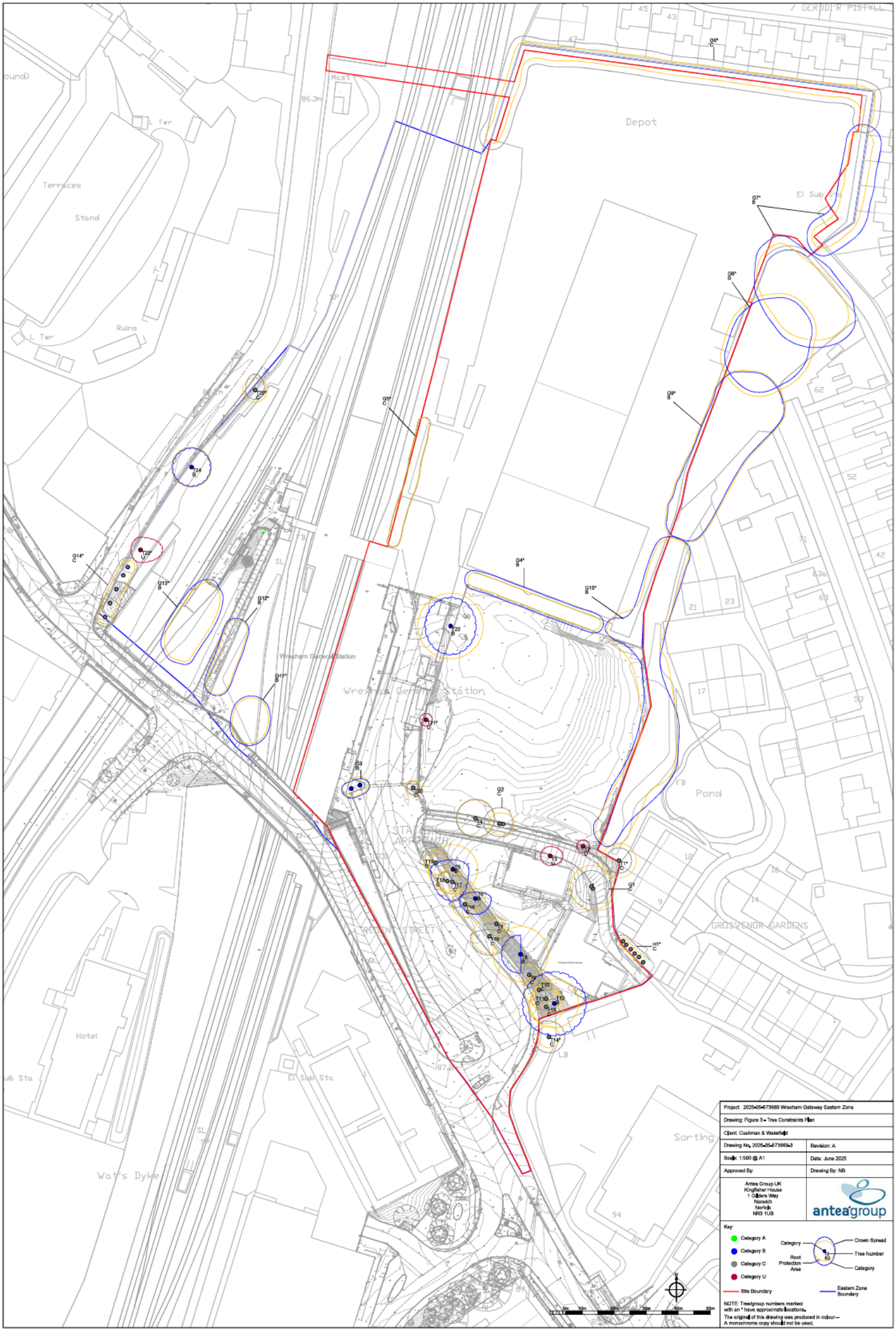
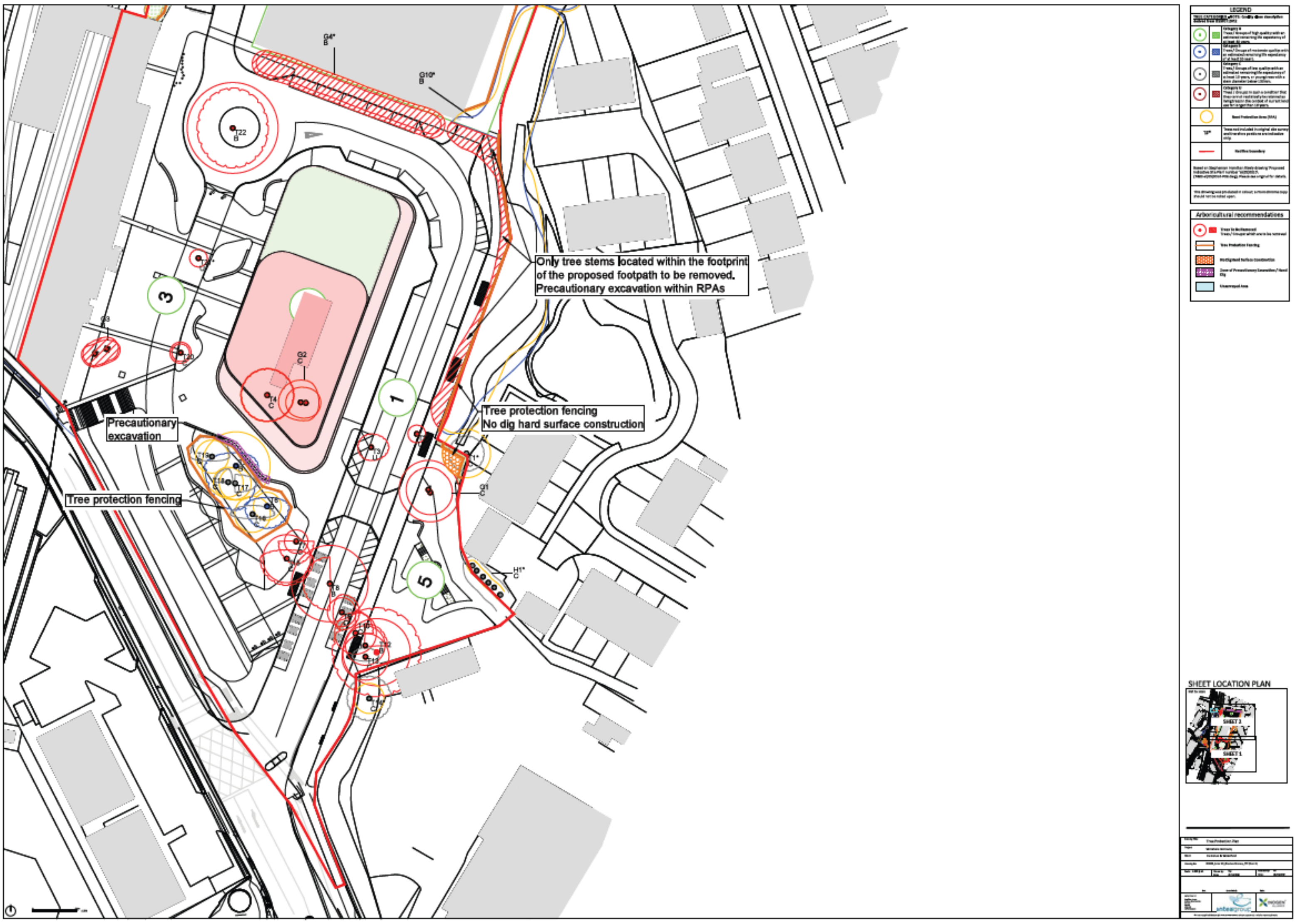
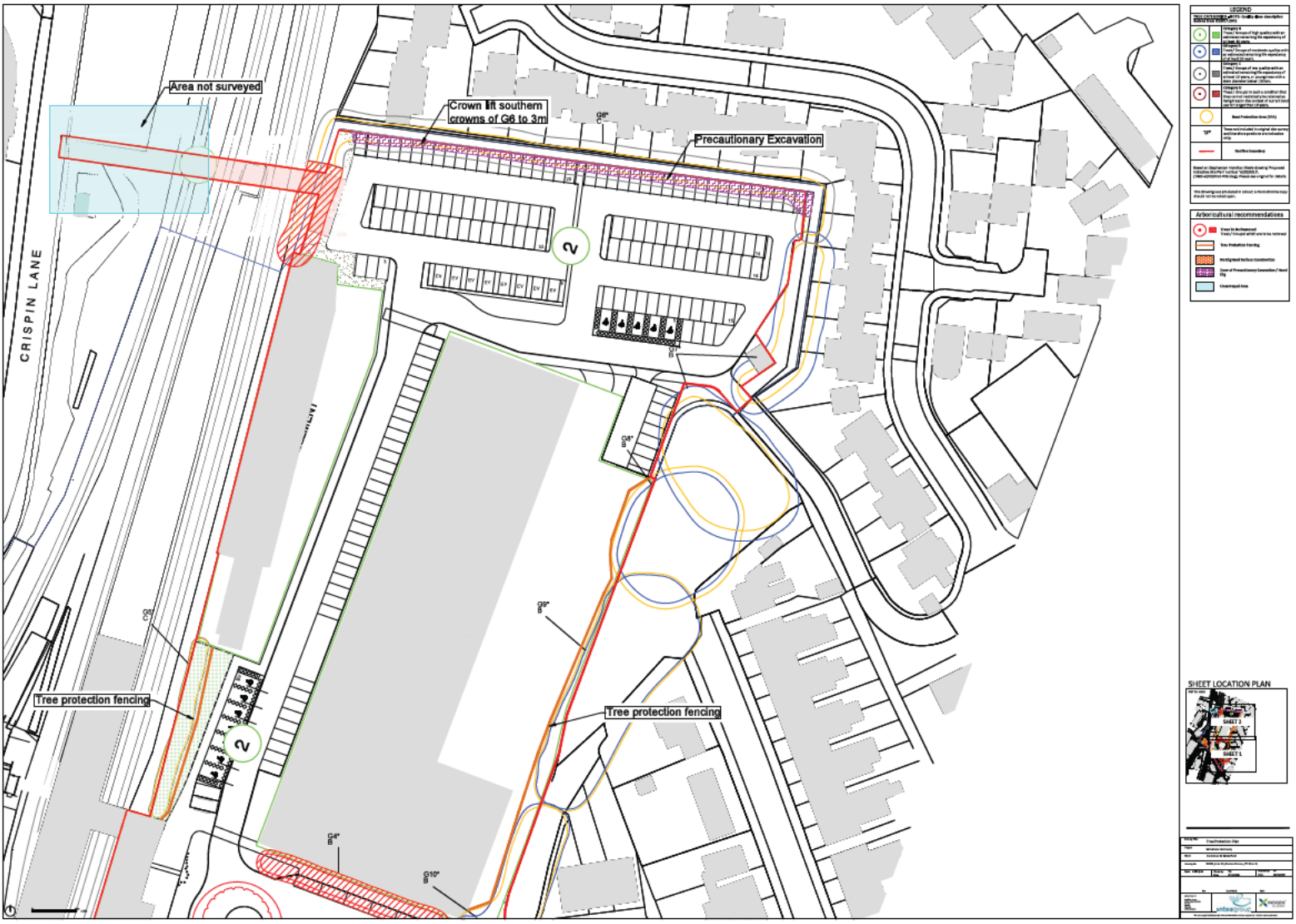

Depot
Terraces
Stand
Ruins
Mast
Wrexham General Station
Pond
GROSVENOR GARDENS
Hotel
Sorting
Project: 2025-05-673669 Wrexham Gateway Eastern Zone
Drawing: Figure 3 - Tree Constraints Plan
Client: Cushman & Wakefield
Drawing No. 2025-05-673669-3
Revision: A
Scale: 1:500 @ A1
Date: June 2025
Approved By:
Drawing By: NB
Antea Group UK
Kingfisher House
1 Gilders Way
Norwich
Norfolk
NR3 1UB
antea group
Key:
Category A
Category B
Category C
Category U
Category
Crown Spread
Tree Number
Root Protection Area
Site Boundary
Eastern Zone Boundary
NOTE: Tree/group numbers marked with an * have approximate locations.
The original of this drawing was produced in colour - A monochrome copy should not be used.

FIGURE 4 – TREE PROTECTION PLAN



LEGEND
Arboricultural recommendations
SHEET LOCATION PLAN
SHEET 2
SHEET 1
Only tree stems located within the footprint
of the proposed footpath to be removed.
Precautionary excavation within RPAs
Tree protection fencing
No dig hard surface construction
Precautionary excavation
Tree protection fencing
G4*
B
G10*
B
T22
B
G3
T20
G2
C
T4
C
T3
G1
C
H1*
C
T8
B
T19
T18
T17
C
T16
T12
B
T13
1
3
5


Area not surveyed
Crown lift southern crowns of G6 to 3m
Precautionary Excavation
CRISPIN LANE
Tree protection fencing
Tree protection fencing
G6*
C
G9*
B
G10*
B
G4*
B
2
2
LEGEND
Arboricultural recommendations
SHEET LOCATION PLAN
SHEET 3
SHEET 1

APPENDIX A – REFERENCES

- BSI Publication BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.
- Planning (Wales) Act 2026
- Welsh National Planning Policy
- Natural Resources Wales
- Forestry Act 1967 (as amended)
- Forbes-Laird, J (2018) – Recognition of Ancient, Veteran and Notable Trees, Second Edition: RAVEN 2
- Stace, C. (2010). New Flora of the British Isles 3rd edition. University Press, Cambridge.
- The Hedgerow Regulations 1997. HMSO
- Town and Country Planning Act (1990) c.8 Part VIII Chapter 1 Trees and Tree Preservation Orders. HMSO
- Town and Country Planning (Trees) Regulations 1999 ('the 1999 Regulations'). HMSO
- Town and Country Planning (Trees) (Amendment) (Wales) Regulation 2017
- Street Works UK: Publications Volume 4 – Guidelines for planning, installation, and maintenance of Utility apparatus in proximity to Trees – Issue 3: 2026.

- Woodland Trust – Ancient Tree Inventory
- Data Map Wales – Ancient Woodland Inventory 2021 (Natural Resources Wales)
- British Geological Survey (2024) – BSG Geology Viewer
- Wrexham County Borough Council – Tree Preservation Order and Conservation Area records obtained via email

APPENDIX B – LIMITATIONS

The recommendations contained in this report represent Antea Group UK Limited's professional opinions based upon the currently available information and are arrived at in accordance with currently accepted professional standards. This report is based upon a specific scope of work requested by the Client. The contract between Antea UK and its Client outlines the scope of work, and only those tasks specifically authorised by that contract or outlined in this report were performed. This report is intended only for the use of Antea UK's Client and anyone else specifically identified in writing by Antea UK as a user of this report. Antea UK will not and cannot be liable for unauthorised reliance by any other third party. Other than as contained in this paragraph, Antea UK makes no express or implied warranty as to the contents of this report.

APPENDIX C – STATUTORY & DESIGNATION SEARCH RESULTS

APPENDIX C1: TPO AND CONSERVATION AREA EMAIL ENQUIRY

Outlook

RE: Tree Preservation Order and Conservation Area Check Enquiry

From planning <planning@wrexham.gov.uk>
Date Tue 10/27/2026 2:43 PM
To Tiara Wijaya <Tiara.Wijaya@Anteagroup.uk>

1 attachment (6 MB)
TPO WCBC 110 Confirmed_310506.pdf;

WARNING: Email originated outside of Antea Group UK Limited

Good Afternoon,

I can confirm the site edged in red below is not located within a conservation area and there are no TPO's located at the site.

However, there are TPO's located just outside the red line. I have attached a copy of the order for your information.

WCBC No.110 (NC)

Please also be aware that the train station itself is a listed building. You can find the listing online by following the below link.

Search Cadw records | Cadw

Kind Regards
Ellie

From: Tiara Wijaya <Tiara.Wijaya@Anteagroup.uk>
Sent: 27 October 2026 11:08
To: planning <planning@wrexham.gov.uk>
Subject: Tree Preservation Order and Conservation Area Check Enquiry

Good morning,

Please could you confirm whether the site, attached below outlined in red, is affected by any Tree Preservation Orders and whether it lies within a Conservation Area. If applicable, I would be grateful if you could provide copies of the relevant TPO plans and schedules.

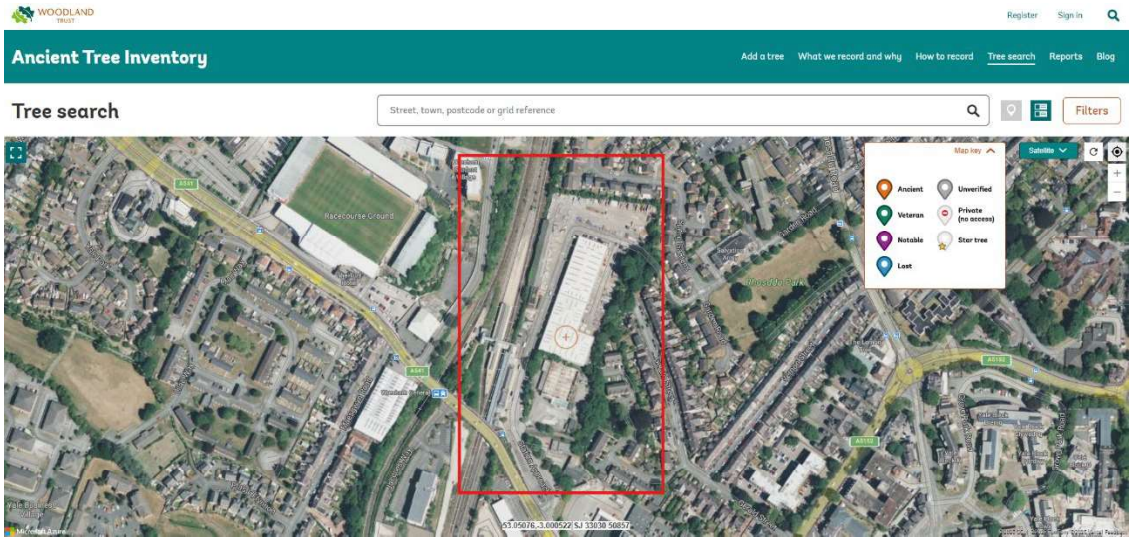
Site address: Station Approach, Wrexham, LL11 2AA



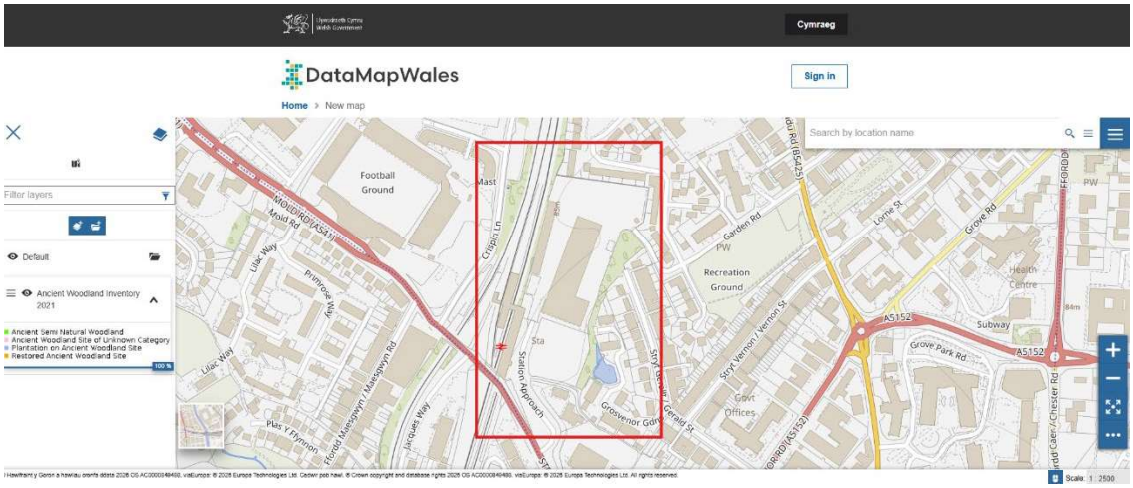
Kind Regards,

Tiara Wijaya, (she/her)
Senior Arboricultural Consultant | UK, Antea®Group
Mobile 07345 600756 | UK Office +442045 7032 93
tiara.wijaya@anteagroup.uk
anteagroup.uk
Member of Inogen®Alliance | www.inogenalliance.com

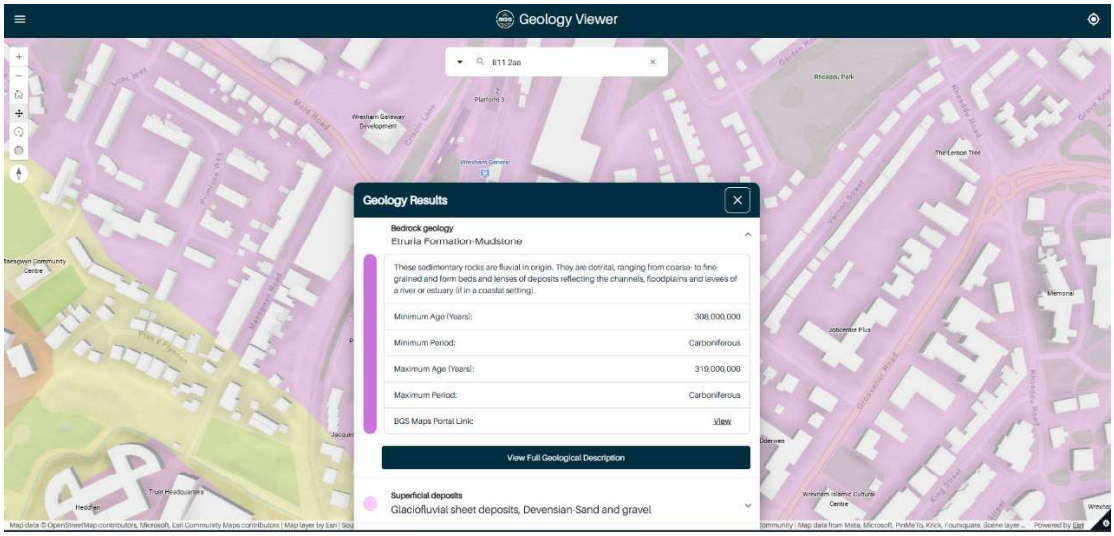
APPENDIX C2: ANCIENT AND VETERAN TREE INVENTORY SEARCH



APPENDIX C3: ANCIENT WOODLAND INVENTORY SEARCH



APPENDIX C4: GEOLOGY OF BRITAIN VIEWER



APPENDIX D – BS5837:2012 TREE SURVEY SCHEDULE

BS 5837:2012 Arboricultural Survey
Wrexham Gateway Eastern Zone, Wrexham
Project Number: 2025-05-573669

BS 5837:2012 TREE SURVEY SCHEDULE

Tree No.	Species Name	Botanical Name	Ht (m)	Stem dia (mm)	No. of Stems	Crown spread				Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comment	Cat Grading	Estimated Remaining Contribution (yrs)	Radius of RPA (m)	RPA (sq m)	Recommendations
						N	E	S	W										
T1	Sycamore	*Acer pseudoplatanus*	15	Est 450	1	4	4	4	4	4	SM	Fair	Mode rate	Bifurcated at 4 m. Ivy clad trunk, previously severed.	C2	20 - 40	5.40	92	
T2	Ash	*Fraxinus excelsior*	9	325	1	2	2	2	2	0	SM	Poor	Mode rate	Ash dieback present. Scattered deadwood. Ivy clad stem	U1	<10	3.90	48	Consider removal and replacement
T3	Ash	*Fraxinus excelsior*	7	125 175	2	3	3	4	3	3	Y	Poor	Mode rate	Ash dieback present. Scattered deadwood. Ivy clad stem.	U1	<10	<10	21	Consider removal and replacement
T4	Sycamore	*Acer pseudoplatanus*	16	320, 370	2	6	6	6	6	2	SM	Fair	Mode rate	Bifurcated at base. Co-dominant stem with included bark.	C2	20+	5.87	108	
T5	Black oak	*Quercus velutina*	16	640	1	3	10	5	7	2	SM	Fair	Mode rate	Unbalanced canopy. Impacted by adjacent trees.	B2	40+	7.68	185	
T6	Whitebeam	*Sorbus aria*	8	260	1	2	5	5	5	2	SM	Fair	Mode rate	Rounded canopy previously lifted over parking area.	B2	40+	3.12	31	
T7	Purple-leaved crab apple	*Malus x purpurea*	7	220	1	0	5	4	4	2	SM	Fair	Poor	Sparse canopy impacted by adjacent trees.	C1	<10	2.64	22	
T8	Plum	*Prunus domestica*	9	420, 410, 300, 200, 200,	5	6	6	0	6	2	SM	Fair	Mode rate	Multi-stemmed at 1 m. Previously lifted over parking area.	B2	20 - 40	8.61	233	
T9	Ash	*Fraxinus excelsior*	15	270	1	4	4	4	2	0	SM	Fair	Poor	Canopy impacted by adjacent trees. Phototropic growth evident.	C1	20 - 40	3.24	33	
T10	Sycamore	*Acer pseudoplatanus*	17	390	1	5	0	4	0	6	SM	Fair	Poor	Canopy impacted by adjacent trees. Phototropic growth evident.	C1	20+	4.68	69	

T11	Sycamore	*Acer pseudoplatanus*	17	370	1	5	0	5	0	8	SM	Fair	Poor	Canopy impacted by adjacent trees. Phototropic growth evident. Stem leaning to east.	C1	20+	4.44	62	
T12	Sycamore	*Acer pseudoplatanus*	18	630	1	10	10	10	10	4	EM	Good	Good	Large, rounded canopy. Previously lifted. .	B2	40+	7.56	180	
T13	Ash	*Fraxinus excelsior*	17	300, 250, 200	3	2	1	3	3	1	SM	Fair	Mode rate	Trifurcated at 1m. Canopy impacted by adjacent trees. Reduced at edge of hardstanding.	C2	20+	5.26	87	
T14	Portuguese laurel	*Prunus lusitanica*	6	8 x 100	8	5	5	5	5	0	SM	Fair	Mode rate	Multi-stemmed from base. Large spreading canopy.	C2	20 - 40	3.39	36	
T15	Cherry	*Prunus sp.*	9	280 350	2	2	6	6	6	1	SM	Fair	Mode rate	Canopy impacted by adjacent trees. Reduced at edge of hardstanding.	C2	20 - 40	5.38	91	
T16	Cherry	*Prunus sp.*	9	270 200	2	2	1	5	5	1	SM	Fair	Mode rate	Canopy impacted by adjacent trees. Reduced at edge of hardstanding.	C2	20 - 40	4.03	51	
T17	Sycamore	*Acer pseudoplatanus*	14	225 200	2	2	2	5	0	2	SM	Fair	Mode rate	Canopy impacted by adjacent trees. Reduced at edge of hardstanding.	C2	20 - 40	3.61	41	
T18	Cherry	*Prunus sp.*	15	280	1	3	0	1	3	2	SM	Fair	Mode rate	Canopy impacted by adjacent trees. Reduced at edge of hardstanding.	C2	20 - 40	3.36	35	
T19	Sycamore	*Acer pseudoplatanus*	15	310	1	5	1	4	5	2	SM	Fair	Mode rate	Canopy impacted by adjacent trees. Reduced at edge of hardstanding.	C2	20 - 40	3.72	43	
T20	Sugar maple	*Acer saccharum*	4	Est 4 x 100	4	2	2	2	2	0	Y	Fair	Mode rate	Managed tree with columnar canopy.	C2	20+	2.40	18	
T21	Ash	*Fraxinus excelsior*	7	4 x 100	4	2	2	2	2	0	Y	Poor	Poor	Multi-stemmed at base. Ash dieback present. Scattered deadwood.	U1	<10	2.40	18	Consider removal and replacement
T22	Ash	*Fraxinus excelsior*	18	Est 850	1	9	9	8	8	3	M	Fair	Mode rate	Large spreading canopy. Scattered deadwood.	B2	40+	10.20	327	
T23	Austrian pine	*Pinus nigra*	14	Est 450	1	4	4	7	3	6	SM	Fair	poor	Leaning stem and damage at 7 m. High potential for failure.	U1	<10	5.40	92	Consider removal and replacement
T24	Austrian pine	*Pinus nigra*	16	Est 520	1	6	6	6	6	4	SM	Fair	Fair	Spreading canopy. Ivy clad stem.	B2	40+	6.24	129	
T25	Silver birch	*Betula pendula*	10	Est 320	1	5	3	3	3	0	SM	Fair	Mode rate	Spreading canopy. Ivy clad stem.	C2	20+	3.84	46	

G1	Sycamore Ash	*Acer pseudoplatanus* *Fraxinus excelsior*	Av 14	Av 550	1	5	5	5	5	1	SM	Fair	Mode rate	Pair of similar size trees with canopies that read as one. Ivy clad stems.	C2	20+	6.60	137	
G2	Sycamore	*Acer pseudoplatanus*	Av 15	2 x 200	2	5	4	3	5	2	SM	Fair	Mode rate	Tree group adjacent to footpath with canopies that read as one. Bifurcated at base.	C2	20 - 40	3.39	3.	
G3	Common beech Field maple	*Fagus sylvatica* *Acer campestre*	Av 6	220	1	2	3	3	3	2	Y	Fair	Mode rate	Pair of trees with canopies that read as one.	B2	20 - 40	2.64	36	
G4	Sycamore, Ash	*Acer pseudoplatanus* *Fraxinus excelsior*	Av 12	175	1	3	3	3	3	2	Y	Fair	Mode rate	Linear group of self-sets alongside of building. Canopies read as one.	B2	20 - 40	2.10	14	
G5	Ash Rowan Silver birch	*Fraxinus excelsior* *Sorbus aucuparia* *Betula pendula*	Av 7	150	1	2	2	2	2	4	Y	Fair	Mode rate	Linear group on Site boundary. Canopies read as one.	C2	20 - 40	1.80	10	
G6	Silver birch Goat willow Rowan Guelder rose	*Betula pendula* *Salix caprea* *Sorbus aucuparia* *Viburnum opulus*	Av 10	175	1	4	4	4	4	o	Y	Fair	Mode rate	Linear group on Site boundary. Canopies read as one.	C2	20 - 40	2.10	14	
G7	Goat willow Sycamore Silver birch Ash	*Salix caprea* *Acer pseudoplatanus* *Betula pendula* *Fraxinus excelsior*	Av 14	Est 300	1	6	6	6	5	0	SM	Fair	Mode rate	Boundary group split by access road. Canopies read as one. Scattered deadwood.	B2	40+	3.60	41	
G8	Sycamore	*Acer pseudoplatanus*	Av 19	Est 850	1	9	9	9	9	3	SM	Fair	Mode rate	Large trees with canopies that read as one.	B2	40+	10.20	327	
G9	Sycamore Rowan Silver birch	*Acer pseudoplatanus* *Sorbus aucuparia* *Betula pendula*	Av 11	Est 450	1	5	5	5	5	0	SM	Fair	Mode rate	Tree group adjacent to boundary with canopies that read as one. Scattered deadwood.	B2	40+	5.40	92	
G10	Sycamore Italian alder Cherry Rowan Ash	*Acer pseudoplatanus* *Alnus cordata* *Prunus sp.* *Sorbus aucuaria* *Fraxinus excelsior*	Av 16	Est 450	1	6	6	6	6	2	SM	Fair	Mode rate	Tree group adjacent to boundary with canopies that read as one. Scattered deadwood.	B2	40+	5.40	92	
G11	Sycamore, Ash	*Acer pseudoplatanus* *Fraxinus excelsior*	Av 15	Est 450	1	6	6	6	6	3	SM	Fair	Mode rate	Mixed group on embankment with canopies that read as one. Scattered deadwood.	B2	40+	5.40	92	

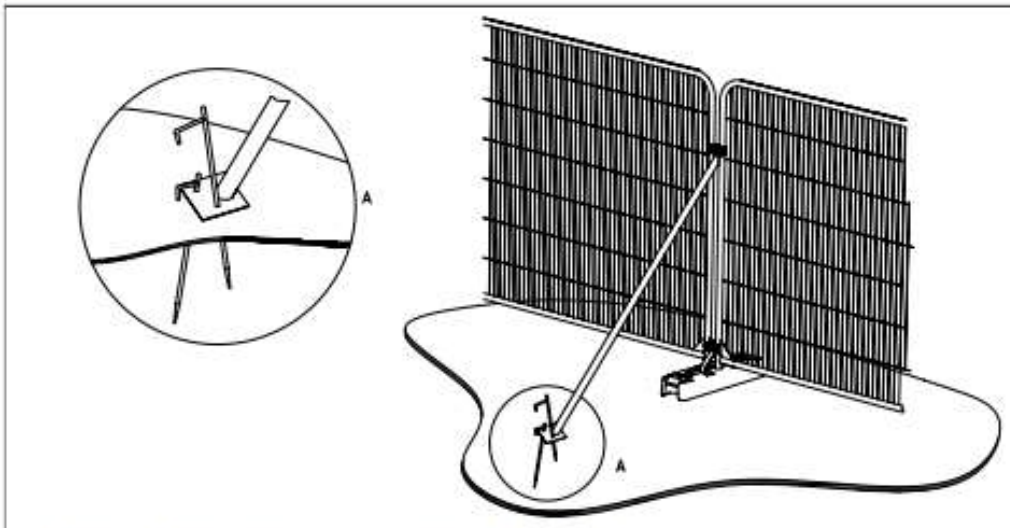
G12	Field maple Plum Goat willow Hawthorn	*Acer campestre* *Prunus domestica* *Salix caprea* *Crataegus monogyna*	Av 11	Est 300	1	4	4	4	4	0	SM	Fair	Mode rate	Mixed group on embankment with canopies that read as one. Separated from adjacent group by a footpath.	B2	20 - 40	3.60	41	
G13	Portuguese laurel Silver birch Buddleia Holly	*Prunus lusitanica* *Betula pendula* *Buddleia davidii* *Ilex aquifolium*	Av 7	Est 175	1	3	3	3	3	0	SM	Fair	Mode rate	Mixed group on embankment with canopies that read as one. Separated from adjacent group by a footpath.	B2	20 - 40	2.10	14	
G14	Silver birch Buddleia	*Betula pendula* *Buddleja davidii*	Av 10	Est 185	1	3	3	3	3	0	SM	Fair	Mode rate	Prominent tree linear group of silver birch with understorey of buddleia. Canopies read as one.	C2	20+	2.22	15	
H1	Garden privet	*Ligustrum ovalifolium*	Av 7	Est 100	1	2	4	2	2	0	SM	Poor	Poor	Intact species poor hedgerow. Unmanaged at edge of path. Leaning over path in places	C1	10+	1.20	5	

APPENDIX E – TREE WORK SCHEDULE

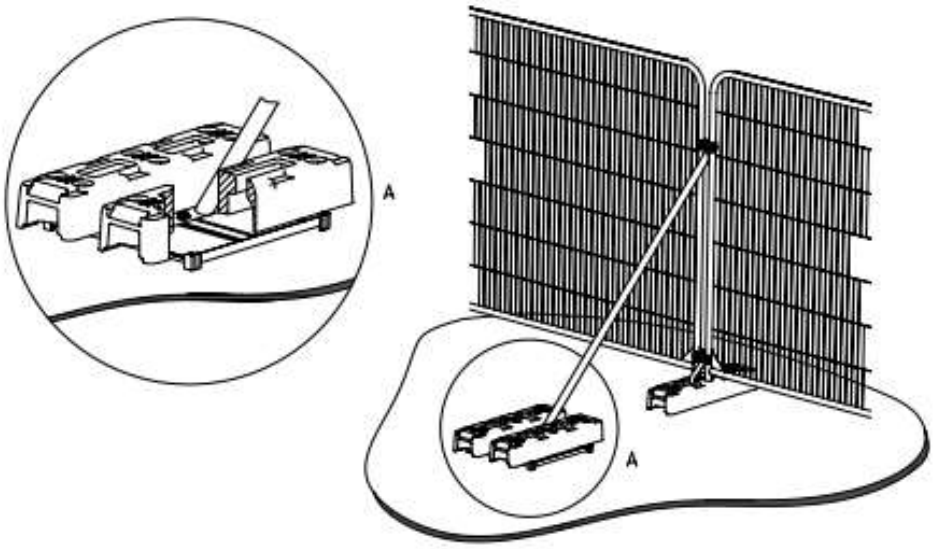
Feature Reference	Proposed Tree work
T2 (U)	Fell and remove
T3 (U)	Fell and remove
T4 (C)	Fell and remove
T7 (C)	Fell and remove
T8 (B)	Fell and remove
T9 (C)	Fell and remove
T10 (C)	Fell and remove
T11 (C)	Fell and remove
T12 (B)	Fell and remove
T13 (C)	Fell and remove
T15 (C)	Fell and remove
T20 (C)	Fell and remove
T21 (U)	Fell and remove
T22 (B)	Fell and remove
G1 (C)	Fell and remove
G2 (C)	Fell and remove
G3 (B)	Fell and remove
G4 (B)	Fell and remove
G6 (C)	Fell and remove 187m^2 of the group Crown lift the southern aspect of the crowns to 3m
G10 (B)	Fell and remove the tree stems located within the footprint of the proposed footpath layout

APPENDIX F – TEMPORARY PROTECTIVE FENCING SPECIFICATION

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

APPENDIX G - CEZ WARNING SIGN

