TREE SOLUTIONS

Arboricultural Impact Assessment

11 Factory Road, Sandycroft, Flintshire

Prepared for:

CHESTER WOOL COMPANY

Our Ref: 25/AIA/FLINTS/93

February 2025

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

Contents:

1.0 INSTRUCTION

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

1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed development on land at 11 Factory Road, Sandycroft. As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (***Appendix 1***) and plotted on all accompanying plans.

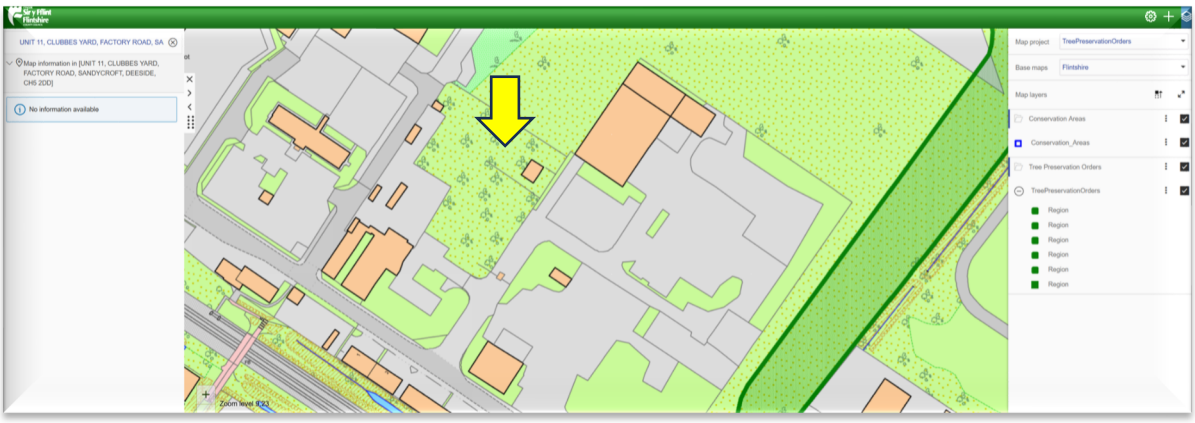
1.3 The stage 1 tree survey was carried out in January 2025 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.

1.4 Four individual trees (T1-T4) and one group (G1) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 25/AIA/FLINTS/93, Drawing No. 1 & 2 at ***Appendix 2***. All arboricultural information recorded during the survey is presented within a schedule at ***Appendix 1***.

1.5 The Arboricultural Impact Assessment is based on the latest proposed layout plan Ref: 12382, Drawing No: FRS-CAA-XX-XX-DR-A-1015 (Rev P03) provided by Cassidy + Ashton.

2.0 STATUTORY CONTROLS & PLANNING POLICY

2.1 A search on Flintshire County Council (FCC) interactive map revealed that no trees on or adjoining the site are subject to a Tree Preservation Order and the land does not fall within a designated Conservation Area. As such, statutory planning consent is not required to prior to undertaking any works.



P1 – Extract from FCC interactive map showing no protected trees on site

2.2 Protected Species

2.2.1 Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation (Natural Habitats, &c) (Amendment) Regulations 2007.

2.3 Wildlife Habitats

2.3.1 Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September.

3.0 THE SITE

3.1 The site is located to the north of Factory Road and contains an industrial unit to the SW; the remaining area is hard standing from a former unit that has long since been removed. There are no trees of any significant value. Factory Road is located within a principal employment area, within which employment uses, including B1, B2 and B8 are allocated.

P2 – Site location

P3 – Site viewed from Factory Road to south

P4 – T4 & G1, insignificant trees removed for development

P5 – T1-T3 retained on site frontage

4.0 DEVELOPMENT PROPOSAL

4.1 New warehouse with associated vehicular access and parking.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 During the development process for retention trees, there may be three and even four constraints to consider: Construction Exclusion Zone (CEZ's):

- CEZ 1: Root Protection Area (see 5.2)
- CEZ 2: Tree Crown Protection (see 5.3)
- CEZ 3: Tree Dominance (see 5.4)
- CEZ 4: New Tree Planting Zone (see 5.5)

CEZ's are explained below:

5.2 CEZ 1: ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, calculated in m², should be protected before and during any demolition/construction works. This ensures the effective retention of trees by safeguarding a reliable quantum of functioning tree roots. The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve or by the (mean stem diameter²) x number of stems for multi-stemmed trees.

5.2.2 During the AIA 2, the derived radial measure is converted by the arboriculturalist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s), particularly in relation to factors affecting their likely rooting disposition. The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

5.2.3 The means of protecting the RPA will include the installation of tree protective fencing prior to the start of any demolition or construction work on site. The prohibition of various activities within the RPA must be adhered to (e.g. mechanical excavation, soil stripping, fire lighting, material storage, lowering levels and creating excessive sealed surfacing) and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 All proposed works are well clear of tree canopies such that access facilitation pruning is not required.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 N/A due to nature of application being industrial use. Trees are also set well back from the proposed warehouse.

5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 New tree and hedgerow planting is proposed on a 3:1 basis to replace any lost to development.

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at ***Appendix 1***
4. For clarity, the grading system is summarised from ***Table 2*** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:

- the root protection area (RPA)
- tree protection
- new planting design; and
- foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments and the client is advised to seek specialist advice in this respect.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.

7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.

7.1.3 Root patterns are affected by topography and characteristics of the soil or substrate. Where trees are located within proximity to existing hard standing or underground physical barriers, they are unlikely to have an even distribution of lateral roots due to restrictions in root growth created by compacted sub-grades beneath. The RPA of trees have been plotted unmodified as there were no significant underground barriers present to prevent good radial root spread.

7.2 Underground Services

7.2.1 No new service runs within the RPA of retained trees.

8.0 DEVELOPMENT IMPACT TO TREES

8.1 Tree Solutions carried out a stage one preliminary tree survey and provided the project architect with a report in which all existing trees and their respective Root Protection Areas (RPA) were identified and plotted on a tree constraints and impact assessment plan. We are satisfied that the most visually prominent trees on site have been retained and are unaffected by the works. Long-term retention value of trees to be removed is considered disproportionate to the employment value this development provides on the allocated site. As such, the planning application is in accordance with Planning Policy Wales Framework (2024), Flintshire Council Planning Policies and recommendations contained with BS5837: 2012.

8.2 In order to accommodate the proposed development it will be necessary to tree number 4 & G1. The impact of this will be negligeable given the retention of tree numbers 1-3 and the proposed new landscape works on the frontage that will radically enhance the visual appearance of the site from Factory Lane. The trees are not significant features and offer only transient landscape value that can clearly be replaced by the new planting. As such, their long-term retention should not be considered important at the expense of providing employment use to this allocated industrial site.

9.0 PROPOSED REVISIONS TO THE SCHEME

9.1 We advise that all proposed revisions having implications for trees should be referred to us for review.

10.0 CONCLUSIONS

10.1 BS 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice and undertaking a phase 1 preliminary tree survey to inform the layout and design of the proposed development
- Respecting the constraints posed to development of the site by high or moderate quality trees
- Best quality trees incorporated within the design to ensure amenity and landscape value thy afford the area is maintained
- Taking the above into consideration, we can see no viable Arboricultural grounds for refusal.

11.0 LIMITING CONDITIONS

- Unless stated otherwise:
- Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection.
- Report valid for a period of 2 years from date of survey
- The inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.
- This report has been prepared for the sole use and benefit of the client. Any liability of Tree Solutions shall not be extended to any third party.
- No part of this report can be reproduced without the authorisation of *Tree Solutions Ltd*.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

SITE:	11, FACTORY ROAD, SANDYCROFT, FLITSHIRE
CLIENT:	CHESTER WOOL COMPANY
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A HENDERSON
ASSESSMENT DATES:	28/01/2025
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	25/AIA/FLINTS/93

TREE NO. T - Tree G - Group H- Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m) N	S	E	W	STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m^2)
T1	Birch	M	15 1.5S	5.5	3	3	3.5	440	G	• Entirety Ivy clad impeding inspection • Appears in good health and vitality • E.R.C. 20	• No works	B2	5.3 88m²
T2	Birch	M	15 1.5N	5	3	3	4	390	G	• As T1	• No works	B2	4.7 69m²
T3	Alder	EM	12 2N	1.5	2	1	1.5	250	G	• Damage to base of stem to east • Root damage during recent ground works • E.R.C. 10	• No works	C3	3 28m²
T4	Birch	M	10 0	5	4	3	5	350	G	• Poor crown form • Located within linear space between building and fence • Not visually prominent • E.R.C. 10	• Remove for development	B2	4.2 55m²
G1	Alder Hawthorn	EM	5	1.5	1.5	1.5	1.5	≤190	G	• Unmanaged scrub of no value	• Remove	C3	2.3 16m²

HEADINGS & ABBREVIATIONS

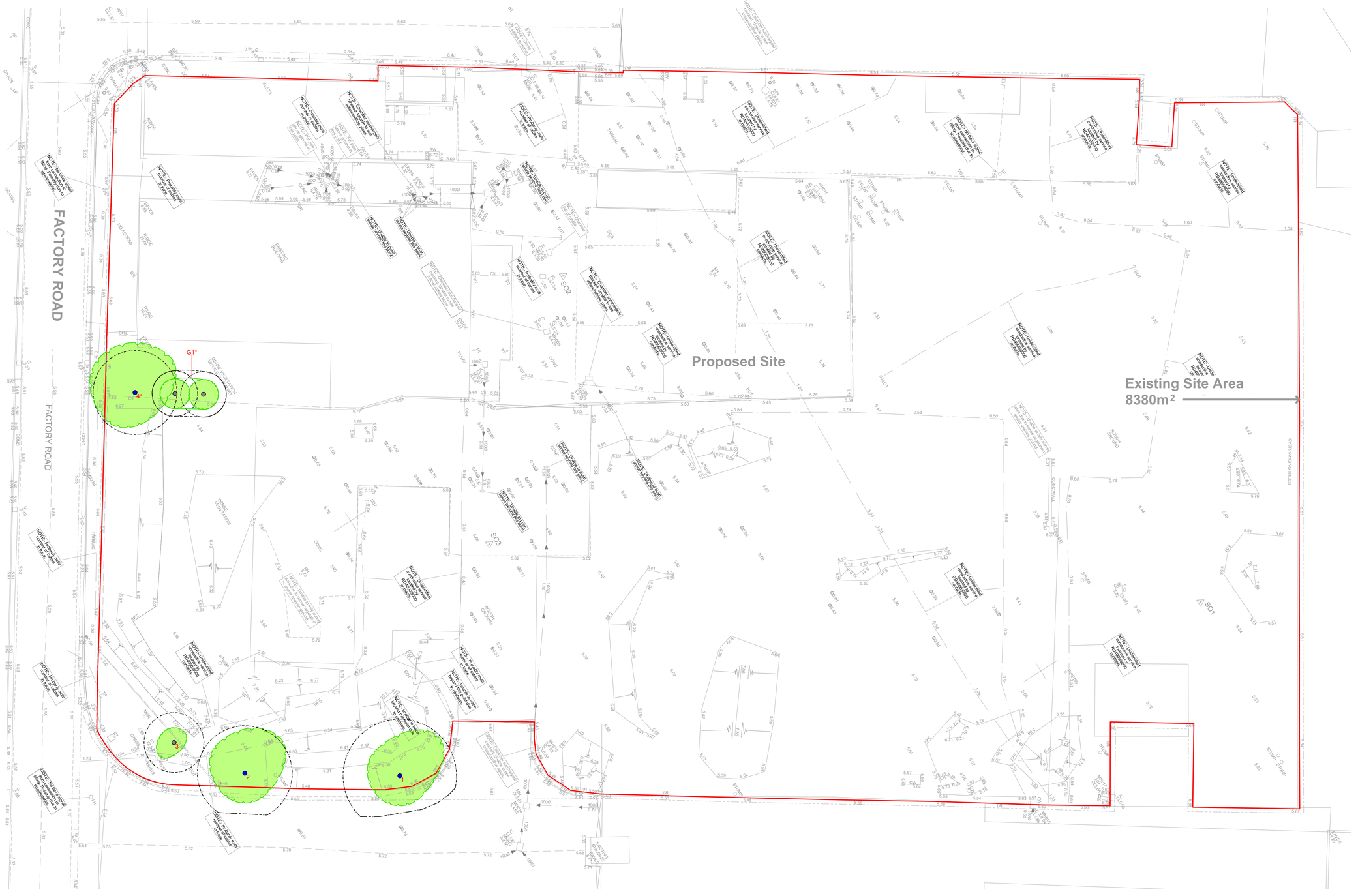
TREE NO.	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE & DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
BS 5837CATEGORY & SUB-CATEGORY GRADING:	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
BS 5837 RADIUS & BS 5837 RPA:	PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M^2) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

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

Appendix Two

Preliminary Tree Constraints Plan



Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

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

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Chester Wool Company	
Project: 11 Factory Road, Sandycroft	
Title: Preliminary Tree Constraints Plan	
Scale: 1:200 @ A1	Date: February 2025
Drawn By: NB	Revision: ----
Job Ref: 25/AIA/FLINTS/93	Drawing No: 01

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

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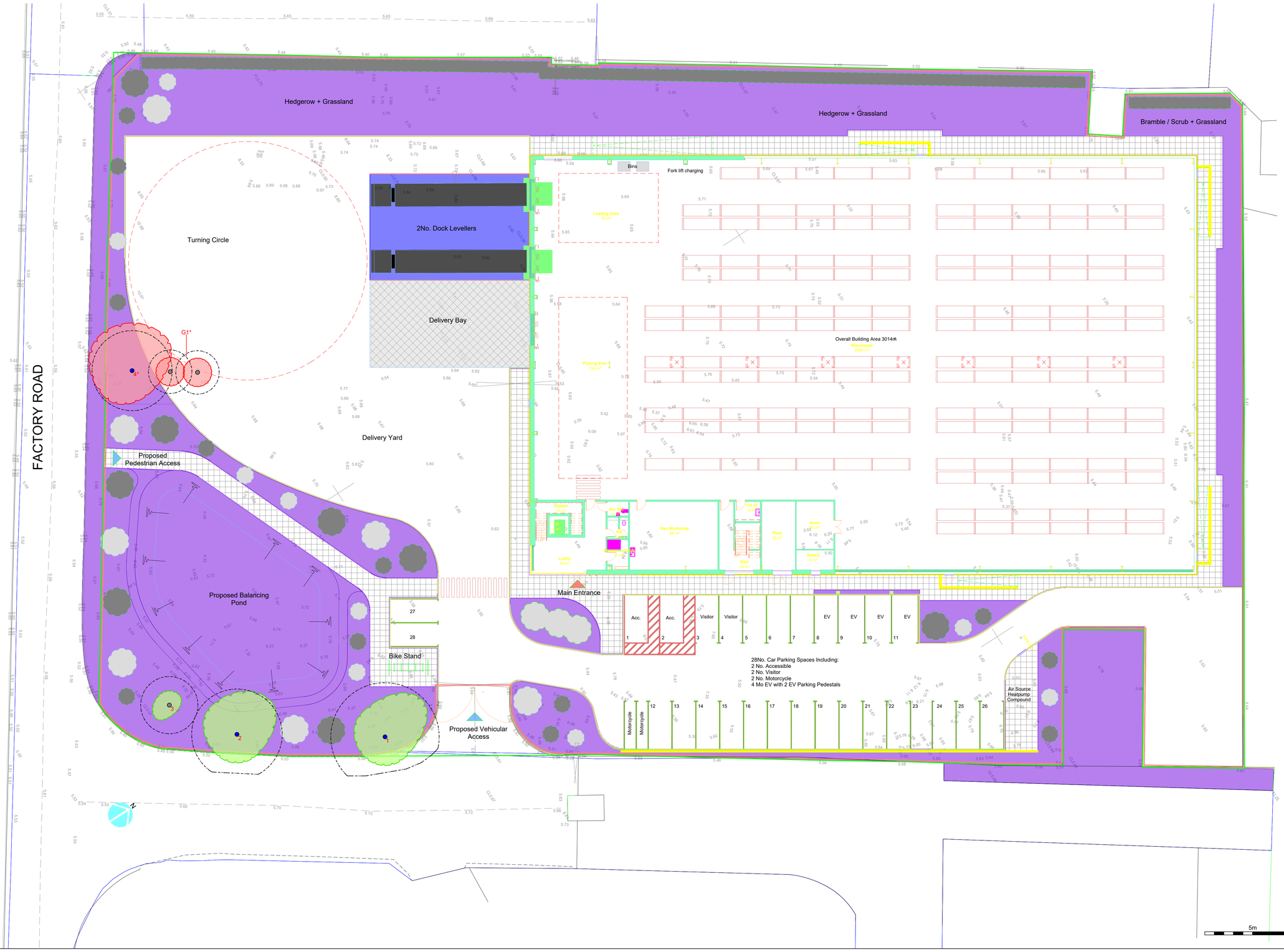
Appendix Three

Impact Assessment Plan



Legend

Root Protection Area
Modified to Account for
Site Features

Category
Crown Spread
Root Protection Area
Tree Number

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

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Chester Wool Company	
Project: 11 Factory Road, Sandycroft	
Title: Arboricultural Impact Assessment	
Scale: 1:200 @ A1	Date: February 2025
Drawn By: NB	Revision: A
Job Ref: 25/AIA/FLINTS/93	Drawing No: 02

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

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