

## **Arboricultural Impact Assessment**

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Land at  
Theatr Clwyd  
Mold  
Flintshire

**Ref:**  
AIA/TCM/02/26

**Date:**  
26<sup>th</sup> February 2026

**Commissioned by:**  
Mr M. Palfreyman

**Prepared by**  
S. Shields

## Arboricultural Impact Assessment

Land at  
Theatr Clwyd  
Mold  
Flintshire

*This Arboricultural Impact Assessment has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.*

Planning permission is being sought for the construction of a new archives storage building for Denbighshire and Flintshire County Council on land to the east of Theatr Clwyd, Mold

All trees on and immediately adjacent to the site have been surveyed and assessed in accordance with the recommendations of BS5837: 2012. The survey assessed twelve individual trees and one group of trees, 8 category B (moderate value) and 5 category C (low value).

The proposed development will require the removal of seven Category B trees, and four Category C specimens and a small Category C group, which represents a localised arboricultural impact. While the Category B trees contribute positively to site amenity, they are not of high or strategic landscape importance and do not form part of a wider structural landscape feature.

Subject to the implementation of a structured and well-specified replacement planting scheme, the proposals can secure no net long-term loss of canopy cover and offer the opportunity to deliver a more coherent, diverse, and resilient tree resource within the site over time.

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### **Use of Artificial Intelligence**

*Artificial intelligence tools have been used to assist in the drafting and formatting of this report. The assessment, professional judgement, analysis and conclusions are those of the author alone and have been prepared in accordance with relevant planning policy and professional standards. The author retains full responsibility for the content and its use in the planning process.*

Date	Revision	
26 <sup>th</sup> February 2026		Issued for review

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## **Instruction**

- 1.1 Shields Arboricultural Consultancy received instructions from Mr M. Palfreyman on behalf of Denbighshire & Flintshire County Council to prepare a detailed Arboricultural Impact Assessment in respect of the above site. The client or their agents may copy and distribute this report as required for the purpose of applying for planning permission discharge of conditions or for or preparing any documents or plans for this or future applications at this site.
- 1.2 Planning permission is being sought for the construction of a new archives storage building for Denbighshire and Flintshire County Council on land to the east of Theatr Clwyd, Mold. A site layout plan ref: 1140 P1 has been provided and is considered in this report.

## **Scope & Limitations**

- 2.1 The purpose of the report is to assess the environmental and amenity values of all trees on or adjacent to the area affected by the proposed development and is based on a site assessment undertaken 6<sup>th</sup> February 2026 by S. Shields, principal consultant Shields Arboricultural Consultancy. The report will assess the long-term contribution that the trees can make to the area and the arboricultural implications of retaining them and seek to find a satisfactory juxtaposition between the trees and the new development. The report will assess the potential impact that may arise as a result of the proposed construction works and make recommendations for protecting trees, hedges and shrubs where appropriate.
- 2.2 The report is prepared in accordance with the recommendations of the British Standard Document BS 5837: 2012 'Trees in Relation to Construction'.
- 2.3 This report is not an ecological assessment and does not identify habitats or constitute a protected species survey.

## **Statutory Controls & Obligations**

- 3.1 Forestry Act; the felling of trees is controlled by the Forestry Act, which requires that a felling licence is obtained prior to cutting down any trees. The Forestry Act does not apply to the felling of trees growing within an orchard, private garden, churchyard or public open space. Natural Resources Wales has the responsibility for enforcing the Forestry Act.
- 3.2 Tree Preservation Orders & Conservation Areas; Local Authorities have specific powers under the Town & Country Planning Act 1990 as amended, to protect trees through the use of Tree Preservation Orders. Where trees are protected under such orders it is a criminal offence (subject to any exemptions for which provision may be made by the act or order) to undertake, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. Similar controls apply to all trees growing within a designated Conservation Area.

- 3.3 Bats, wild birds and other protected species; The Wildlife & Countryside Act & the Conservation (Natural Habitats & C.) Regulations make it an offence to disturb or destroy bats and bat roosts and wild birds and their nests. Other species of plant and animal are also protected. These creatures often inhabit trees and sufficient care must be taken to ensure they are not affected during forestry and arboricultural works.

### **Site description**

- 4.1 The application site comprises an area of land extending to approximately 0.5 hectares located immediately southeast of the main Theatr building complex. The site is positioned on a raised plateau, at an elevation of 140 metres AOD, sitting above the adjoining road network to the south and east, with a distinct change in levels formed by sloping embankments adjacent to the site boundary. The development area itself is broadly level and even.
- 4.2 The land is currently open amenity grassland with scattered individual trees forming small groups, toward the southern and eastern extents. The principal-built form of the theatre complex lies to the west, while areas of parking and access infrastructure are located to the south and southeast. Beyond the western, eastern and northern boundaries, the wider landscape comprises open fields and peripheral tree belts, providing a semi-rural context.
- 4.3 In arboricultural terms, tree cover within the site is limited to the southeast corner, with the more substantial tree groups located off-site to the north and east.

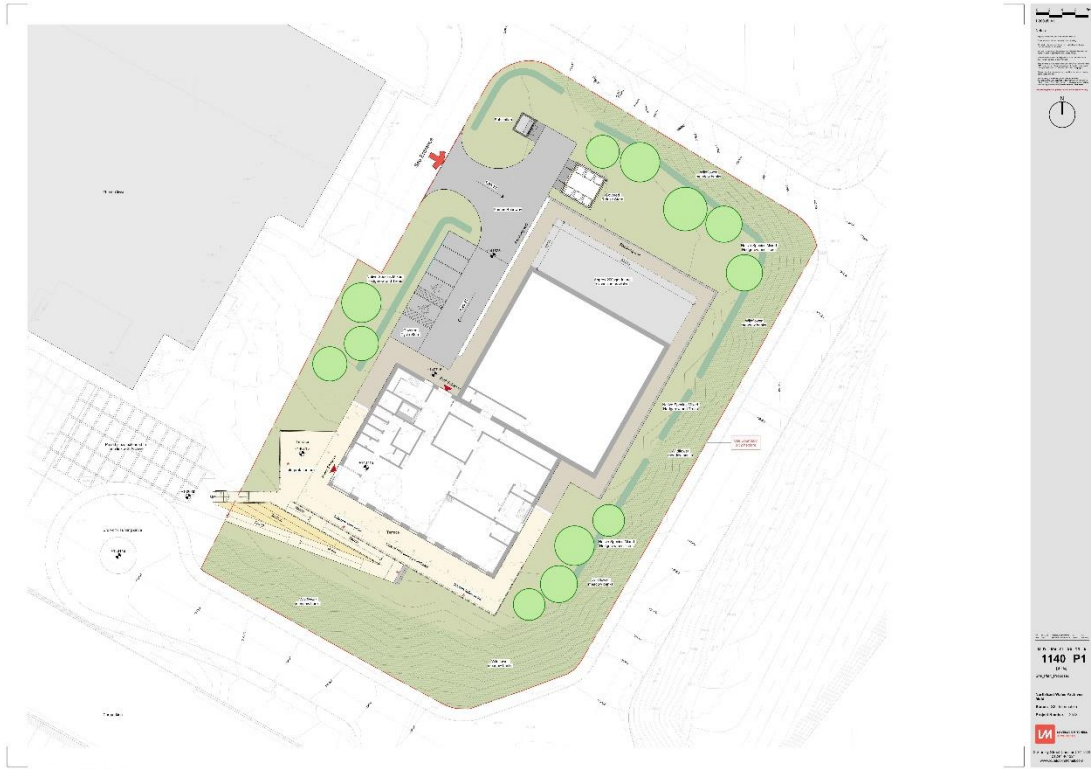


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- 4.4 Soils appear relatively free draining and Geological maps indicate deposits of sand and gravel over sandstone bedrock.

## **Development Proposal**

- 5.1 Planning permission is being sought for the construction of a new archives storage building for Denbighshire and Flintshire County Council.



## **Tree Survey Methodology**

- 6.1 All trees within and adjacent to the site have been assessed where they are within 15 m of any area that may be disturbed as a result of the proposed development and have a stem diameter over 75mm at 1.5 metres. Measurements have been taken in accordance with the procedures and protocols set out in BS 5837: 2012 and the Forest Mensuration Handbook. Height measurements are approximate unless otherwise stated. Trees have been assessed as individuals, groups or woodlands as appropriate. Where access to trees has been restricted, either as a result of their situation on private land or where vegetation or ground conditions are unfavourable, an estimation of trunk diameter has been made. This entails using a set of callipers to approximate the measurement. Estimates are rounded up to provide a margin. This technique has only been used where there is a sufficient buffer between the RPAs and any area disturbed by development. Where trees are in woodlands or groups only the outside edge trees are assessed unless there are larger trees with RPAs or crowns that would overlap the edge trees.

6.2 BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

**Category A:** Trees of high quality with an estimated life expectancy of at least 40 years.

1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.

2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.

3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

**Category B:** Trees of moderate quality with an estimated lifespan of at least 20 years.

1 Trees that might be included in a higher category but are downgraded because of impaired condition.

2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.

3 Trees with clearly identifiable conservation or other cultural benefits.

**Category C:** Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

2 Trees present in groups of woodlands, but without this conferring on them significantly greater collective landscape value; and/or tree offering low or only temporary/transient landscape benefits.

3 Trees with no material conservation or other cultural value.

**Category U:** Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.

The most significant or valuable trees are placed in the categories, A & B. Site design should make provision to retain trees in these categories and most Local Planning Authorities will insist upon this (or in exceptional circumstances will require that significant compensation planting is incorporated into the design), whilst trees that should not be a constraint to development are recorded with a C category. Trees categorised as U are in a poor condition and should be removed prior to the commencement of work.

*NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

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- 6.3 Where trees are to be retained, it is necessary to ensure that they are suitably protected to avoid damage during the construction phase of the development. It is also important to consider any long term implications, such as issues with shading or leaf litter that may arise as a result of tree retention.
- 6.4 To ensure that trees are not adversely affected by the construction works it is necessary to:
- a. The avoidance of physical damage to the aerial parts of the trees (i.e. Impact and other damage to trunk and branches)
  - b. The avoidance of damage to retained trees as a result of the severance or other physical damage to their roots
  - c. Preserve of the character of the soil, through the avoidance of any activity that would cause it to become compacted or otherwise disturbed or disrupted, and to avoid contamination by potentially harmful substances
  - d. To ensure free gaseous exchange is permitted between the upper layers of soil and the atmosphere
  - e. To ensure adequate (but not excessive) water supply to the soil and hence to tree roots

This would normally be achieved by establishing an area, known as a construction exclusion zone (CEZ) around each tree. The CEZ is derived from the root protection area (RPA) and the crown spread of the tree. The RPA represents the area occupied by the tree's root system and is calculated for each tree based on its stem diameter and the ground conditions present taking account of and any impediment to rooting. The RPA should represent the most probable position of the tree's root system.

The CEZ must be considered sacrosanct and be maintained completely undisturbed. No construction should take place within this area and it should not be used for storage of materials or fuels. Access for vehicles machinery or personnel is prohibited and to ensure that it is not damaged by construction activity it must be suitably protected during the construction phase, using robust fencing or alternative ground protection methods, to prevent disturbance and damage occurring.

- 6.5 A rise or reduction in soil level can have major implications on the longevity and health of the trees. Minor changes (up to 100mm) can be tolerated in some cases, but is heavily dependent on tree species, condition and growing environment. Existing ground levels within RPAs should be respected as far as is reasonably practicable. The advice of the project arboriculturalist should be sought if level changes are required.
- 6.6 In addition to the implications that a new development may have for existing trees it is also important to assess any long-term issues or concerns that may arise as a result of retaining trees close to a new

dwelling or structure. This can include problems associated with leaf litter and other debris that may fall from trees, the potential that a tree has to cause damage to a structure in the future, any on-going maintenance requirements that may arise and the level of shade that the tree may cast, it is particularly important to consider the effects of shading where trees are to the south of houses and gardens. Trees can also cause feelings of apprehension to the occupiers of nearby buildings and can have an over-bearing impact on a property if adequate space is not provided.

- 6.7 Buffer zones and structural stand-offs are advised for continuous canopy tree groups and woodlands along with trees and woodlands of high value. These zones are influenced by numerous factors beyond the provision of sufficient space for future growth. Depending on the development objectives these can include the provision of a safe falling distance for edge trees, prevention of overshadowing, provision of an ecological buffer zone, prevention of fragmentation of group/woodland compartments, and prevention of direct tree root or habitat damage. The following text is taken from the Standing Advice produced by the Forestry Commission and Natural England as included in the National Planning Policy Guidance:

*'A buffer zone's purpose is to protect ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development'*

#### *Ancient woodland buffer*

*'For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic'*

#### *Ancient and veteran tree buffer*

*'A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter'*

- 6.8 The report assesses all trees with regard to their size, position and natural characteristics, and taking into account of their future growth makes provides recommendations as to their long-term suitability for retention.

### **Arboricultural Assessment**

- 7.1 Full details of the tree surveyed are provided in appendix A. and their relative positions, crown spreads, root protection areas are indicated on the attached plans.
- 7.2 No checks have been undertaken to establish the status of the trees with regards to Tree Preservation Orders or Conservation Areas, however all the trees may be subject to the Forestry Act (see section

3.1) and some hedges subject to the Hedgerow regulations (see section 3.3). No trees or hedges should be felled, lopped, topped or in otherwise removed or damaged without prior permission from the relevant authority.

- 7.3 The survey recorded twelve individual trees and one group of recently planted trees, which are categorised as follows:

Category	Quantity
<b>Category A:</b> Trees of high quality with an estimated life expectancy of at least 40 years.	0
<b>Category B:</b> Trees of moderate quality with an estimated lifespan of at least 20 years.	8
<b>Category C:</b> Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.	5
<b>Category U:</b> Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons. NB. Category U trees can have an existing or potential conservation value which it might be desirable to preserve.	0

#### *Arboricultural merits and the significance of the trees in the landscape*

- 7.4 The site occupies a relatively small, elevated parcel of land within a predominantly rural landscape characterised by pastoral fields, hedgerow boundaries, watercourses, and dispersed woodland blocks. Tree cover within the wider landscape is typically linear and peripheral in nature, associated with field boundaries, riparian corridors, small copses and settlement edges, rather than forming extensive continuous canopy.
- 7.5 Within this context, the trees on the application site comprise a limited number of individual specimens forming small groups set within managed grassland adjacent to the Theatr complex and associated infrastructure. They do not form part of a continuous woodland block nor a key landscape-scale tree belt. Instead, they represent localised amenity planting associated with the built form.
- 7.6 In wider landscape terms, the trees make a modest contribution to immediate visual containment of the developed plateau and soften the interface between the built complex and the surrounding countryside. However, they are not prominent features in long-distance views, nor do they constitute a defining structural component of the wider landscape pattern, which is principally shaped by hedgerow networks, riparian vegetation along watercourses, and larger off-site woodland belts.
- 7.7 Accordingly, the arboricultural significance of the site trees is primarily local in scale, contributing to the setting of the theatre complex and to short-range visual amenity, rather than forming part of a landscape feature of district or strategic importance.

- 7.8 A search of the ancient tree inventory <https://ati.woodlandtrust.org.uk/> and the Lle database [Lle - Ancient Woodland Inventory 2021 \(gov.wales\)](http://lle.gov.wales) indicate that there are no veteran trees or ASNW on the site but there is a area of ASNW to the south east of the site and there are notable and veteran on land to the south east. These will not be impacted by the development.

### *Pests and Diseases*

- 7.9 Tree pests and diseases are part of a balanced ecosystem and dead, dying and diseased wood is a natural process providing an important contribution to habitat biodiversity. However, in recent years there have been an increasing number of new and serious pests and diseases affecting tree populations across the UK and regular monitoring is essential to check for their presence. Chalara dieback of Ash, Acute/Chronic Oak Decline, Horse Chestnut Bleeding Canker and Phytophthora, are now widely established. These diseases can kill or weaken trees quite rapidly and it will be important to carefully monitor them in order to inform management decisions over the coming years..

### *Policy Considerations*

- 7.10 Section 6.4.24 – 6.4.26 of Planning Policy Wales states that:

*‘Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade and shelter, a sustainable energy source and building materials. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.’*

*‘Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard, where appropriate, to local authority tree strategies or SPG. Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.’*

*‘Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection should prevent*

*potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory.'*

*'The protection and planting of trees and hedgerows should be delivered, where appropriate, through locally specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs). They should also be incorporated into Green Infrastructure Assessments and plans.'*

- 7.11 Policy EN7: Development Affecting Trees, Woodlands and Hedgerows of the Flintshire Local Development Plan 2015 – 2030 adopted 2023 [FINAL LDP Written Statement English](#) states that:

*Development proposals that will result in significant loss of, or harm to, trees, woodlands or hedgerows of biodiversity, historic, and amenity value will not be permitted. Where the impact of development affecting trees, woodlands or hedgerows is considered acceptable, development will only be permitted where:*

- a. the development maximises their retention through sensitive design measures; and*
- b. where the removal of trees is considered necessary, suitable replacements shall be provided elsewhere within the site; and*
- c. it results in a net benefit in biodiversity*

- 7.12 Flintshire County Council has adopted an Urban Tree & Woodland Plan [Urban Tree and Woodland Plan](#) that seeks to increase urban canopy cover to 18% by 2033.

### *Design Considerations*

- 7.12 The site design should, where possible, seek to incorporate all significant trees and features, into the layout and provide space for the planting of new trees where required to mitigate the effects of the development. In this case all existing trees should be retained.
- 7.13 The starting point of Site Layout Design should be to avoid the RPA of retained trees and provide suitable clearance from above ground constraints [tree canopies]. Where possible building lines should be at least 2m outside the RPA to provide working space for construction. However, protection measures can be taken if such clearance is not achievable.
- 7.14 Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures such as foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.
- 7.15 Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems and bridging systems that

enable hard surfaces to be built above existing soil levels are acceptable methods subject to site-specific soil conditions.

- 7.16 Service runs should be routed outside RPAs of trees, where this cannot be achieved, a specialist method of installation can be used, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.
- 7.17 Where tree loss is unavoidable, replacement planting can ensure the continuity of tree cover where tree removal is unavoidable or desirable. Off-site provision may be considered in some circumstances, but this will require negotiation with the local planning authority.
- 7.18 In addition to the ensuring that the trees are not damaged by the construction process, consideration should also be given to the future implications associated with the retention of the trees in the terms of their influence on the new site use.

#### *Arboricultural Impact*

Impact	Category A	Category B	Category C	Category U
<b>Tree Removal</b>		T1, 5, 6, 7, 8, 10 & 11	T2, 3, 4, 9 & S13	
<b>Facilitative Pruning Required</b>				
<b>RPA Encroachment</b>				
<b>Potential Shading</b>				
<b>Proximity Issues</b>				

- 7.19 The proposed development necessitates the removal of seven Category B trees, four Category C trees, and a small Category C group of recent planting. While the Category B trees are of moderate quality and provide localised amenity value, they are not irreplaceable features within the wider landscape structure and do not form part of a protected woodland, historic landscape feature, or strategic green infrastructure corridor.
- 7.20 The site occupies a contained plateau directly associated with the existing built form of the Theatr complex. The trees in question are primarily ornamental or incidental amenity planting related to the developed setting rather than components of the wider agricultural hedgerow network or riparian corridors that define the surrounding landscape pattern.
- 7.21 Retention has been carefully considered in accordance with the design principles set out in BS 5837:2012 (Section 5 – Tree Constraints and Design Process). However:
- The extent and layout of the proposed development, including necessary circulation, servicing, and level relationships, result in unavoidable incursions into Root Protection Areas (RPAs).

- The elevated plateau setting limits alternative siting options without creating disproportionate engineering interventions.
- Partial retention would lead to long-term arboricultural pressure through shading conflicts, proximity to structures, and future management demands, contrary to the objective of achieving sustainable integration. Accordingly, removal is considered justified in arboricultural and planning terms, subject to appropriate mitigation.

### *Mitigation Strategy*

7.22 Mitigation will accord with BS 5837:2012 and follow the mitigation hierarchy of avoid–minimise–compensate.

### *Replacement Tree Planting*

- A comprehensive replacement planting scheme will be implemented on-site and can be secured by way of a planning condition.
  - New trees will be of appropriate nursery stock (10–12cm girth heavy standard).
  - Species selection will prioritise native and climate-resilient taxa suited to local soil and exposure conditions.
  - Planting will be structured to reinforce site boundaries and enhance visual containment of development.
- 7.23 Replacement planting will aim not only to provide numerical compensation but to deliver improved spatial structure and long-term canopy cover compared to the existing scattered arrangement.

### *Structural Landscape Enhancement*

7.24 The scheme will:

- Strengthen the plateau edges through structured planting belts.
- Improve integration between built form and surrounding countryside.
- Enhance biodiversity through species diversification and understorey planting where appropriate.

This will result in a more coherent landscape framework than currently exists.

### *Long-Term Management*

- A Landscape and Arboricultural Management Plan can be secured by way of a planning condition.
  - Maintenance will include establishment watering, formative pruning, weed control, and replacement of failures for a minimum 5-year period.
  - Longer-term objectives will ensure canopy succession and structural diversity.
- 7.25 While the removal of seven Category B and associated Category C trees represents a measurable arboricultural impact at a local scale, the trees are not of high or strategic landscape value. Subject to the

implementation of a structured and well-specified replacement planting scheme, the development can achieve no net long-term loss of canopy cover and has the potential to deliver an enhanced and more resilient tree resource within the site.

### **Arboricultural Operations**

**Permission to remove any tree must be obtained from the Local Planning Authority and must not be undertaken until a Full Planning Permission has been granted and all pre-commencement conditions have been discharged. In cases where trees are protected by Tree Preservation Orders or Conservation Areas additional consent may be required.**

- 8.1 The proposal do require tree work, subject to obtaining any required permissions it is recommended that the work should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000 000. All operators must hold relevant NPTC certificates. A site-specific risk assessment must be prepared and operators must work to a health and safety method statement. The use of Arboricultural Association Approved Contractors [www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons](http://www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons) is recommended.
- 8.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.
- 8.3 The contractor undertaking the work is required to ensure that an emergency spill kit, suitable for use with all fuels, oils and chemicals brought on to site is available during all operations.

### **Interim Arboricultural Method Statement**

- 9.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.
- 9.2 This document should be read in conjunction with the Tree Protection Plan which will be prepared following a finalised layout. The TPP indicates the construction exclusion zone (CEZ) that must be maintained around each retained tree. These areas must remain undisturbed during the construction process and must be protected using suitable fencing or ground protection as specified.
- 9.3 Copies of the TPP & the AMS must be available on site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.
- 9.4 All tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The LPA must be informed in writing once the tree protection measures are installed.

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- 9.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections (see 9.17).
- 9.6 All measurements are given in metric using standard abbreviations.

#### *Fencing and Ground Protection*

- 9.7 The TPP indicates the position all protective fences.
- 9.8 Protective fencing will comprise herras fencing or as agreed with the Local Planning Authority.
- 9.9 Where ground protection is to be used it will consist of a proprietary system such as Ground Guard protective plates which must extend over the entire area indicated on the TPP and be securely fastened in place. The type of guard used must be suitable for loads up to 40 tonnes or more.
- 9.10 The protective fencing and ground protection must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.
- 9.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

#### *General Precautions*

- 9.12 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the trunk of a tree that is to be retained or within any part of the CEZ. Spills kits, suitable for the type fluids, fuels and chemicals stored on site must be available on site and site operatives must have training in their use.
- 9.13 No fires will be lit within 20m of the trunk of any tree that is to be retained.
- 9.14 Storage and mixing areas, contactor parking and all site huts must be outside the CEZ.
- 9.15 Access to the work area is via the main site entrance and must not traverse the CEZ.
- 9.16 All service and drainage routes, below or above ground must avoid the CEZ. All services are to be installed in accordance with NJUG volume 4 Guidelines.
- 9.17 To ensure that all tree protection measures are properly installed and maintained the site shall be monitored by Shields Arboricultural Consultancy to the following schedule. Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit. All tree protection measures must remain in place until development work is completed and only removed after receiving written confirmation from the LPA.

#### *Schedule of Inspection*

1. TBA

9.18 Prior to the commencement on site of any work, a competent person is to be appointed to monitor the day to day activities on site. In the case of a tree being damaged or where an unexpected event arises it will be for this person to contact Shields Arboricultural Consultancy to seek advice on contingency measures.

**Conclusion**

- 10.1 The removal of seven Category B trees, together with associated Category C specimens and a small Category C group, represents a localised arboricultural impact. While the Category B trees contribute positively to site amenity, they are not of high or strategic landscape importance and do not form part of a wider structural landscape feature.
- 10.2 The layout has been informed by BS 5837:2012 principles, and removals are considered necessary to achieve a viable and sustainable form of development without placing undue pressure on retained trees.
- 10.3 Subject to the implementation of a structured and well-specified replacement planting scheme, the proposals can secure no net long-term loss of canopy cover and offer the opportunity to deliver a more coherent, diverse, and resilient tree resource within the site over time.

**S.J.A. Shields**

**Uni Cert For. & F.P. (Bangor)**

**P. Dip. Arb. (RFS), MSc. Arb. & Urban For. (UCLan)**

**M.Arbor.A, MICFor.**

**Chartered Forester**

**26<sup>th</sup> February 2026**

## Arboricultural Assessment

Ref. No.	Species	Top Height	Stem Dia mm	N	E	S	W	CC	Age	Rem Cont.	Cat.	RPA m <sup>2</sup>	Notes	AIA
T1	Betula pendula (Silver Birch)	14	310	3	4	3.8	2.6	2	M	20+	B2	43	<p><b>Condition:</b> Fair</p> <p><b>Notes:</b> Forms small group with T2. Located in soft landscape area with unrestricted rooting.</p>	Component of a group of two trees providing a visually notable group that contributes positively to the local landscape character and amenity, although not of exceptional individual quality. Will require removal as part of the proposed development.
T2	Betula pendula (Silver Birch)	14	200	3	3	3.1	3.1	2	M	10+	C2	18	<p><b>Condition:</b> Fair</p> <p><b>Notes:</b></p>	As T1
T3	Betula pendula (Silver Birch)	12	170	4	6	0.5	0	5	M	10+	C1	13	<p><b>Condition:</b> Fair</p> <p><b>Notes:</b></p>	Trees T3–T11 comprise a visually cohesive and aerodynamically unified group situated in a



															Mitigation for the loss of these trees will be secured through a comprehensive replacement planting scheme within the site, to ensure continuity of canopy cover and long-term landscape integration.
T4	Betula pendula (Silver Birch)	12	235	3	4	4	0	5	M	10+	C1	25	<b>Condition:</b> Fair	As T3	<b>Notes:</b>
T5	Betula pendula (Silver Birch)	16	420	6	5	3.3	3.5	5	M	20+	B2	80	<b>Condition:</b> Fair	As T3	<b>Notes:</b>
T6	Acer platanoides (Norway Maple)	15	395	0	3	6	5.1	2.5	M	20+	B2	71	<b>Condition:</b> Fair	As T3	<b>Notes:</b>
T7	Acer platanoides (Norway Maple)	15	330	4	5	4.3	2.5	2.5	M	20+	B2	49	<b>Condition:</b> Fair	As T3	<b>Notes:</b>
T8	Acer platanoides (Norway Maple)	15	610	6	7	7.5	5.1	2.5	M	20+	B2	168	<b>Condition:</b> Fair	As T3	<b>Notes:</b>

														<b>Notes:</b> Tear-out wound on main stem from loss of a primary limb has created a cavity and asymmetric crown	
T9	Acer pseudoplatanus (Sycamore)	15	320	3	3	4.4	2.6	2.5	M	20+	C2	46	<b>Condition:</b> Fair <b>Notes:</b> Dieback in upper crown.	As T3	
T10	Acer pseudoplatanus (Sycamore)	15	560	5	3	6	5.3	2.5	M	20+	B2	142	<b>Condition:</b> Good <b>Notes:</b>	As T3	
T11	Acer pseudoplatanus (Sycamore)	15	470	6	6	4.7	2.4	2.5	M	20+	B2	100	<b>Condition:</b> Good <b>Notes:</b>	As T3	
T12	Platanus X hispanica (London Plane)	15	450	2	3	4.2	3.8	2.5	M	20+	B2	92	<b>Condition:</b> Fair <b>Notes:</b> Tree has been heavily crown reduced and significant excavation	A tree of moderate quality that enhances the visual setting. The layout allows for retention with appropriate	

													has taken place around the tree although the RPA has mainly been preserved.	protection measures.
S13	Mixed	3	75	2	2	2	22		Y	10+	C2	5	<p><b>Condition:</b> Good</p> <p><b>Notes:</b> Recently planted trees and shrubs, could be moved on site.</p>	Small group of recently planted trees of limited importance at this time but with potential to become more significant. Can be retained and protected or relocated on the site.

Norway Maple 16

**Ultimate Heights of Main Species**

Birch 16

Sycamore 16

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## Notes

**BS 5837: 2012** provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

**Category A:** Trees of high quality with an estimated life expectancy of at least 40 years.

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

**Category B:** Trees of moderate quality with an estimated lifespan of at least 20 years

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

**Category C:** Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

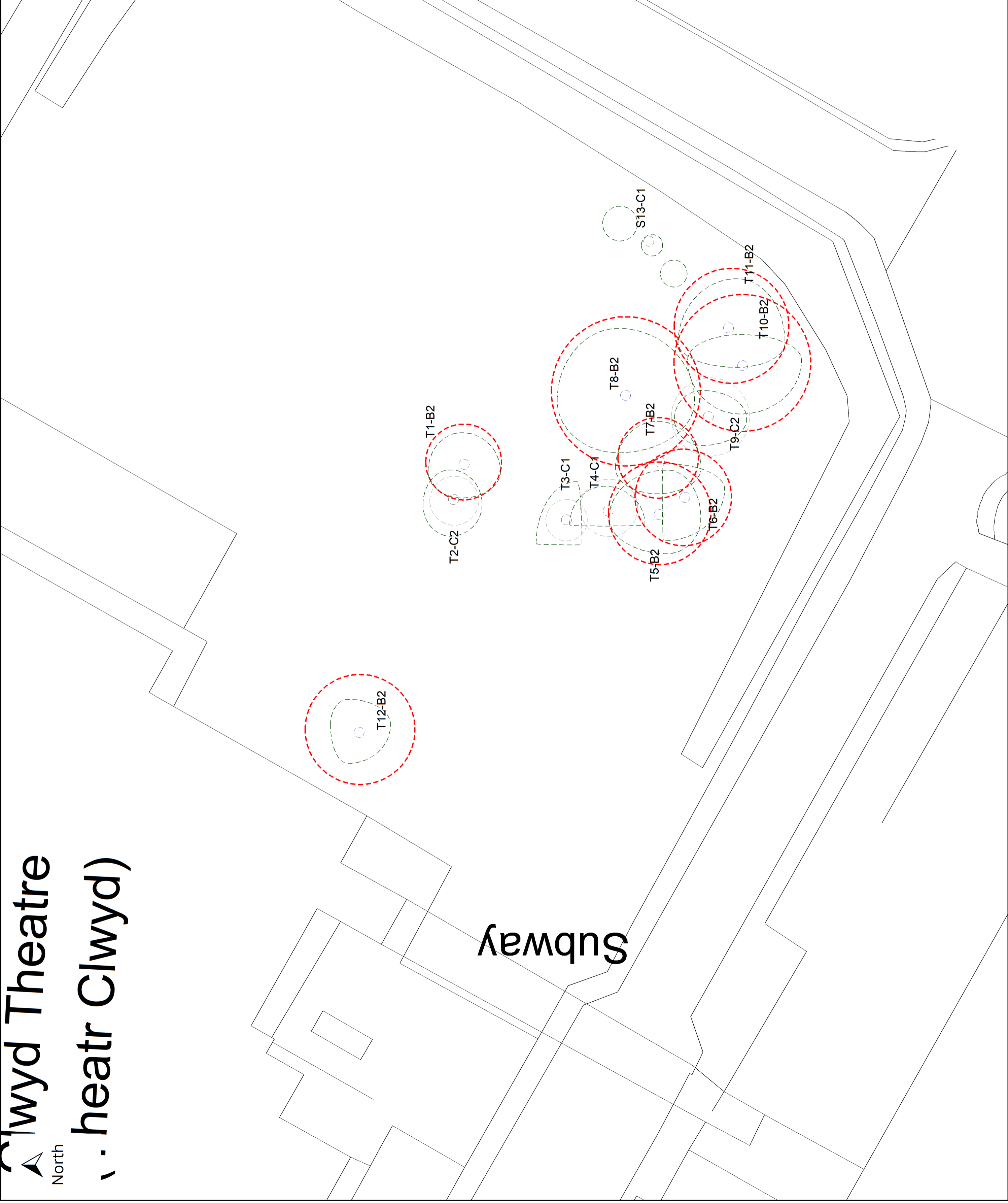
**Category U:** Trees in such a condition that they cannot realistically be retained as living in the context of the current land use for longer than 10 years. *NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

Bat potential has been assessed in accordance with the guidance provided in BS 8596:2015 and is at the level of a non-specialist scoping survey. This assessment is for preliminary advice and does not negate the requirement for a specialist ecological survey

## Key

<b>Tag No</b>	Identification number for tree	<b>Species</b>	Species of tree
<b>Top Height</b>	Estimated height of tree	<b>Stem Dia.</b>	Diameter of stem at 1.5 metres
<b>Stems</b>	Number of stems	<b>N, E, S, W</b>	Crown spread at compass points
<b>CC</b>	Crown Clearance	<b>FSB</b>	Direction of first significant branch
<b>Rem. Cont</b>	Remaining safe life expectancy in years	<b>RPA</b>	Root protection area in m <sup>2</sup>
<b>Cat.</b>	BS Category (see above)	<b>AIA</b>	Arboricultural Implication Assessment
<b>Age</b>	<p><b>Y -</b> Young Trees</p> <p><b>SM</b> Semi Mature</p> <p><b>EM</b> Early Mature</p> <p><b>M</b> Mature</p> <p><b>LM</b> Late Mature exceeds normal life expectancy for species</p> <p><b>VET</b> Veteran Tree</p>		
<b>Condition</b>	<p><b>Good</b> Relatively free from defects and / or major pests and diseases</p> <p><b>Fair</b> Some defects, which could be addressed through tree surgery or minor pests or early symptoms of diseases</p> <p><b>Poor</b> Substantial defects or terminal decline</p> <p><b>Dead</b> Dead</p>		

Subway



## Tree Constraints Plan

Land at  
Theatr Clwyd  
Mold

### Key

- Cat A Tree
- Cat B Tree
- Cat C Tree
- Cat U Tree



Canopy Trees & Groups



Canopy Cat U Trees



Hedgerow



RPA



RPA Cat C

Drawing No: TCM/TCP/02/26

Drawn By: S. Shields

Scale: 1:250 @ A2

Date: 24th February 2026

Revision:

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

**Drawing is colour coded and a monochrome copy should not be relied upon**

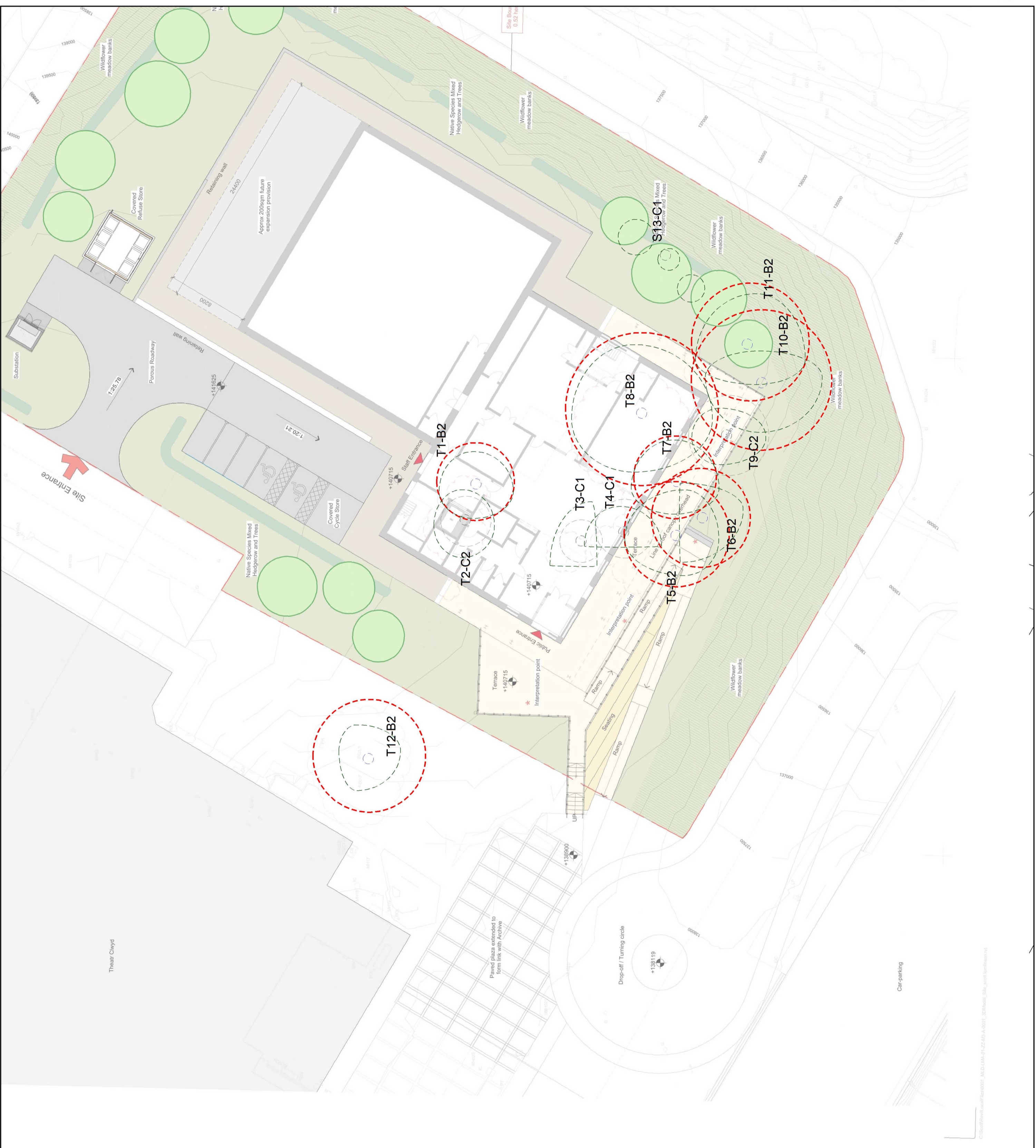
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Tree Constraints Plan  
Overlay  
Land at  
Theatr Clwyd  
Mold

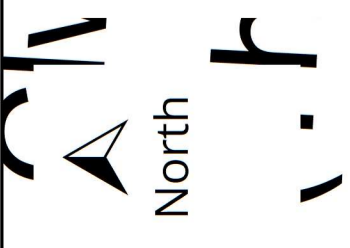
**Key**

- Cat A Tree
- Cat B Tree
- Cat C Tree
- Cat U Tree
- Canopy Trees & Groups
- Canopy Cat U Trees
- ~ Hedgerow
- RPA
- RPA Cat C



Drawing No: TCM/TCP/OL/02/26  
 Drawn By: S. Shields  
 Scale: 1:250 @ A2  
 Date: 26th February 2026  
 Revision:

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