Bucks Plant Care Ltd

Arboricultural Consultancy Service

Wylderne, Bridge Street, Great Kimble,
Buckinghamshire, HP17 9TW
Contact : 07952338564
Email-patrickprendergast@bucksplantcare.co.uk
www.bucksplantcare.co.uk

ARBORICULTURAL REPORT

For

51 Bury Street, Ruislip, HA4 7SX

A tree report for planning purposes to :
build a rear extension

30th May 2024

Ref BPC 21219

By

Patrick Prendergast

DHE, MArborA, MIHort, Tech Cert(ArborA)

Arboricultural ASSOCIATION Professional Member

Institute of Chartered Foresters

CAS

Chartered Institute of Horticulture

Contents **Page no**

1. Introduction 1

2. Site description.....7

3. Tree survey 9

4. Statutory controls 14

5. Soil assessment.....15

6. Arboricultural impact assessment 16

7. Arboricultural method statement 16

8 Conclusions 19

9 Recommendations 19

Appendices

Appendix 1	Tree schedule	20
Appendix 2	Arboricultural Impact Assessment	22
Appendix 3	Tree Protection plan	23
Appendix 4	Tree Protection barrier specification	24
Appendix 5	Author Qualifications	25

1. Introduction

1.1 Bucks Plant Care Ltd was instructed by Mr Alex Batchelor on the 10th April 2024 to carry out a survey of all trees on and bounding the site at 51 Bury Street, Ruislip, HA4 7SX in line with **BS5837- 2012 – Trees in relation to design, demolition and construction - Recommendations**. Then produce an arboricultural report with an impact assessment plan in line with the recommendations of BS5837 in relation to the proposal.

1.2 It is proposed to build an extension at the rear of the property.

1.3 The work will include the :

- survey from ground level, individually, or in groups, all on-site trees, identifying species, physiological condition and structural morphology, tree dimensions, preliminary management recommendations and BS: 5837 (2012) 'Retention Categories'. Estimate as far as possible off-site trees.

- Number all trees, either individually or in groups:

- Prepare a Tree Schedule.

- Work up an arboricultural impact assessment that will incorporate Root Protection Areas (RPA) for those trees worthy of retention.

- To produce a Tree Protection plan and method statement.

1.4 The process will take the form of three stages:

1.4.1 **Phase 1** The initial stage for trees within the development process is a survey of those trees that should be retained and those that may/should be removed. Retention trees are allocated Root Protection Areas (RPAs) that are then detailed on a Tree Constraints Plan (TCP). The RPAs provide for

sufficient rooting (soil) volume to ensure that trees are successfully retained during and after the completed development. It indicates a notional development footprint for any given site but moreover, it ***may affect the value of land*** earmarked for development. The AIA1 is ***only*** a baseline survey. It is not intended to represent, in isolation, the supporting information for an LPA* application: to obtain full planning permission.

1.4.2 **Phase 2** The next stage is for 'site layout master planners' to factor the tree constraints into draft layout proposals. This draft is then referred to the consulting Arborist for further implication assessment, to arrive at a 'best fit' scheme, which achieves site proposal viability whilst allowing for the retention of appropriate trees. Once it has been agreed, the consulting Arborist can then prepare a supporting report to accompany the planning application. This report should demonstrate that the trees have been properly considered such that the site layout is defensible in arboricultural terms, both at the application stage and also, if necessary, at Appeal.

1.4.3 **Phase 3** All the effort put into the pre-application phases to protect retention trees is likely to fail without effective site supervision. Arboricultural Implications Assessment (AIA3) covers the ***on-site project implementation***, including arranging (LPA) approved tree removal/ pruning, overseeing the installation of tree protection fencing, ground protection and any special engineering works through to periodic reporting on the retention of tree protection measures. Many if not all of the latter are usually specified as LPA Planning Conditions that need to be formally discharged. All personnel associated with the construction process must be familiar with the specified Tree Protection Plans (TPP) and Arboricultural Method Statements (AMS) that affect the site. The TPP and AMS should be retained on site at all times and they should be included in the site's Project Management Plan.

1.4.4 Phases 1–3 are in line with BS:5837 '*Trees in relation to design, demolition and construction - Recommendations*' (2012).

* Local Planning Authority

1.5 **Tree safety matters**

The BS:5837 tree survey is carried out in sufficient detail to gather data for and to inform the current project. Our appraisal of the structural integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The tree assessment is carried out from ground level – as is appropriate for this type of survey - without invasive investigation. The disclosure of hidden tree defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious visual defects that are significant in relation to the existing and proposed land use.

Lastly and to further clarify, this BS:5837 survey does not constitute a full *Visual Tree Assessment* (= TRAM* Level 2 - *Basis Assessment*) that would ordinarily be carried out for Tree Risk Assessment reporting. In effect, this BS:5837 survey equates to a TRAM Level 1 *Limited Visual Assessment*.

** "Tree Risk Assessment Manual" Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly (2013) International Society of Arboriculture*

1.6 The **British Standard 5837 '*Trees in relation to design, demolition, construction - Recommendations*' (2012)** provides "guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees…….with structures". The Standard recommends that trees with categories A-C (where A is the highest quality) are a material consideration in the development process. Such trees may then become a constraint for a planning proposal. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process (i.e. no more than 10 years). The tree categories are shown on plan by colour-coding:

- Category A (green colour-coded): Good examples of their species with an estimated life expectancy of at least 40 years.

- Category B (blue colour-coded): Not suitable for an 'A' category due to impaired condition or a tree lacking special 'A' qualities: with an estimated life expectancy of at least 20 years.

- Category C (grey colour-coded): Unremarkable trees of very limited merit or with a significant impaired condition not warranting an ‘A’ or ‘B’ category: with an estimated life expectancy of at least 10 years. See young trees below.

- Category U (red colour-coded): 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.

- Reasonably young trees below 150mm stem diameter would normally be given a C category (if they satisfy the retention quality criteria). However, as they are small they could be replaced/transplanted and as such they should not be regarded as a significant constraint on a development.

1.7 **Wildlife legislation**

The Wildlife and Countryside Act (1981) Chapter 69 forms the basis for the legal wildlife protection in Great Britain. Amongst other protected flora and fauna, nesting birds and all species of bat are afforded statutory protection. In brief, it is an offence to:

- Intentionally kill, injure or take a bat.
- Sell, hire, barter or exchange a bat, dead or alive.
- Be in possession or control of a bat or anything derived from them.
- Disturb a nesting bird.

It is recommended that the client and/or their agent review the Act - http://www.jncc.gov.uk/page-3614 - for further information and guidance.

1.8 **Wildlife habitats**

A cursory assessment of wildlife habitat values of trees and hedgerows on the site was carried out during the survey. No protected or exceptional habitats were identified and details were not recorded. However, 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. We have not been made aware of the presence

of roosting bats and have not identified any obvious signs of roost sites. However, this does not mean that roost sites are absent.

1.9 **Policies**

1.9.1 National Planning Policy Framework July 2021 12.
Achieving well-designed places 131. Trees make an important contribution to the character and quality of urban environments, can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and Page 41 of 55 Land South of Milton Road and East of Station Road, Harrow 1HA 2XH SHA 1372 London Borough of Harrow August 2021 tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users 15. Conserving and enhancing the natural environment 174. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; 180. When determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;

1.9.2 London Plan 2021

Policy G7 Trees and woodlands

A London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site[139]

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained.[140] If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

139 Forestry Commission/Natural England (2018): Ancient woodland and veteran trees; protecting them from development, https://www.gov.uk/guidance/planning-applications-affecting-trees-and-woodland

140 Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012

1.9.3 Hillingdon Council Development management Policies

Policy DMHB22: Alteration and Extensions to Residential Dwellings

Planning applications relating to alterations and extensions of dwellings will be required to ensure that there is:

i) no adverse cumulative impact of the proposal on the character, appearance or quality of the area;

ii) no adverse effect on the character of the existing street;

iii) A satisfactory relationship to any adjacent dwellings must be achieved;

iv) Provision of subservient extensions will be required, to allow an appreciation of the original built form and surroundings;

v) No loss of outlook;

vi) The retention of an adequate amount of garden space;

vii) The retention of adequate off-street parking; and

viii) The retention of trees, hedges and other landscaping features.

A) Rear Extensions

i) Single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

ii) Single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

iii) Flat roofed single storey extensions, including those with a crown roof, should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metre in height measured from ground level;

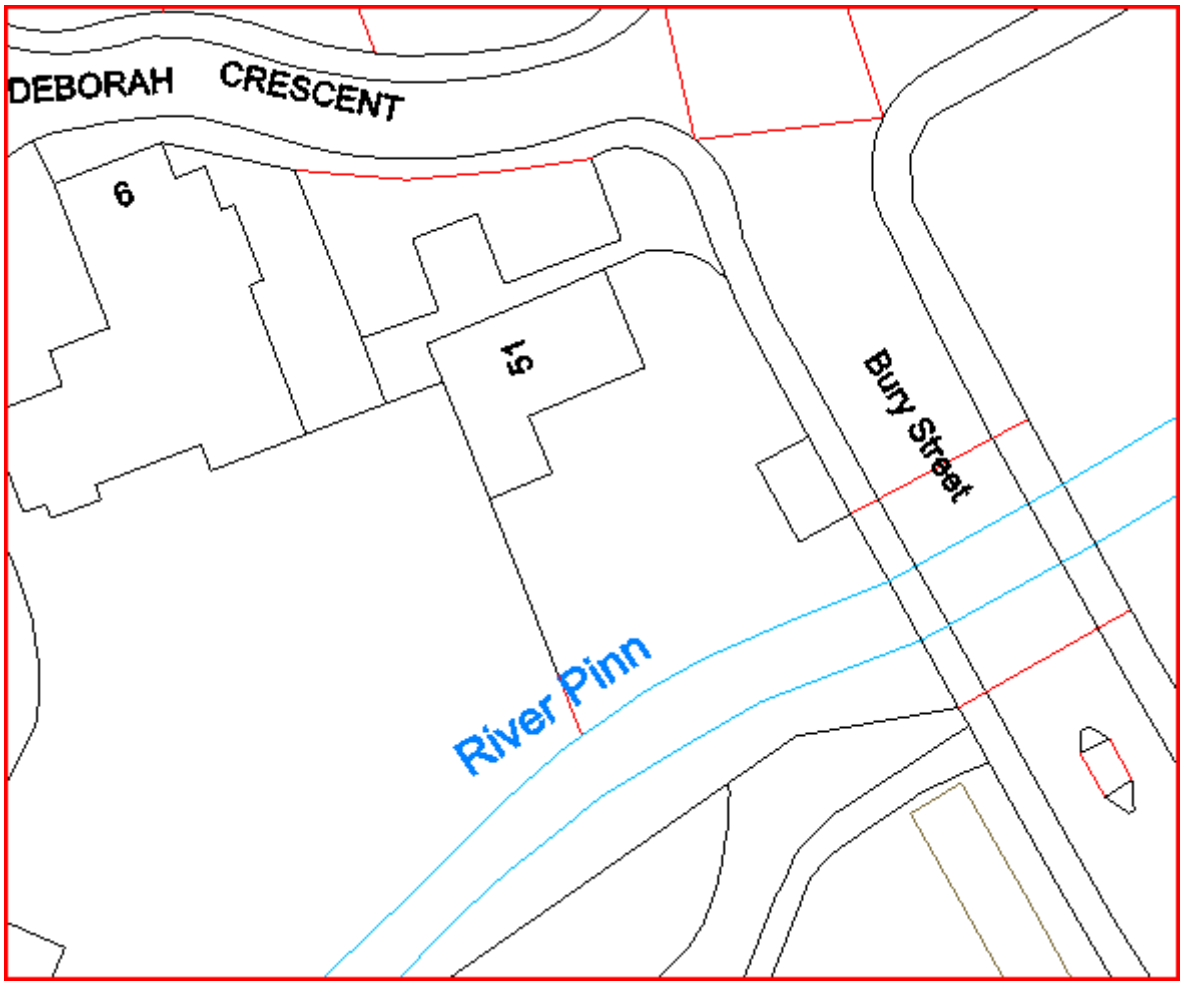
iv) Balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

v) Two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an

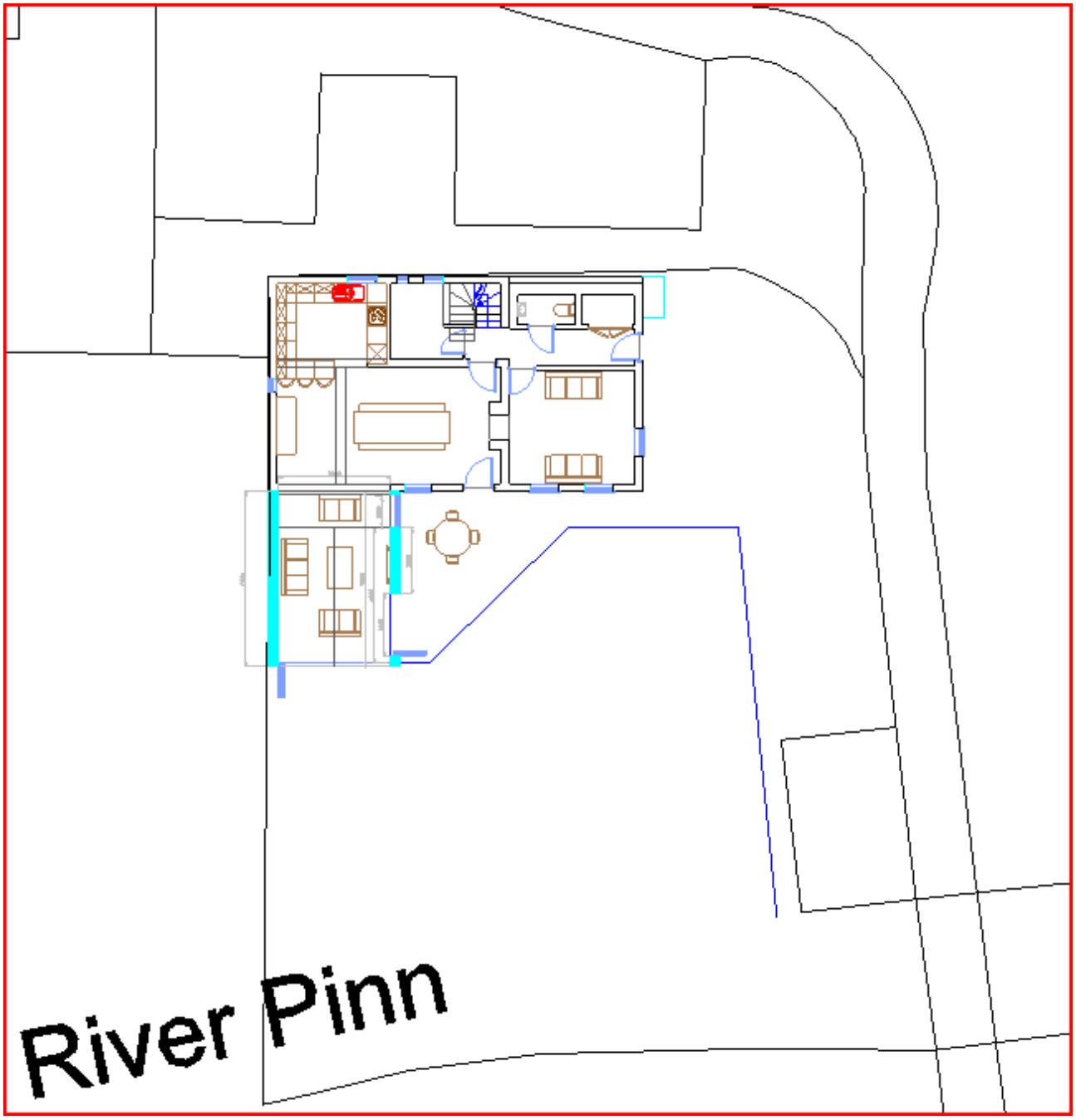
1.10 5 trees were surveyed as part of this project. There is no impact to the trees.

2. Site description

2.1 The site consists of a detached dwelling with a rear garden backing onto the river Pinn.



2.2 **The proposal**: It is proposed to replace the conservatory with a larger extension.



The location and detail of the proposed development and the positioning and numbering of the trees can be found plotted on the AIA plan at Appendix 2 and separate document Ref : AIA/21219. NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

3. Tree survey

3.1 The survey was carried out on the 20th May 2024.

3.2 The details of the tree survey can be found in Appendix 1 with the tree locations in Appendix 2.

3.3 There are 2 off-site trees:

T01 – cherry

T02 – hawthorn

3.4 There are three on site tree

T03 – a small winter glowering cherry

T04 – holly

T05 – lawson cypress

4. Statutory controls

4.1 Planning legislation (Trees)

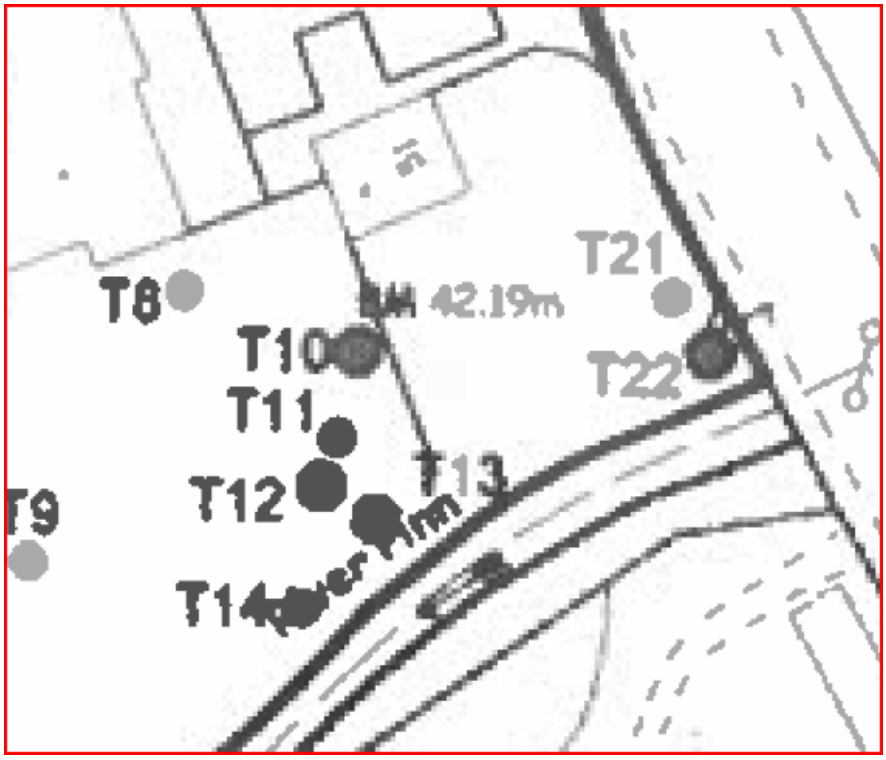
4.2 Statutory tree protection

Trees can be protected in law – via Tree Preservation Orders (TPOs) or by virtue of them growing in a Conservation Area – by the Government's Town & Country Planning Act 1990 (the Act). Trees may also be protected by Planning Conditions. In all these instances, written LPA permission/consent is required before protected trees can be pruned or felled*. Contravention of the Act may carry a fine of up to £20,000 and a criminal record.

* Exceptions include those trees that are dead/hazardous or those that are causing an actionable nuisance to a third-party. In any event, evidence must be provided to defend the removal of such trees.

4.3 Trees on this site

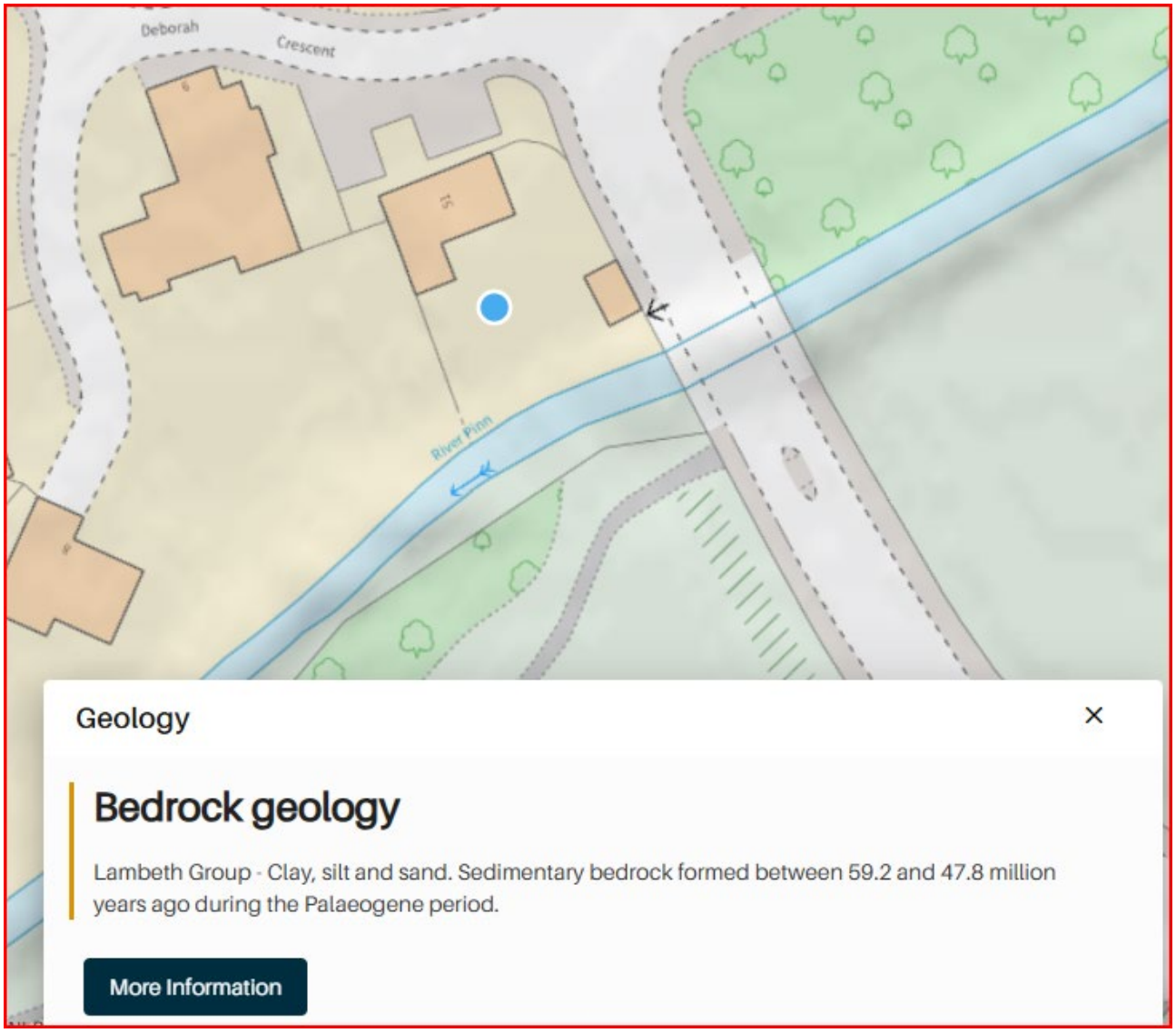
The trees at the location are protected by the Ruislip Village Conservation Area and TPO 307 => only T01=T10 below and T05=Y21 below



5. Soil assessment

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. **Bucks Plant Care Ltd** cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.

According to the British Geological Survey for this site the bedrock geology is Clay, silt and sand.



6. Arboricultural impact assessment

6.1 **IMPACT PROPOSAL ON TREES** (to be read in conjunction with the Arboricultural Impact Assessment- AIA - at Appendix 2)

6.2 **Root Protection Areas (RPAs)**

There are no impacts to the RPAs of the trees.

6.3 **Tree Crown Protection Zones**

There are no crown protection issues.

6.4 **Tree Dominance Zones**

There are no crown dominance issues with this development.

7. Arboricultural method statement

7.1 **Purpose & Use**

This AMS lays down the methodology for any demolition and/or construction works that may have an effect upon trees on and adjacent to this site. It is essential within the scope of any contracts - related to this development - that this AMS is observed and adhered to. It is recommended that this document forms part of the work schedule and that specifications are issued to the building contractor(s) and these should be used to form part of their contract.

Consulting Arborist contact details:

Patrick Prendergast – mob. No. 07952 338564

7.2 **Sequence of works**

From commencement of the subject development, the following methodology will be implemented in the manner and sequence described:

a. **Pre-commencement site meeting** to outline on-site working methods in relation to trees prior to any demolition and/or construction activity, a site meeting of the following shall take place:

• Client • Consulting Arborist • Site Agent

c. Establish construction exclusion zone (CEZ): As per the tree protection plan (TPP), ref PBC 21219 install the Tree Protection barriers as shown on the plan with the specified heras fencing as per appendix 5.

The existing hard surface, which can be seen on page 12 will be used for a working and storage area. The heras fencing will be install along the inside boundary of the neighbouring property to protect the RPA of the protected cherry.

d. Main construction works- There must be no:

i. storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description
ii. preparation of noxious substances (e.g. cement)
iii. Parking/use of tracked or wheeled machinery or vehicles of any description.
iv. Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description
v. Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description
vi. Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.

in any area designated as the Construction Exclusion Zone (CEZ) – except where there is the existing hard surface.

In addition to the protection measures specified above,

i. No fires shall be lit within 20 metres of the trunks of the canopies of any trees or the spread of any hedgerow shown to be retained.
ii. No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
iii. No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/ into protection areas.

7.3 **Site Supervision**

An individual – ideally the Site Agent - must be nominated to be responsible for all arboricultural matters on site. This person must:

- be present on site for the majority of the time;
- be aware of (a) the Tree Protection Plan and (b) the tree protection measures to be installed and maintained throughout the build;
- have the authority to stop any work that is causing, or has the potential to cause, harm to any retention trees;
- be responsible for ensuring that all site operatives are aware of their responsibilities towards on/off site trees and the consequences of the failure to observe these responsibilities;
- make immediate contact with the designated Consulting Arborist (contact number listed on the appended AMS) in the event of any tree related problems occurring, whether actual or potential.

7.4 **AMS Adoption**

If conflicts between any part of a tree and the build arise in the course of the development these can – and should be – resolved quickly and at little costs if a qualified and experienced Consulting Arborist is contacted promptly. Lack of such care will likely lead to the decline and even death of affected trees: often with legal ramifications. The loss or damage to retention trees can spoil

design, affect site sale ability and reflects badly on the construction and design personnel involved. Conversely, trees that have received careful handling during construction add considerably to the appeal and value of the finished development.

8 Conclusions

8.1 It is proposed to build a rear extension.

8.2 Three are no impacts to the RPAs of the trees.

8.3 Adherence to the arboricultural method statement and tree protection plan will ensure the trees are not harmed during construction works.

9 Recommendations

9.1 Execution of contract

It is recommended that the Architect specifies in writing to the building contractor that tree care conditions apply to the execution of the contract. Lack of care frequently results in the damage, decline and eventual death of trees. This can adversely affect design aims & site sale-ability, and reflects poorly on the contractors and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of finished developments.

9.2 Proposed revision of scheme

We advise that all proposed revisions in respect of external layout, orientation of primary windows, location of underground services, external surfacing and/or landscaping; having implications for retention trees should be referred to us for review.

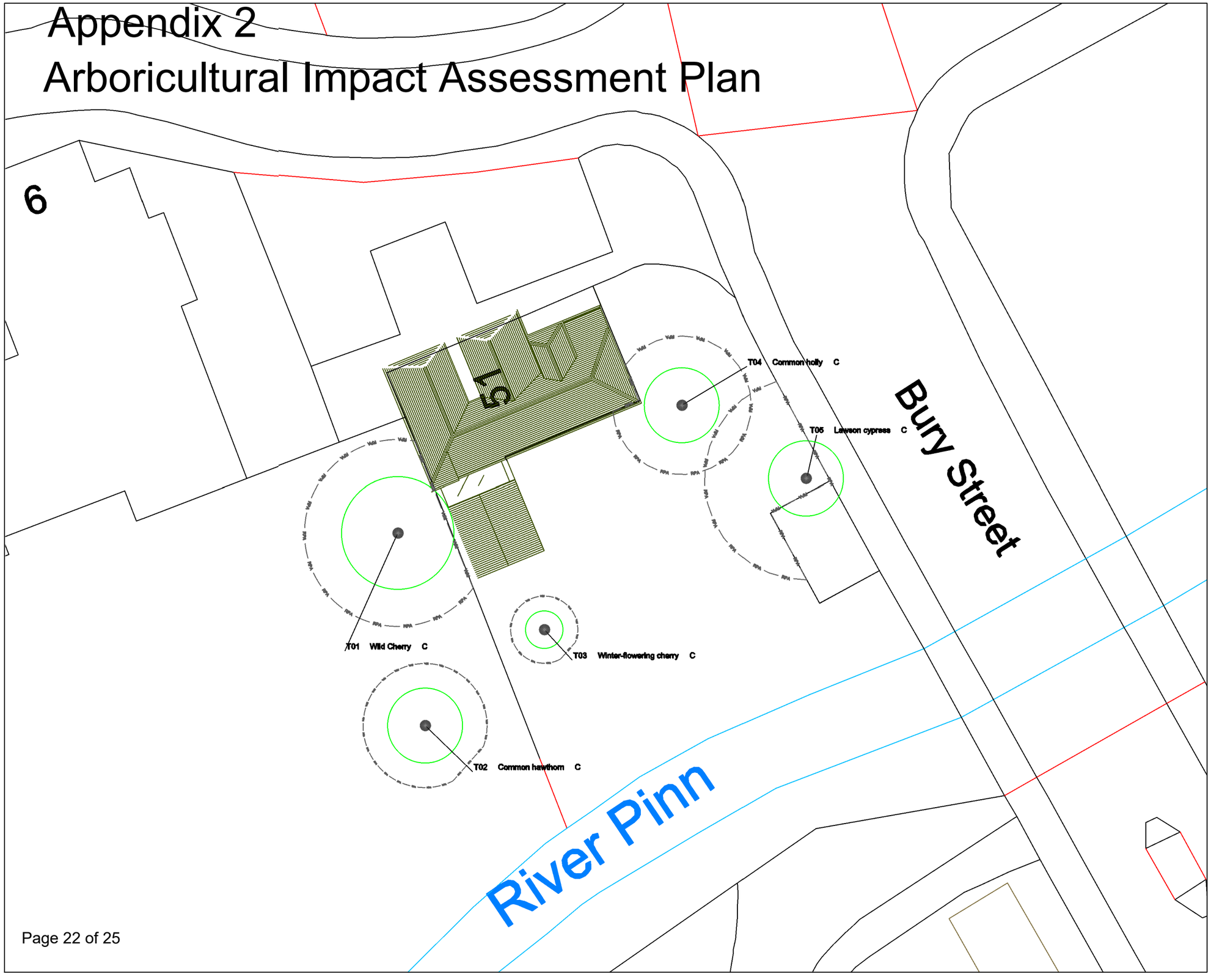
APPENDIX 1

TREE SURVEY SCHEDULE

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T01	Prunus *(Prunus sp.)*	Height (m): 12 3 stems (mm): 250,140,240 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 10+ Years	Off site protected tree	C	Radius: 4.5m. Area: 64 sq m.	Good	Good	No action required
T02	Common hawthorn *(Crataegus monogyna)*	Height (m): 9 Stem Diam(mm): 270 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 10+ Years	Off site tree	C	Radius: 3.2m. Area: 32 sq m.	Good	Good	No action required

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T03	Winter-flowering cherry *(Prunus subhirtella)*	Height (m): 3 Stem Diam(mm): 150 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 10+ Years	On site small tree	C	Radius: 1.8m. Area: 10 sq m.	Fair	Good	No action required
T04	Common holly *(Ilex aquifolium)*	Height (m): 8 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, Crown Clearance (m): 2 Life Stage: Mature	On site tree	C	Radius: 3.6m. Area: 41 sq m.	Good	Good	No action required
T05	Lawson cypress *(Chamaecyparis lawsoniana)*	Height (m): 16 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, Crown Clearance (m): 2 Life Stage: Mature	On site protected tree	C	Radius: 3.6m. Area: 41 sq m.	Good	Good	No action required

Appendix 2
Arboricultural Impact Assessment Plan



General Notes

Tree canopy

RPA Cat A

RPA Cat B

RPA Cat C

No.	Revision/Issue	Date

Firm Name and Address

Bucks Plant Care Ltd
Wylderne
Bridge Street
Great Kimble
HP17 9TW

Project Name and Address

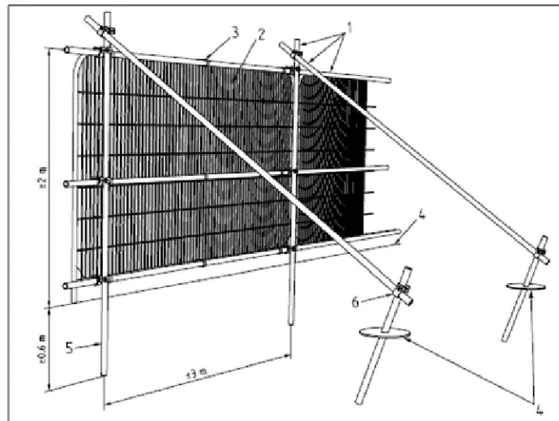
51 Bury Street,
Ruislip,
HA4 7SX

Project	Sheet
BPC – 21219	01
Date: 30.05.2024	
Scale: 1:100 in A3	

Appendix 3
Tree Protection Plan

6

Figure 2 **Default specification for protective barrier**



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

T04 Common holly C

T05 Lawson cypress C

T01 Wild Cherry C

T03 Winter-flowering cherry C

T02 Common hawthorn C

Existing hard surface

Protective Barrier

Boundary wall

Bury Street

River Pinn

General Notes

Tree canopy

RPA Cat A

RPA Cat B

RPA Cat C

No.	Revision/Issue	Date

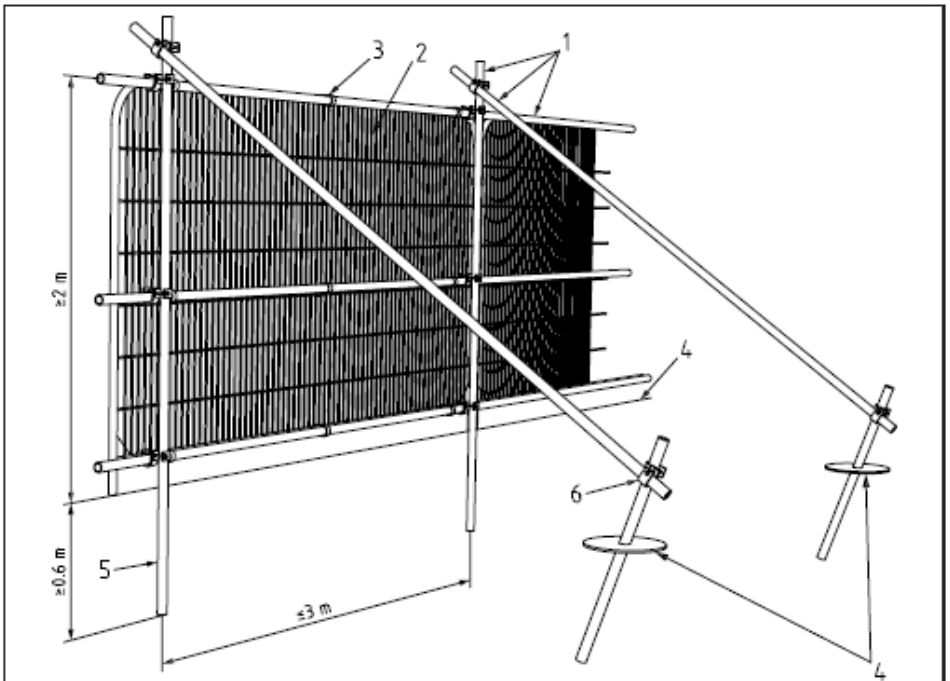
Firm Name and Address
Bucks Plant Care Ltd
Wylderne
Bridge Street
Great Kimble
HP17 9TW

Project Name and Address
51 Bury Street,
Ruislip,
HA4 7SX

Project BPC – 21219	Sheet 01
Date 30.05.2024	
Scale 1:200 in A3	

Appendix 4- Tree protection fencing specification

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

This sign must be displayed on each panel of the fencing

Appendix 5

Author qualifications:

Patrick Prendergast, DHE, MArborA, MIHort, Tech Cert(ArborA)

Patrick has 40 years experience in arboriculture, working in local authorities managing trees in the public realm and private sectors. He studied commercial horticulture in Ireland and amenity horticulture in Edinburgh Botanic Gardens. In 1987 he decided to become a tree surgeon / arborist and worked for 2 years for the London Boroughs of Brent and Harrow, being involved in clearing up the 1987 storm. For the following 5 years he worked for Enfield Council as a tree officer. As well as dealing with general tree management issues he dealt with rehabilitation of the landscape following the storm in '87. He then moved to the City of Westminster where he spent most of his 12 years there working in the Housing Department managing the trees and ground maintenance. He left there to spend 10 years at Harrow Council managing all the public realm trees. Over the last 8 years he has been developing his own arboricultural consultancy business, which also deals with post development landscape design. He spent the first 3 year job sharing at Cherwell District Council dealing with both public realm and private tree issues. He dealt with development applications relating to trees and processed tree works applications for protected trees. He also managed the review of the Area TPO orders. Over his 25 years managing trees in local authorities he has organised the planting of thousands of trees.

He is a professional member of relevant institutes, attends conferences and seminars to ensure that he keeps up to date with current industry developments.

Qualifications:

- National Certificate in Commercial Horticulture, Kildalton, Co Kilkenny 1982
- Diploma in Horticulture from Royal Botanic Gardens Edinburgh 1987 –(D.H.E.)
- Technical Certificate in Arboriculture - Arboricultural Association 2003 - Tech Cert (ArborA)
- Profession Tree Inspection Certificate 2014
-

Professional membership

- Member of the Chartered Institute of Horticulture (MCIHort)
- Member of the Consulting Arborist Society
- Member of the Arboricultural Association (MArborA)
- Associate member of the Chartered Institute of Foresters