

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

12 Princess Park Lane, UB3 1JS

Report by

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On the instructions of Ravi Patel

10th July 2021

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1 Report summary

- 1.1.1 This report has been prepared to accompany the planning application for the site at 12 Princess Park Lane, UB3 1JS.
- 1.1.2 T4 Leylandii will require removal to facilitate proposed landscape scheme.
- 1.1.3 T1 Silver birch will require crown lift up to 3m to allow access and ground clearance for the site access.
- 1.1.4 T1 Silver birch will require wooden board box around the stem of the tree in order to protect the tree from accidental damage.
- 1.1.5 Provided precautions to protect the identified trees are specified and implemented through the measures included in this report; the development proposal will have a little or negligible impact on the retained trees or their wider contribution to an area amenity and character if the methods detailed in this report will be followed.

2 Introduction and report background

2.1 Instruction

- 2.1.1 I have been instructed by Ravi Patel to carry out a tree survey and produce the Arboricultural report in support of a planning application for the site at 12 Princess Park Lane, UB3 1JS.
- 2.1.2 The purpose of the survey is to cover trees within the site boundary and its immediate curtilage to assess the impact of the development on trees and the impact of retained trees on the development. The Section 5 Arboricultural Method Statement (Section 5 of this report) specifies the principles, which need to be adopted during the demolition and construction of the development. Although any specific activities proposed in RPAs may require agreement by LPA if requested in the reserved matters stage. The report produced on the survey data allows the Local Planning Authority (LPA) to assess information about trees as part of the planning submission following principles of British Standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2.2 Methodology

- 2.2.1 The methodology of Visual Tree Assessment (VTA), described by Mattheck (2007), was followed. The survey covers trees with a trunk diameter of 75mm or above and any significant vegetation on the development site.
- 2.2.2 The best intentions were made to produce accurate measurements; however, some dimensions were estimated due to the limitation of the access, dense undergrowth e.g.
- 2.2.3 Data collected for each tree includes the following information:
- Sequential reference number, i.e. T1, T2, T3 etc.
 - Species (Botanical Name in Latin)
 - Height (in meters).
 - Stem diameter recorded in mm
 - Branch Spread, recorded in meters at the extents of the 4 Cardinal Points, i.e. North, East, South & West.
 - Ground clearance, representing a level of first significant branching or canopy

- Life stage: Y – Young, SM – Semi Mature, M – Mature
- Condition comment: structural and/or physiological condition.
- Overall condition: Good, Moderate, Poor, In decline
- Estimated remaining contribution: >10 years, 10 + years, 20 + years, 30+ years, 40 + years.
- BS 5837:2012 Category 'U' or 'A' to 'C' grading with the subcategory 1, 2 or 3
- Tree Work recommendations in the context of the site current use, during the development and after the development.

2.2.4 Trees were categorized into 'A', 'B', 'C' and 'U' category graded in the guidance of BS5837: 2012.

- Category **A** – trees of high quality and value, with an estimated life expectancy of at least 40 years.
- Category **B** – trees of moderate quality and value. An estimated life expectancy of at least 20 years.
- Category **C** – trees of lower quality and value. An estimated life expectancy of at least 10 years, and with a stem diameter of up to 150mm measured at 1.5m from ground level.
- Category **U** – dead, dying or unsuitable for retention. Life expectancy of less than 10 years

2.3 Limitation

- 2.3.1 The survey was undertaken from the ground level using basic tools without detailed investigations. The data collected can be found in the tree schedule in Appendix 2.
- 2.3.2 The tree condition can rapidly change due to unpredictable factors, such as climatic and manmade events. The risk assessment is based on the factors apparent at the time of the site visit. The re-inspection of trees for health and safety condition should be made on an annual basis.
- 2.3.3 The soil assessment has not been conducted and detailed soil analysis should be undertaken, or data about the soil assessment should be provided.

3 The site visit and observations

3.1 The site

3.1.1 A site visit was conducted on 9th July 2021 to carry out the survey.

3.2 Tree population summary

3.2.1 The tree survey identified total of 6 individual trees graded in accordance with BS5837:2012 (Table1).

Retention Category	No. trees
B	1
C	5

Total	6
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Table 1 Survey retention category summary

3.2.2 All trees data are summarized in Appendix 2 and the Tree Protection Plan indicating trees location in Appendix 3.

4 Arboricultural impact statement

4.1 The proposal

- 4.1.1 The latest proposal seeks development of the first floor extension copying contours of the existing dwelling and associated landscape scheme (Figure 1).



Figure 1 Proposed design scheme

4.2 Tree works

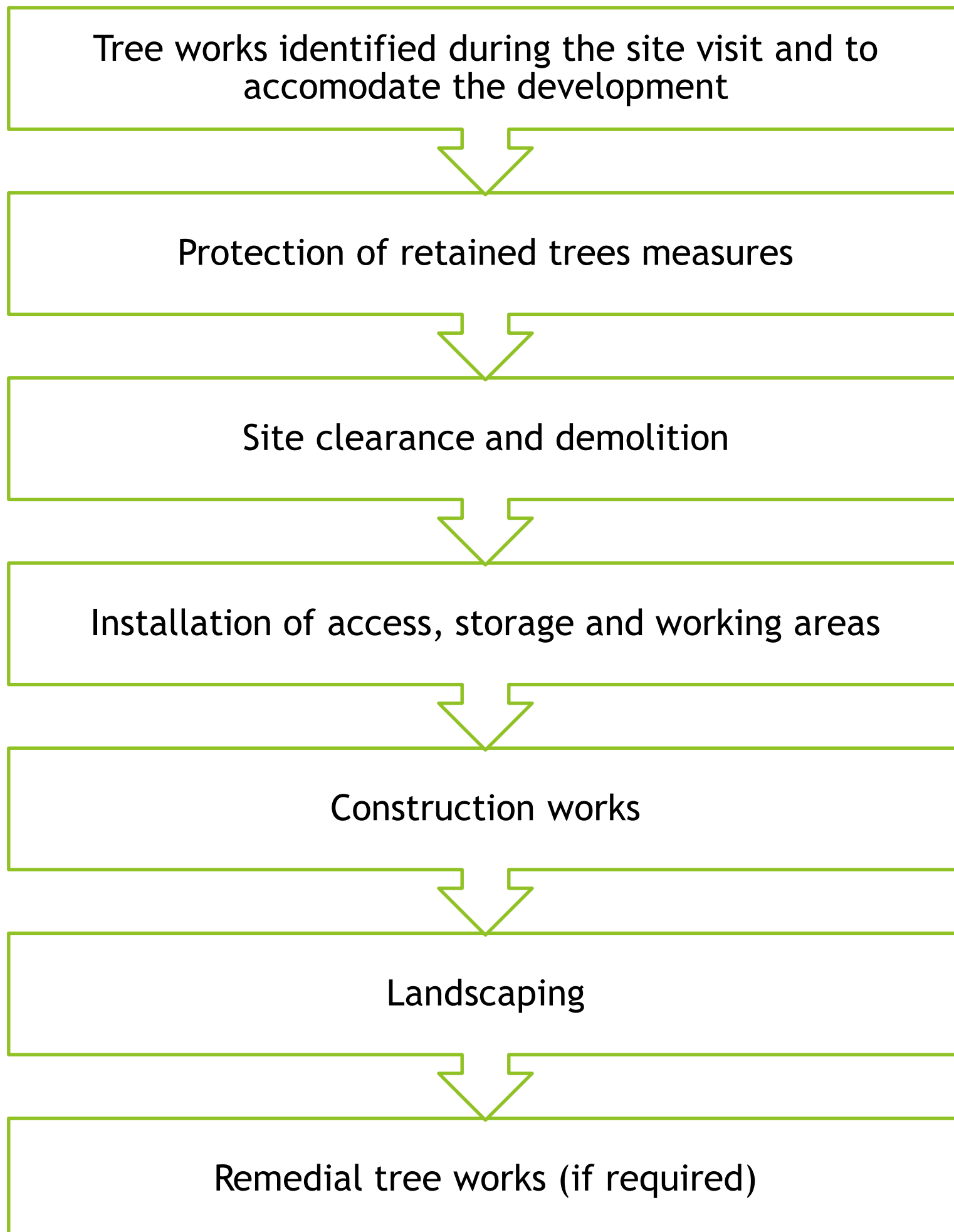
4.2.1 T1 Silver Birch has low branches and such the tree require 3m crown lift to provide crown clearance for the access to the site and pedestrians..

4.2.2 T4 Leylandii require removal in order to facilitate the landscape scheme.

4.3 Tree protection measures

4.3.1 T1 Silver birch will require wooden box around the tree stem during the lifetime of the development works.

5 Sequence of works



6 Arboricultural method statement

6.1 Tree Protection Plan

6.1.1 The attached plan (at Appendix 4) is based on the provided information and reflects the measurements and site boundaries. The plan is only relevant for dealing with tree issues. Trees to be retained have coloured centres and outlines, whilst trees removed have dashed hatching.

- The protection barriers placement is shown by dashed line.
- The purple hatching indicates areas of ground protection within RPA.
- The orange hatching indicates areas of specialist construction methods within RPA such as pile and beam foundation, micro drilling, changes of levels e.g. (as per related sections of the report and annotation on the TPP)
- The yellow hatching indicates areas of Construction Exclusion Zone (CEZ), and such any construction activity must be avoided within the zone.

6.2 Tree protection

6.2.1 T1 Silver birch will require wooden box around the tree stem during the lifetime of the development works. Temporary Ground Protection

6.3 Tree works

Tree number	Tree species	Retention Category	Proposed works	Reason
T001	Silver Birch (Betula pendula)	B 1,3	Crown lift by 3m	To facilitate site access and to create clarence for pedestrians.

T004	Leyland Cypress x3 (Cupressocyparis leylandii X)	C 2,3	Removal	In order to facilitate the development landscape scheme
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- 6.3.1 The tree works should be carried out in line with current British Standard BS3998:2010. It is recommended that works are undertaken by the Arboricultural Association approved contractor. A contractor must ensure that all necessary consents have been received from LPA and follow current industry standards and best practice. To minimize damage to retained trees, stumps, shrubs and other vegetation must be removed by hand or using specialized stump grinding machinery. The poisoning of stumps if required must be carried out by trained and qualified operatives.

6.4 Site set-up, storage and material mixing

- 6.4.1 Space must be allowed outside of RPAs for site machinery and material storage.
- 6.4.2 The material must be stored outside the RPAs, which also applies to cement mixing and washing points. The runoff the potential of the contaminants must be considered to avoid incursion to the RPA of retained trees, refer to TPP (appendix 3).

6.5 Site monitoring and supervision

- 6.5.1 The Project Arboricultural Consultant (PAC) shall attend site prior to the commencement of the development to ensure a satisfactory level of protective fencing and ground protection; ground level alternations; construction of walls, installation of new surfaces within RPAs of retained trees and at least every month during the development works. Where agreed with the L.A. it may be acceptable to supply photographs of the fencing to avoid the necessity for a site visit.

Site visit	Attendees	Timing	Reason
Pre-Commencement Meeting	Site manager, Project Arborist and LPA Arboricultural officer	After completion of the tree works and installation of the tree protective measures. Prior any further actions are not permitted, such as demolition or soil excavation unless agreed in written with LPA.	Check if a tree protection measures satisfy methodology detailed in AMS and LPA expectations. Additional action required for the protection of the trees and comments to the development
Regular site monitoring and reporting	Project Arborist and Site manager	Regular site monitoring of the tree protection measures and in event of unexpected issues during the development. The pictures of the site will be provided every two weeks ¹	To mitigate any potential issues raised during the development, control of protective measures maintenance and monitor site activity which could cause a damage to the retained trees
Post Construction Meeting	Site manager, Project Arborist and LPA Arboricultural officer	After construction completion. Prior to the dismantle of tree protection measures and landscape work.	Check the condition of the retained trees and explain further restrictions if applicable.

¹ LPA may specify different frequency and report requirements. Pictures of the protective measures and site set up provided by a site manager may be acceptable by LPA to lower unnecessary site visits.

- 6.5.2 All Site monitoring or supervision shall be followed by a report submission with an annotated photographic record and textual commentary on all matters of tree protection to the Local Authority, which by act or omission are in breach of the Arboricultural Method Statement. The initial site visit confirming placement of satisfactory tree protection shall be notified to LA within 5 working days prior to the commencement of the development.

7 Conclusion and recommendations

- 7.1.1 T4 Leylandii will require removal to facilitate proposed landscape scheme. The group is of low amenity value and such the impact to the local landscape shall be negligible.
- 7.1.2 T1 Silver birch require crown lift by 3m to provide clearance for the site access and pedestrians. The work is more of management nature than for the development works as the low branches currently pose health and safety risk for passing pedestrians.
- 7.1.3 T1 Silver Birch require wooden box around the stem in order to protect tree from accidental damage.
- 7.1.4 Proposed design won't require any incursion into existing RPAs of retained trees and nor surface or level changes, as such no specialists construction methodology or temporary root protection measures are required.
- 7.1.5 Provided precautions to protect the identified trees are specified and implemented through the measures included in this report; the development proposal will have little or negligible impact on the retained trees or their wider contribution to an area amenity and character if the methods detailed in this report will be followed.
- 7.1.6 The impact on retained trees will be negligible, and the scheme should be achievable in Arboricultural terms if the methods outlined in this report are followed.

Appendix 1 – References and Copyright

1. British Geological Survey (2014).
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. BGS, Keyworth, Nottingham.
2. G. Mercer, A. Reeves & D. O'Callaghan. 'The Relationship between Trees, Distance to Buildings and Subsidence Events on Shrinkable Clay Soil' AB Academic Publishers 2011. Arboricultural Journal, 33, 229-245.
3. BSI (2010) BS 3998:2010 'Tree Work – Recommendations'. British Standards Institute
4. BSI (2014) BS8545: Trees from nursery to independence in the landscape: Recommendations. British Standards Institute
5. BSI (2012) BS5837: Trees in Relation to Design, Development and Construction: Recommendations. British Standards Institute
6. BSI (2014) BS8545: Trees from nursery to independence in the landscape: Recommendations. British Standards Institute
7. National joint utilities group (2007) NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees
8. The National Archives (2017) Town and Country planning act, 1990, <http://www.legislation.gov.uk/ukpga/1990/8/contents>; Accessed 20.02.2017
9. Trees and design action group (2014) Trees in a hard landscape: Guide for delivery
10. Department for Communities and Local Government (2014) Tree Preservation Orders and trees in conservation areas.

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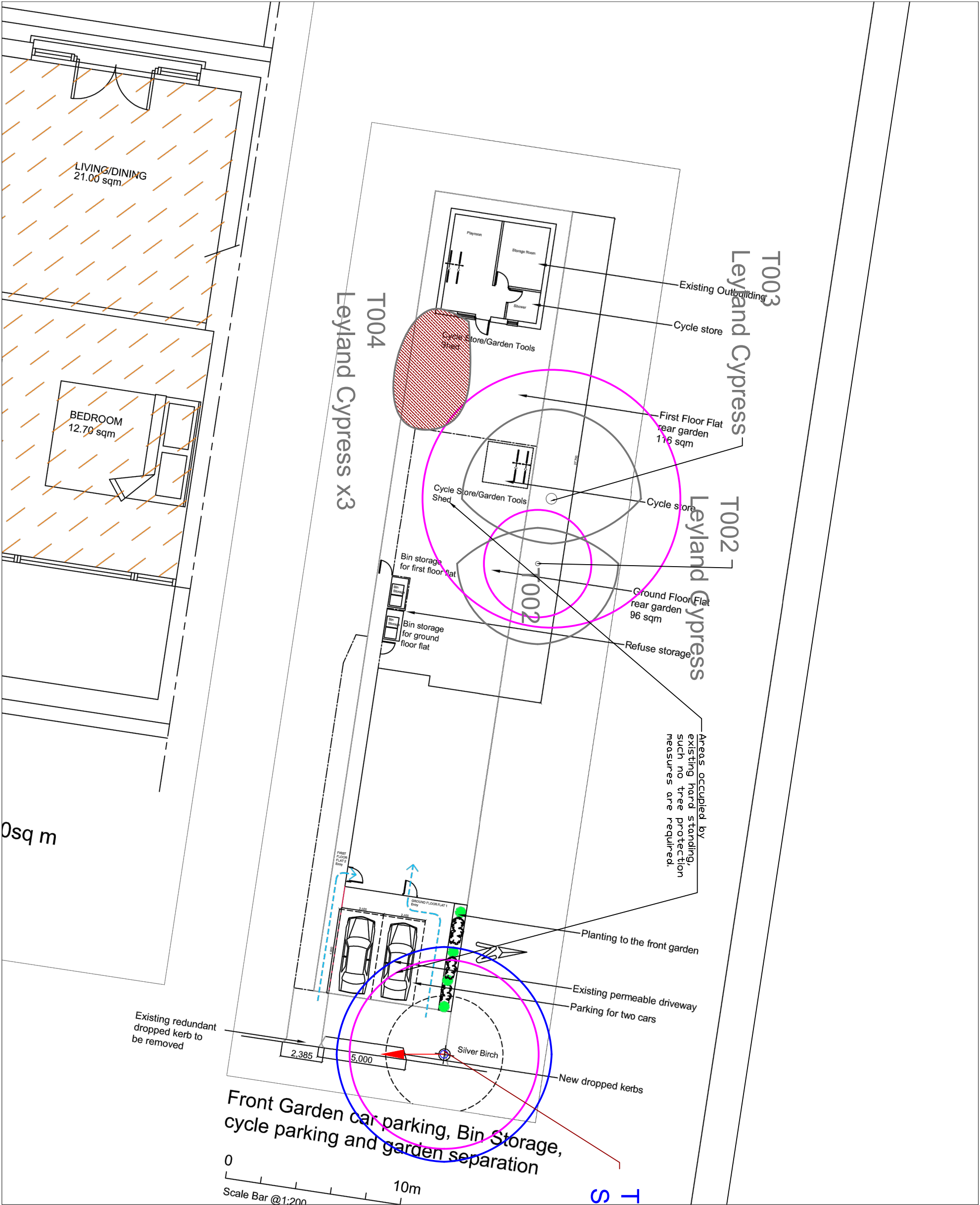
Appendix 2: Tree Schedule

Date: 09/07/2021

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Photo
T001	Silver Birch (Betula pendula)	Tree	Height (m): 9 Stem Diam (mm): 440 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 30+ Years	N:6 E:6 S:6 W:6	Open crown, low branches	B1,3	Radius: 5.3m. Area: 88 sq m.	Other Reference: Distance1: 6.5 Distance2: 7.4 Custom Number 3: Physiological Cond: Good Structural Cond: Good Bat Habitat:	
T002	Leyland Cypress (Cupressocyparis leylandii X)	Tree	Height (m): 10 Stem Diam (mm): 250 Spread (m): 4.5N, 4.5E, 4.5S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:4.5 E:4.5 S:4.5 W:2	On the neighbouring property behind perimeter fence data and location estimated, ivy on the stem, suppressed crown	C3	Radius: 3.0m. Area: 28 sq m.	Other Reference: Distance1: Distance2: Custom Number 3: Physiological Cond: Good Structural Cond: Good Bat Habitat:	
T003	Leyland Cypress (Cupressocyparis leylandii X)	Tree	Height (m): 10 Stem Diam (mm): 600 Spread (m): 5N, 2.5E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:5 E:2.5 S:5 W:5	On the neighbouring property behind perimeter fence data and location estimated, ivy on the stem, suppressed crown	C3	Radius: 7.2m. Area: 163 sq m.	Other Reference: Distance1: Distance2: Custom Number 3: Physiological Cond: Good Structural Cond: Good Bat Habitat:	

T004	Leyland Cypress x3 (Cupressocyparis leylandii X)	Group 3 trees	Height (m): 2 3 stems, avg.(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:2 E:2 S:2 W:2	Newly planted screening plantation	C2,3	Area: 12 sq m.	Other Reference: Distance1: Distance2: Custom Number 3: Physiological Cond: Good Structural Cond: Good Bat Habitat:	
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Appendix 3: Tree protection plan



Site

12 Prince Park Lane, UB3 1JS

Client

Ravi Patel

Drawing title

Tree Survey & Protection Plan

Drawing no.

1 of 1

Scale

1:250@A3

Date

10.07.2021

Key

Category A – trees of high quality and value

Category B – trees of moderate quality and value

Category C – trees of low quality and value

Category U – trees of unsuitable for retention

Group of trees / hedgerows

Root protection area

Trees to be removed

Tree protective barriers

Ground Root Protection

Specialists Construction Methods

Construction Exclusion Zone

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