Arboricultural Report
AIA & AMS

Dearne Estates (Goldthorpe) Ltd

Barnsley Road

Goldthorpe

S63 9LB

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URBAN GREEN

Quality Management

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Contents

Executive Summary 2
1 Introduction 3
1.1 Instructions and references 3
1.2 Scope and limitations of the report 3
2 Site Overview 5
2.1 Location 5
2.2 Tree condition and recommendations 5
2.3 Summary of findings 5
2.4 Work priority and future management 6
2.5 Tree protection status 7
2.6 Tree protection – general advice 7
2.7 Tree works 7
2.8 Wildlife 7
3 Arboricultural Impact Assessment (AIA) 8
3.1 Summary of the development 8
3.2 Tree constraints 8
3.3 Summary of impact on trees 8
3.4 Impact of general construction activity 8
3.5 Utilities 8
4 Arboricultural Method Statement (AMS) 9
4.1 Summary of the impacts identified 9
4.2 Development implementation phases 9
4.3 General construction activity 9
4.4 Potential damage to above ground parts of retained trees 9
4.5 Protective fencing 10
4.6 Pre-development inspection 11
4.7 RPAs explained 11
4.8 Monitoring 11
4.9 Phase 3 – Post development 12
4.10 Removal of protective fencing and signing off 12
Appendix 1 - Tree Data Schedule 13
Appendix 2 – Tree Schedule Definition of Terms 14
Appendix 3 – Site Plans 16

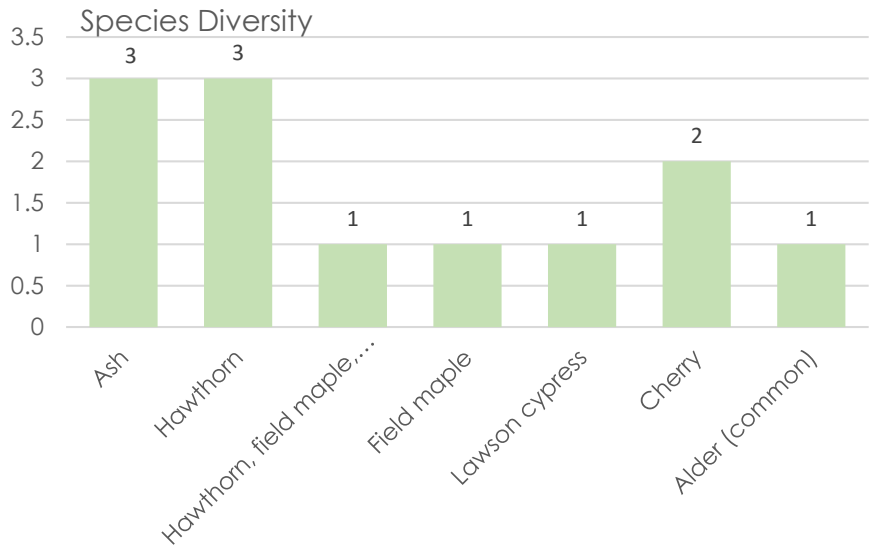
Executive Summary

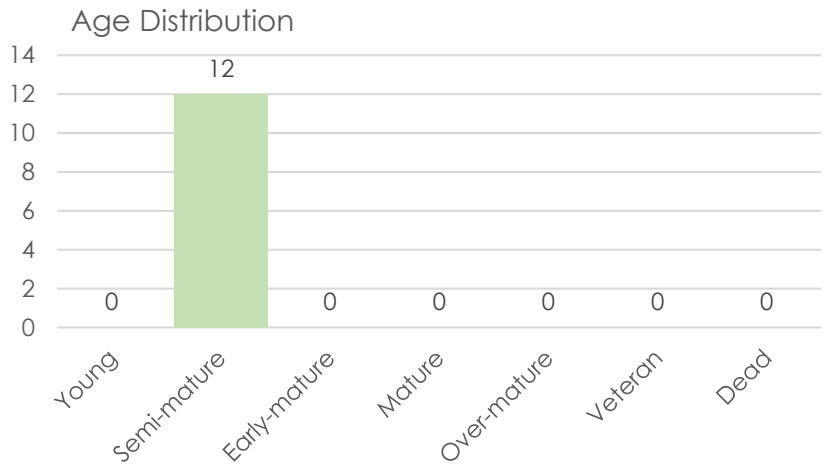
A survey was conducted to BS5837. The condition of all trees on site was assessed and a Retention Category was allocated. Tree positions and Root Protection Areas are plotted on a Tree Constraints Plan.

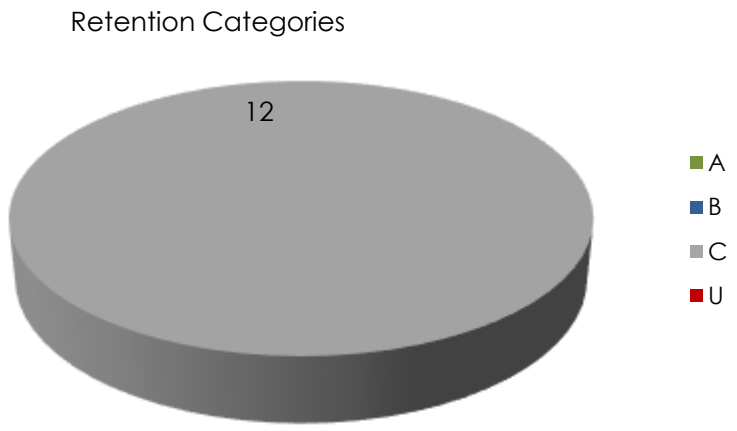
An Arboricultural Impact Assessment and Method Statement have also been included.

The majority of trees are located adjacent to the site boundary so there is a significant window for development with little impact on trees.

So long as tree protection measures are enforced there is no reason to expect any significant arboricultural impact since the retained trees are situated away from the proposed development.







1 Introduction

1.1 Instructions and references

All trees, regardless of their statutory status, are a material consideration in a planning application. It is therefore essential that the potential effects of any Proposed Development on existing trees are fully assessed.

Urban Green have been instructed by Planning Potential on behalf of the Dearne Estates (Goldthorpe) Ltd to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at the site location and produce our findings in a report. We have also been instructed to provide an Arboricultural Impact Assessment to evaluate the impact on trees present and an Arboricultural Method Statement to provide detailed guidance on the protection of retained trees throughout the construction process.

Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.2.4 of BS 5837:2012 that states 'Trees forming groups…should be identified and considered as groups where the arboriculturist determines that this is appropriate… It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'

A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to Satellite imagery.

A plan outlining the development proposals has been used to form the basis of the Arboricultural Impact Assessment.

1.2 Scope and limitations of the report

The report is designed to accompany a planning application following guidance set out in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

The Arboricultural Impact Assessment (AIA) will appraise the Proposed Development in relation to its effect on surveyed trees and any potential impact on local amenity by appraising the following:

- General construction operations.
- Soil compaction in Root Protection Areas (RPAs).
- Installation of hard services including drives and paths.
- Potential physical damage to roots, stems and aerial parts of trees.
- Removal or pruning of trees.

The impact assessment will also appraise the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels within the proposed building and grounds and the potential damage to structures.

The Arboricultural Method Statement (AMS) is designed to advise on tree management and protection during the planning process.

All processes that have the potential to impact on trees should be considered in the wider project management of the site. This can be done by instructing an arboricultural consultant as part of the management team. This will ensure that any works that can affect trees will be monitored and supervised throughout the project.

The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date

of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.

The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.

Any physical alterations to site conditions subsequent to this report may have the potential to change/invalidate the findings and recommendations of this report.

Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

Trees have the potential to cause indirect damage to existing and proposed structures by desiccation of the soil. Where soils are suspected to be shrinkable, they should be analysed by laboratory testing to determine the plasticity index. This will allow management decisions to be made relating to foundation depths, new planting and the effect of tree removals.

Potentially hazardous trees are highlighted and appropriate recommendations are made. However, this report should not be seen as a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2 Site Overview

2.1 Location

The site is situated between Aldi and the residential area of Mulberry Close (Figure 1). The co-ordinates are 53° 31.993'N, 1° 19.329'W, the OS reference is SE 4499504271and the altitude is 39 above sea level.

The survey was limited to the area shown in Figure 2 which is sufficient to consider the impact of the proposals.

Figure 1

Figure 2

2.2 Tree condition and recommendations

The recommendations found in the Tree Data Schedule in Appendix 1 are based on assessments from a health and safety perspective and are made regardless of the Proposed Development. For details regarding trees in relation to the proposed development please refer to the Arboricultural Impact Assessment.

2.3 Summary of findings

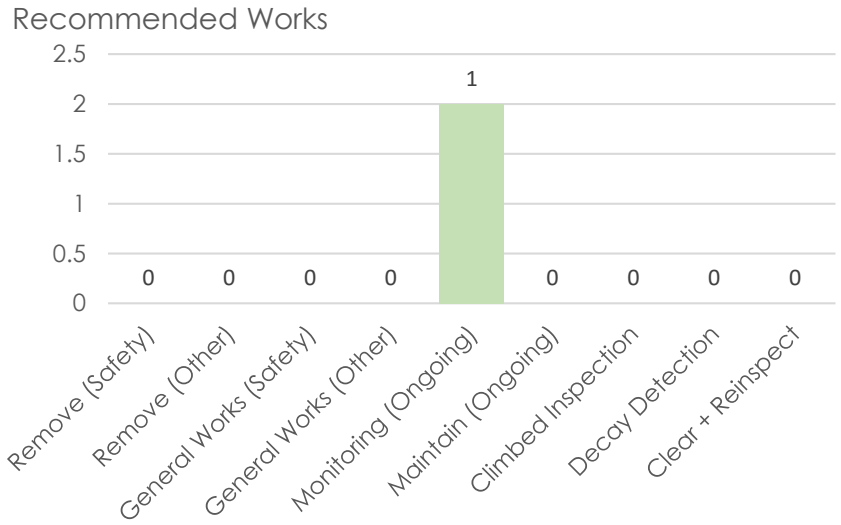
Trees which are considered to be in an acceptable condition at present but which have defects that require monitoring

include G6. The Tree Data Schedule indicates the recommended inspection frequency.

All other trees are deemed to be in an acceptable condition and no further works have been recommended.

2.4 Work priority and future management

The Tree Data Schedule in Appendix 1 details what works are required to individual trees in order to ensure that they are in an acceptable condition. The chart below summarises these works:



The following table suggests a schedule for prioritising works required to individual specimens, as outlined in the Tree Data Schedule in Appendix 1, in order to ensure that the associated risks are abated:

Priority	Definition	Tree Number
Urgent	As soon as possible	None
Very High	Within 1 Month	None
High	Within 3 Month	None
Moderate	Within 1 Year	None
Low	Within 3 Years	G6

Upon completion of any recommended works, the trees will be in an acceptable condition from a health and safety perspective. However, they should be regularly inspected according to the following suggested schedule:

Inspection Frequency (years)	Tree Number
0.5	None
1	None
1.5	None
3	T1, H2, H3, T4, H5, G6, G7, H8, T9, T10, T11, T12

2.5 Tree protection status

At the time of writing the report, we have not yet received a response from the Local Planning Authority to our request regarding the status of trees on or adjacent to the site.

2.6 Tree protection – general advice

It is recommended that the local authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

A TPO can be overridden by planning consent, where tree removal is necessary to enable the Proposed Development to proceed.

All works to protected trees require consent from the local authority, including pruning. However, this does not include the removal of dead wood, which is exempt. Although dead and dangerous trees are exceptions to a TPO, it is advisable to give the local authority five days' notice in writing of any intended removal.

In a conservation area, all trees are effectively protected. Where tree work is required in a conservation area, the local authority must be given six weeks' notice of intent, which allows them to either make a TPO or give consent for the intended work. The proposed tree work can proceed after six weeks, if the local authority has not responded.

It is an offence to remove more than 5m^3 of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

2.7 Tree works

All specified tree work is to be carried out in accordance with BS 3998:2010 Tree work - Recommendations by a professional and specialist arboricultural contractor, who carries the appropriate experience and insurance cover.

2.8 Wildlife

Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Where there is evidence that bats, birds or other protected species are present, the statutory nature conservation organization needs to be consulted prior to commencement of any tree work operations.

3 Arboricultural Impact Assessment (AIA)

3.1 Summary of the development

It is proposed to develop the site including the construction of a retail unit with associated landscape alterations such as access and parking which can be seen on the plans included in Appendix 3.

3.2 Tree constraints

BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.

3.3 Summary of impact on trees

Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.

The existing trees are located on the boundary of the site outside the footprint of the proposed development, therefore, the impact on trees will be minimal.

3.4 Impact of general construction activity

Tree protection fencing will need to be erected before any construction activity takes place to avoid damage to trees directly by mechanical damage or indirectly due to soil compaction in the Root Protection Areas (RPAs).

It is not always practical to fence off the complete RPAs, therefore special care is required in the areas not protected by temporary protective fencing, as indicated on the Tree Protection Plan in Appendix 3, to avoid soil compaction.

It is essential that all site personnel, including temporary contractors, are made aware of the recommendations within this report.

3.5 Utilities

At the time of writing the report we have received no information regarding the positioning of utilities.

4 Arboricultural Method Statement (AMS)

4.1 Summary of the impacts identified

The following impacts have been identified during the AIA and will be discharged within this AMS:

- General construction activity

4.2 Development implementation phases

The arboricultural consultant may need to be involved in some or all of the following processes.

Phase of Development	Arboricultural input
Phase 1 - Site preparation	• Installation of protective fencing and ground protection • Pre-development inspection
Phase 2 – Construction process	• Ongoing monitoring
Phase 3 – Post-construction	• Removal of protective fencing • Signing off

4.3 General construction activity

All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore imperative that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.

The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

The AMS accompanies the AIA and should be read in conjunction with the Tree Protection Plan. It is essential to adhere to the recommendations within this document during on-site operations to ensure the successful retention of trees as part of the Proposed Development. Compliance with the AMS will be a requirement of all relevant contracts associated with the Proposed Development.

The AMS aims to provide general guidelines to onsite personnel that must be followed when working close to trees on construction sites. All site personnel should have access to this document and be made aware of any sections that may be relevant to their specific area of work.

The developer will inform the Local Planning Authority (LPA) within twenty four hours if the Arboricultural Consultant is replaced.

4.4 Potential damage to above ground parts of retained trees

Care will be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights are able to operate without coming into contact with retained trees. Any contact has the potential to cause life limiting damage. It is therefore essential that any activities in close

contact with retained trees is carried out under the supervision of a banksman to maintain sufficient clearances.

Any tree damage must be reported to the Arboricultural Consultant or Local Authority Tree Officer as unreported damage could lead to the structural instability.

4.5 Protective fencing

Temporary protective fencing will need to be installed in the positions indicated on the Tree Protection Plan in Appendix 3 prior to the commencement of any construction activities on site including the delivery of materials and site facilities.

Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately with appropriate fencing.

All RPAs will be protected by 'Heras' steadfast type fencing with back stay supports where construction activity is expected to be minimal. (Fig 3. below)

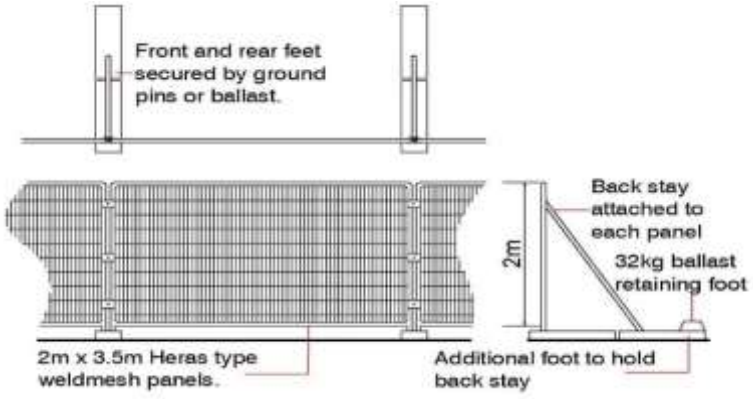


Fig 3. Temporary Protective Fencing with back stay supports

In areas of site where construction activity is expected in close proximity to RPAs, it will be necessary to employ the more robust 'in-ground' system following BS 5837 guidelines. (Fig 4. below)

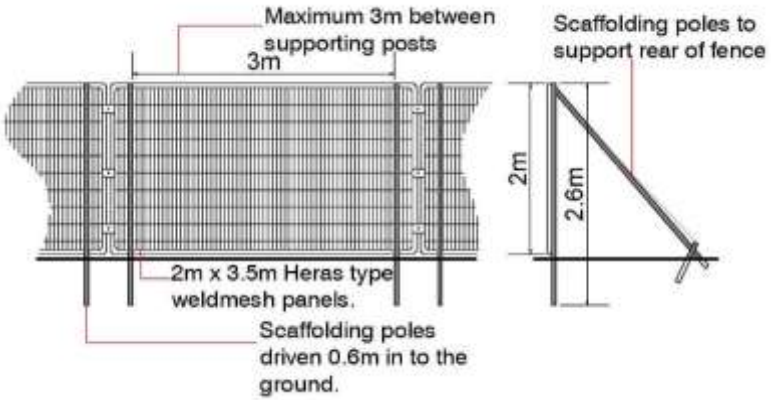


Fig 4. Temporary Protective Fencing

The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.

No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

Where space is limited, it is sometimes necessary to construct a temporary tree guard to physically protect the main stem of the tree (Fig 5. below). This should be made by joining together 4 X 25mm Exterior Grade pieces of plywood to 47mm X 47mm treated timber posts to create a box shaped frame which is attached to the ground or adjacent structures. No fixings are to

be made to the tree and suitable ground protection should be employed within the RPA of the tree.

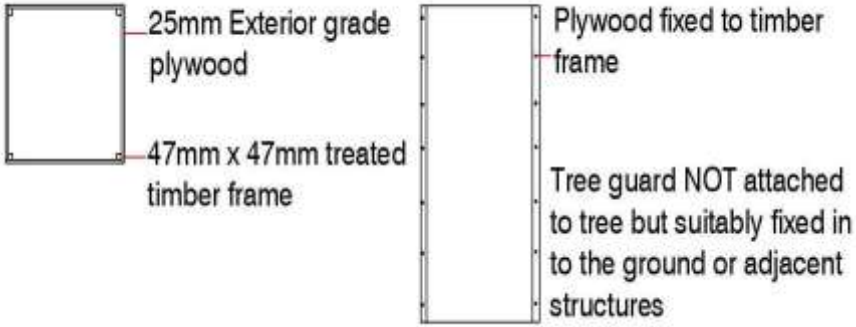


Fig 5. Temporary Protective Fencing.

A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing. (Fig 6. below).

Fig 6. Tree Protection Sign

4.6 Pre-development inspection

The site will be inspected by the appointed Arboricultural Consultant or Local Authority Tree Officer following any facilitative tree surgery works and the installation of protective fencing and ground protection measures.

4.7 RPAs explained

The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.

The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.8 Monitoring

The Arboricultural Consultant will be responsible for the monitoring of all arboricultural works and issuing a certificate of practical completion.

A record of site visits will be maintained for inspection on site and copies forwarded to the developer/agent and to the LPA.

4.9 Phase 3 – Post development

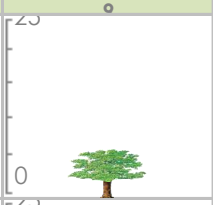
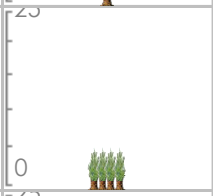
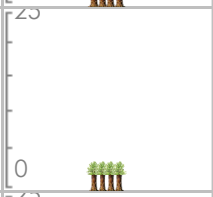
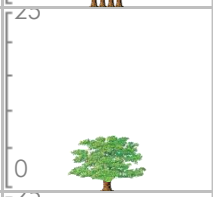
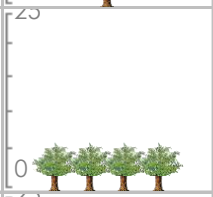
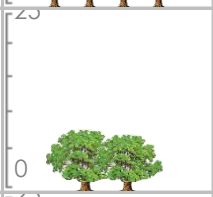
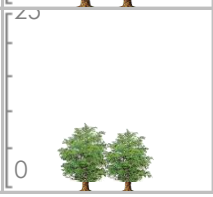
4.10 Removal of protective fencing and signing off

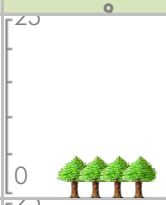
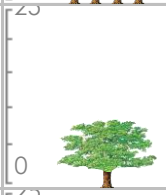
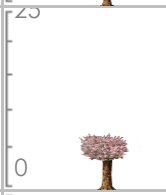
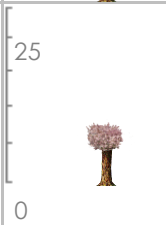
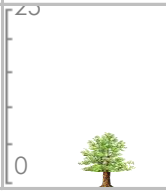
When the construction process is complete, the site should be inspected by the appointed arboriculturist or Local Authority Tree Officer. This must be prior to the removal of temporary protective fencing.

Any proposed landscaping operations by heavy machinery should be carried out before the protective fencing is removed.

Appendix 1 - Tree Data Schedule

- The following pages contain information gathered during the site survey.
- The reader should refer to Appendix 2 in order to correctly interpret the tree data.
- All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition / Structural Condition	Life Expectancy (yrs) / Retention Category
								Priority	Inspect Freq (yrs)		
T1	Semi-Mature **Ash** Fraxinus excelsior	5	2	200	3 3 3 3		1: Situated within hedgerow.	No action required.	n/a	3	Good / Good	40+ / C
H2	Semi-Mature **Hawthorn** Crataegus monogyna	av 4	1	150	0.5 0.5 0.5 0.5		1: Linear hedge. 2: Previously prunned. 3: No significant defects observed.	No action required.	n/a	3	Good / Good	40+ / C
H3	Semi-Mature **Hawthorn, Field Maple, Elder** Mixed	av 1	2	90	0.5 0.5 0.5 0.5		1: Hedge situated within fence. 2: Previously prunned.	No action required.	n/a	3	Good / Good	40+ / C
T4	Semi-Mature **Ash** Fraxinus excelsior	6	1	200	3 3 3 3		1: Situated adjacent to hedgerow. 2: No significant defects observed.	Monitor for signs of decline.	Low	3	Good / Good	40+ / C
H5	Semi-Mature **Hawthorn** Crataegus monogyna	av 5	2	150	av 2.5 2.5 2.5 2.5 each		1: Linear lapsed boundary hedge.	No action required.	n/a	3	Good / Good	40+ / C
G6	Semi-Mature **Field Maple** Acer campestre	av 7	av 1	av 250	av 3 3 3 3 each		1: Boundary group. 2: Evidence of compaction in RPA.	Monitor for signs of decline.	Low	3	Good / Good	40+ / C+
G7	Semi-Mature **Hawthorn** Crataegus monogyna	av 8	av 1	av 150	av 2.5 2.5 2.5 2.5 each		1: Liner boundary group possible lapsed hedge 2: Situated on third party land in elevated position.	No action required.	n/a	3	Good / Good	40+ / C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N / W / E / S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition / Structural Condition	Life Expectancy (yrs) / Retention Category
								Priority	Inspect Freq (yrs)		
H8	Semi-Mature **Lawson Cypress** Chamaecyparis lawsoniana	av 4	2	150	N 1 / W 1 / E 1 / S 1		1: Boundary hedge situated on third party land. 2: Situated in elevated position. 3: Access prevented detailed inspection.	No action required.	n/a	3	Good / Good	40+ / C
T9	Semi-Mature **Ash** Fraxinus excelsior	8	2	200	N 3.5 / W 3.5 / E 3.5 / S 3.5		1: Situated on third party land in elevated position. 2: Access prevented detailed inspection.	No action required.	n/a	3	Good / Good	40+ / C
T10	Semi-Mature **Cherry** Prunus sp	7	4	280	N 4.5 / W 2 / E 3 / S 4		1: Situated on third party land in elevated position. 2: Previousl poor quality pruning wounds evident.	No action required.	n/a	3	Good / Good	40+ / C
T11	Semi-Mature **Cherry** Prunus sp	8	5	300	N 2.5 / W 1.5 / E 3 / S 2		1: Single stemmed and vertical with a narrow, upright habit. 2: Previous crown reduction evident. 3: Access prevented detailed inspection. 4: Situated on third party land in elevated position.	No action required.	n/a	3	Good / Good	40+ / C
T12	Semi-Mature **Alder (common)** Alnus glutinosa	6	2	180	N 2.5 / W 2.5 / E 2.5 / S 2.5		1: Situated on third party land in elevated position. 2: Access prevented detailed inspection.	No action required.	n/a	3	Good / Good	40+ / C

Appendix 2 – Tree Schedule Definition of Terms

Tree Referencing	**Individual Trees** T (+number) **Grouped Trees** G (+number) **Hedgerows** H (+number) **Woodlands** W(+number)
Age Category	**Young** Usually <15 years **Semi-mature** Significant growth expected, approximately one third of life expectancy complete **Early-Mature** Full height achieved with further significant growth possible, up to two thirds of life expectancy complete **Mature** Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy **Veteran** Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, **Over-mature** A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	**Botanical Name** - conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. **Common Name** – commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
Tree Diagrams	A diagrammatical representation of the tree taken from measurements of stem diameter, crown height and spread, and overall height.
Crown Spread: Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. **Urgent** To be carried out as soon as possible. **Very High** To be carried out within 1 month. **High** To be carried out within 3 months. **Moderate** To be carried out within 1 year. **Low** To be carried out within 3 years.
Physiological Condition:	**Good** Usually healthy with no symptoms of poor health or disease. **Fair** Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. **Poor** Disease present in considerable quantities or with very poor physiological vigour. **Very Poor** Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	**Good** A tree with no significant structural defects. **Fair** Minor defects may have been observed but are not considered to be immediately hazardous. **Poor** Significant defects found. Tree requires monitoring or remedial works. **Very Poor** Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Tree Retention Category – The following table provides an explanation of retention categories used.

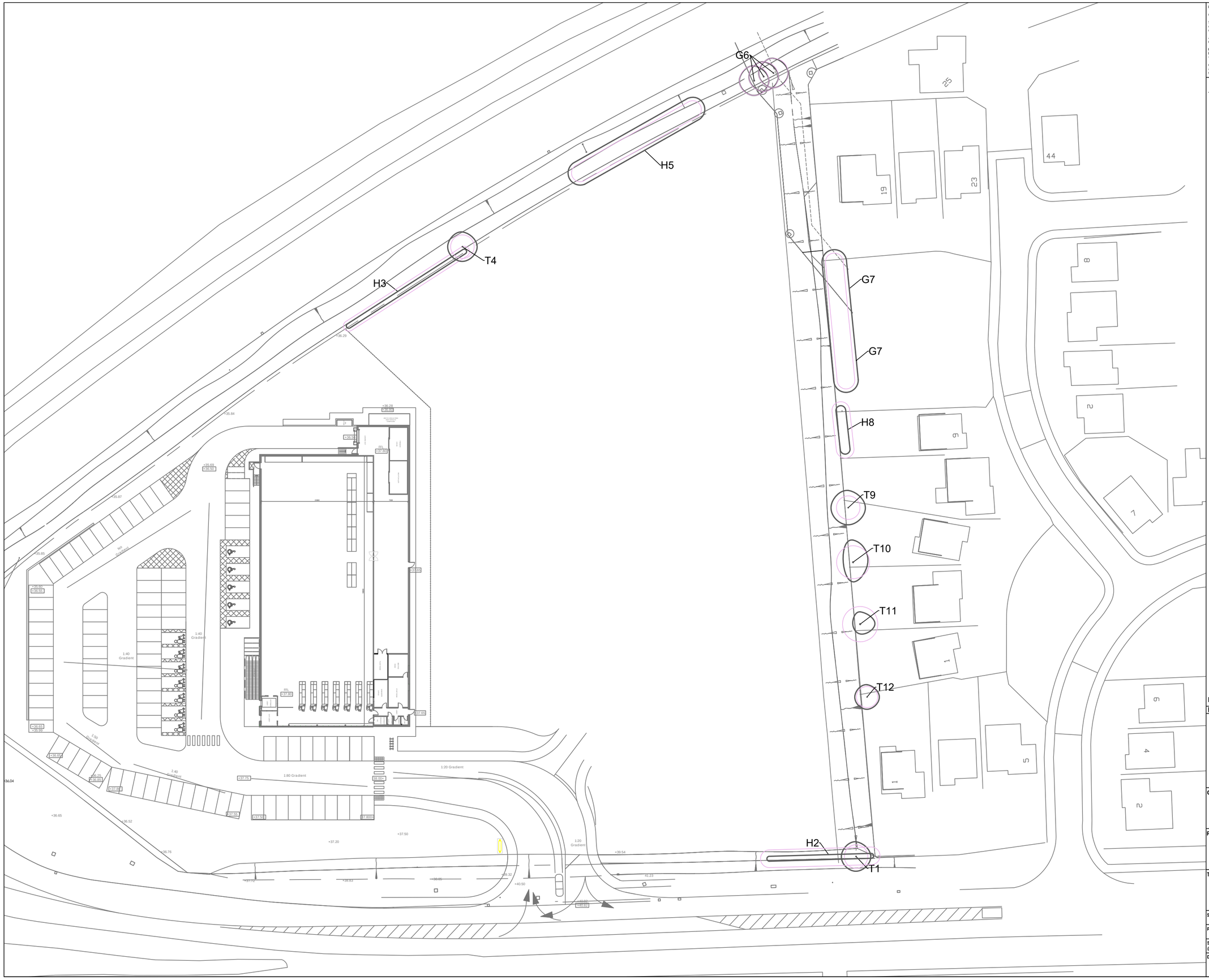
Trees to be removed		Colour on Plan
Category U includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		Colour on Plan
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, with a safe useful life expectancy of at least 40 years. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B includes trees of moderate quality and amenity value.	Trees that are good examples of their species but may have defects or form that downgrade them from category A. Category B trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
Category C includes trees of low quality and amenity value.	Trees that are either young with a stem diameter less than 150mm or are unlikely to make a contribution for more than 10 years. The removal of these trees should be seen as acceptable in order to allow development to proceed. It may be possible to transplant younger specimens.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 3 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Protection Plan

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Contractors must check all dimensions from site

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Notes:-

- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Root Protection Area (RPA)

REV.	DATE.	DESCRIPTION	DRAWN	CHK'D
P01	22/01/16	Planning	DL	JC

URBAN GREEN
21 Swan Street Manchester M4 5JJ
T: 0161 312 3131 W: urbangreen-space.co.uk

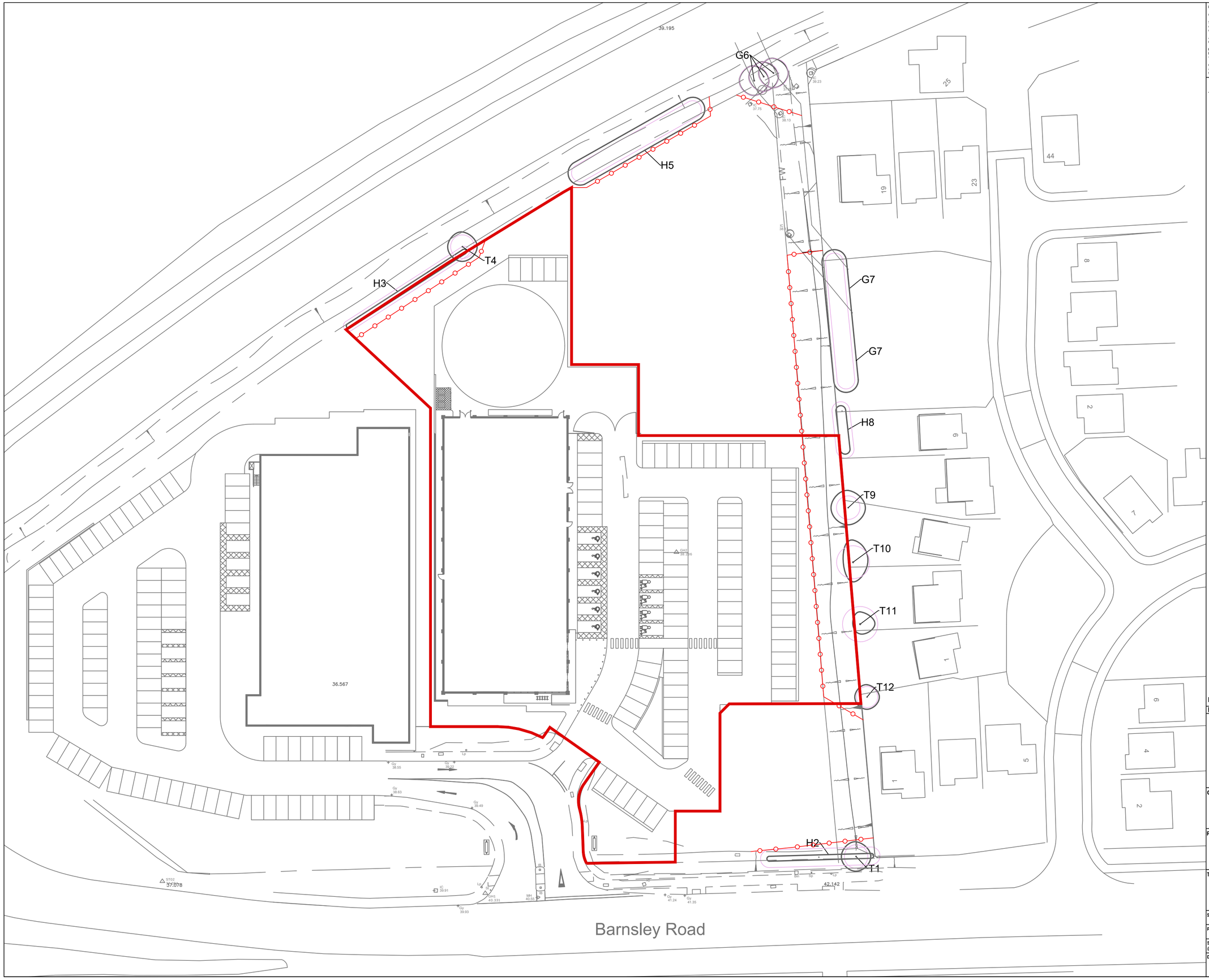
Client: Dearne Estates (Goldthorpe) Ltd

Project: Goldthorpe Unit A

Title: Tree Constraints Plan

Status: Planning

Project:	10703	Drawn:	DL	Checked:	JC
Scale @ A2:	1:500	Date:	22/01/16	Approved:	SF
Drawing No:	10703UA.T01			Revision:	P01



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Notes:-

- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Root Protection Area (RPA)
- Protective fencing
- Application Boundary

REV.	DATE.	DESCRIPTION	DRAWN	CHK'D
P01	22/01/16	Planning	DL	JC

URBAN GREEN
21 Swan Street Manchester M4 5JJ
T: 0161 312 3131 W: urbangreen-space.co.uk

Client: Dearne Estates (Goldthorpe) Ltd

Project: Goldthorpe Unit A

Title: Tree Protection Plan

Status: Planning

Project:	10703	Drawn:	DL	Checked:	JC
Scale @ A2:	1:500	Date:	22/01/16	Approved:	SF
Drawing No:	10703UA.T02			Revision:	P01