TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS5837:2012** at:

Dorbren House,
Cemetery Road,
Grimethorpe,
Barnsley,
South Yorkshire
S72 7JB

Prepared for:
White Agus Partnership,
8 Morston Business Park,
Whaley Road,
Barugh Green,
Barnsley,
South Yorkshire
S75 1HQ

Date: *April 2018*

Reference: *AWA1791*

Institute of Chartered Foresters
Registered Consultant

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1. Introduction

1.1 Instructions and Brief

1.1.1 We were instructed by Robert Agus of White Agus Partnership to visit the site and prepare our findings in a report.

1.1.2 The report is required in accordance with *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations,* to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

1.2.1 The survey took place during February 2017.

1.2.2 The trees were surveyed visually from the ground using "Visual Tree Assessment" techniques and in accordance with the guiding principles of British Standard 5837:2012.

1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.

1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Mr Adam Winson Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principle and Director of AWA Tree Consultants Ltd.

1.2.6 The tree survey data collection was carried out by Mr James Brown BSc (Hons) Arboriculture, MArborA & Mr Dave Farmer FdSc (Arb), MArborA, PTI (Lantra), Arboricultural Consultants at AWA Tree Consultants Ltd.

1.2.7 Full qualifications and experience are included within **Appendix 1.** Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

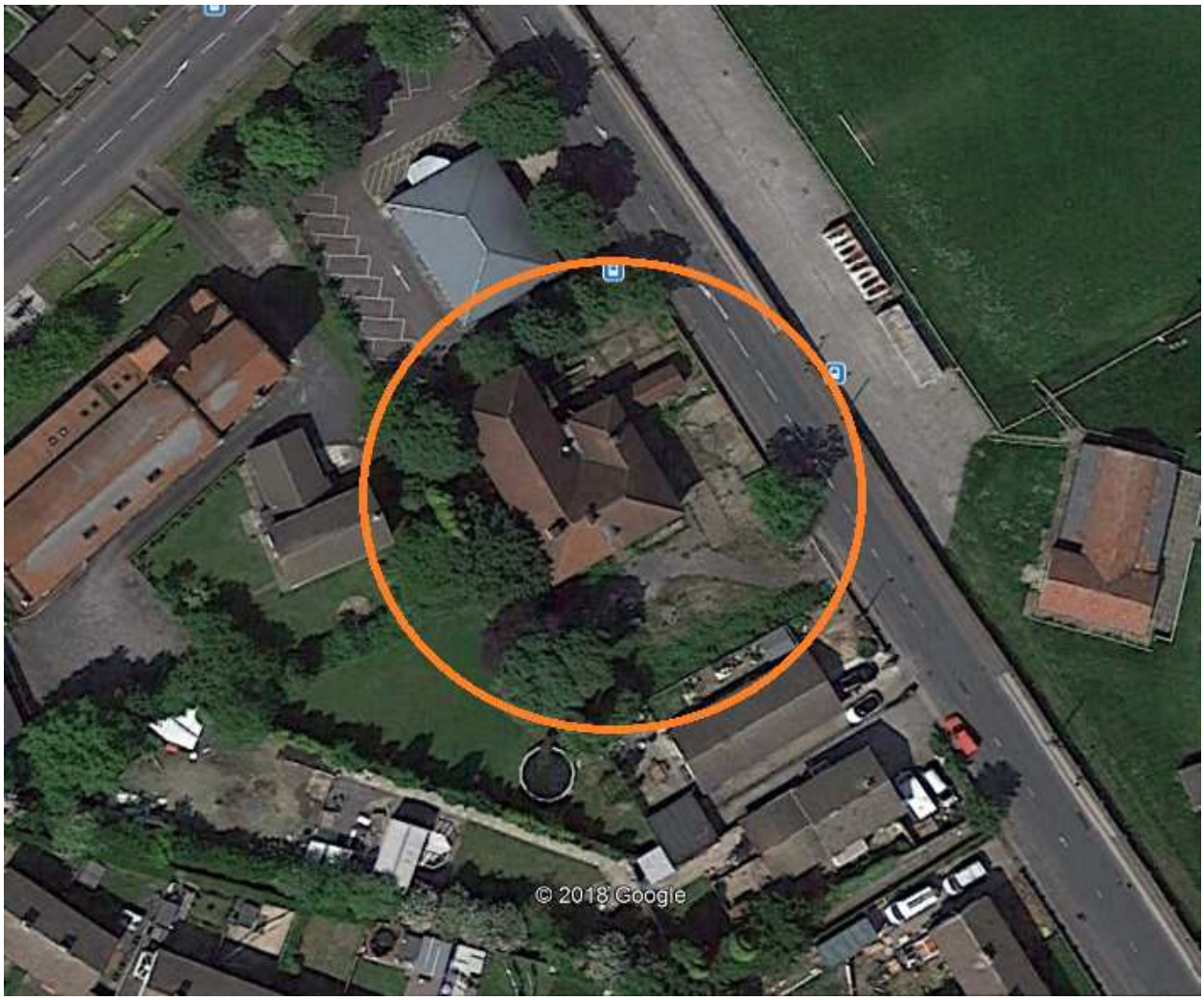
2. The Site

2.1 Location and Description

2.1.1 The site is located on Cemetery Road in Grimethorpe, a large village in the metropolitan borough of Barnsley in South Yorkshire.

2.1.2 The site is a vacant former community centre. A neighbouring dental practice is situated to the north of the site, with residential properties to the south and west. Cemetery road runs along the site's eastern boundary.

2.1.3 The approximate area of the survey is highlighted in the (2016) image below:



3. The Trees

3.1 Legal

3.1.1 It is understood trees at the site are protected by virtue of a Tree Preservation Order. Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works statutory permission is required from the Local Planning Authority (unless such works are approved by planning permission).

3.1.2 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance. All tree work should be carried out according to British Standard 3998: 2010 *Tree Work - Recommendations*.

3.2 Tree Survey Results

3.2.1 The tree survey revealed 19 items of woody vegetation, comprised of 16 individual trees and 3 groups of trees or shrub/hedge groups.

3.2.2 Of the surveyed trees: 5 trees are retention category 'B'; and the remaining 11 trees and 3 groups are retention category 'C' (explanatory details regarding the retention categories are included within Appendix 3).

3.2.3 Species diversity at the site is relatively good. The dominant tree species are Sycamore and Leyland Cypress with several Cherry and Maple, and occasional Apple, Beech, Holly and Willow. Most of the trees are early-mature with the occasional semi-mature tree and one mature tree.

3.2.4 The site's most significant trees are the Maples T1, T7, T11 and T13 and Beech T8. Trees T7, T8, T11 and T13 are situated along the site's western boundary, whereas T1 is situated in a raised planting bed in a prominent position by the site entrance at the site's eastern boundary. They are all early mature to mature trees in good overall condition and provide moderate amenity value to the site. The Sycamore T13 has a large bark wound on the northern side of its main stem, but this appears to be healing well with no associated decay.

3.2.5 Also situated along the site's western boundary are a number of shrubby Laurel and Cypress trees and overgrown hedges (T3 to G6, G9 and G12). The trees are of low arboricultural value but provide some established screening of the site from the neighbouring properties to the west.

3.2.6 Several semi mature Cherry, Willow and Maples are situated along the site's northern boundary (T14 to T19). Many of the trees are in relatively poor overall condition, with considerable defects including significant bark damage, poor pruning wounds and deadwood. The trees are individually of low amenity value but provide some screening between the site and the dental practice to the north. The Norway Maple T17 is in particularly poor condition and would be unsuitable for retention close to a development at the site.

3.2.7 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4) in such cases measurements were estimated and the condition values are indicative only.

3.2.8 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

3.2.9 The RPA for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new residential development of 8 dwellings with associated parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, 4 trees will require removal as they are situated in the footprint of the structure or their retention and protection throughout the development is not suitable.

4.2.2 The trees that require removal are T2, T15, T16, T17.

4.2.3 The trees that require removal are all lower value, retention category 'C'. T2 is a small Apple growing in a raised bed; T15 is a previously topped Willow with minor decay in old pruning wounds; T16 is a semi-mature Sycamore with pruning wounds that potentially limits its value and prospects; T17 has bark damage and cavities, and is deemed as unsuitable close to a residential development.

4.2.4 Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 New landscaping is proposed that encroaches into the RPA of T1, T13 & T19. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction methods with a porous final surface.

4.3.3 New fencing is proposed within the RPA of retained trees. The encroachment into the trees' RPA should not significantly adversely impact

on the health or future condition of the trees, provided care is taken during the construction to avoid root damage. This should include the use of posts and panels or pile and beam type footings as opposed to strip footings.

4.3.4 The proposed demolition of the existing building will take place within the RPA of retained trees. The demolition works within the RPA should not adversely impact on the health or future condition of the trees provided it is carried out in accordance with the specifications below.

4.3.5 All plant and vehicles engaged in demolition works should operate outside the trees' RPA. The demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back").

4.3.6 The design of the new development has considered the trees crown position in relation to the dwelling. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.

4.3.7 The buildability of the proposed has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

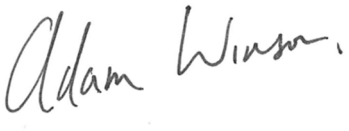
4.5.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.

4.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



.....

Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM.*

12th April 2018

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Appendices

Appendix 1: Authors Qualifications and Experience
Appendix 2: Survey Methodology and Limitations
Appendix 3: Explanation of Tree Descriptions
Appendix 4: Tree Data
Appendix 5: Tree Constraints Plan
Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Mr Adam Winson *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered.*

Adam is the company Director and Principle Consultant. He has a mix of the highest level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years, and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major multimillion pound housing developments and infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the Crown Court.

Mr James Brown *BSc (Hons) Arboriculture. MArborA.*

James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. James previously worked in Europe's largest tree nursery and has experience of Local Authority tree officer work. His main work consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Mr Dave Farmer *FdSc (Arb). MArborA. PTI (Lantra).*

Dave has a Foundation Degree in Arboriculture (with Distinction) and is qualified in Professional Tree Inspection. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. Dave has many years of experience within the tree care profession, including lecturing in arboriculture. His work focuses on diagnosing potential tree risk problems, and recommending appropriate treatments and work programmes.

Dr Felicity Stout *Ph.D, MA, BA (Hons), Cert Ed (Forestry), TechArborA.*

Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced Social Forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and has published in The Arboricultural Journal on this subject.

Mr Ricky Nos BSc *(Hons),* FdSc *(Arboriculture), TechArborA.*

Ricky is a trained arborist with 10 years of experience in the private and local authority sectors, taking in all aspects of arboricultural work. He has a Foundation Degree in Arboriculture and a BSc (Honours) in Outdoor Management, and is a technician Member of the Arboricultural Association. His main work consists of tree surveys for development projects, involving tree inspections and the preparation of Tree Reports to BS 5837:2012.

Appendix 2: Survey Methodology and Limitations of Report

The survey was undertaken in accordance with British Standard 5837 (2012) *Trees in relation to design, demolition and construction –Recommendations.* The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837 (2012). Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS5837 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998: 2010 - '*Tree Work: Recommendations'*.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins and includes information of the first significant branch and direction of growth.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees for removal. These trees are in such a condition that any existing value would be lost within 10 years.

Appendix 4: Tree Data

	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Sycamore	*Acer pseudoplatanus*	Early-mature	11	1	500	No	3	3	5	4.5	2.5	No visual defects.	Single stemmed. Vertical. Bark damage. Old pruning wounds. Major cavity. Minor decay.	Minor deadwood. Overhanging adjacent land.	Situated in raised planting bed. Large western branch removed too close to stem, creating cavity.	Fair	Fair	20 to 40 yrs	Mod	**B**	No action required
T2	Apple	*Malus sp.*	Early-mature	4	1	180	No	1	1.5	3	2.5	2	No visual defects.	Single stemmed. Twin stemmed at 1.5m. Vertical. Stubs. Tight union. Epicormic growths. Old pruning wounds.	Normal. Overhanging adjacent land.	Situated in raised planting bed.	Good	Good	>40 yrs	Low	**C**	No action required
T3	Laurel	*Prunus laurocerasus*	Early-mature	7	6	90	No	1	3	4	3	2	No visual defects.	Multiple stemmed at base. Vertical.	Unbalanced. Overhanging adjacent land.		Good	Good	>40 yrs	Low	**C**	No action required
T4	Leyland Cypress	*x Cupressocyparis leylandii*	Early-mature	13	2	200, 200	Yes	6	1	1	1	1	No visual defects.	Twin stemmed at base. Vertical.	Small/ sparse. Minor deadwood. Minor dieback. Overhanging adjacent land.	Lower crown sparse due to adjacent Laurel (T3).	Fair	Good	20 to 40 yrs	Low	**C**	No action required
T5	Leyland Cypress	*x Cupressocyparis leylandii*	Early-mature	11	1	450	Yes	6	1	2	1	2	No visual defects.	Single stemmed. Vertical.	Small/ sparse. Minor deadwood. Minor dieback. Overhanging adjacent land.	Lower crown sparse due to adjacent Laurel (T3).	Fair	Good	20 to 40 yrs	Low	**C**	No action required

	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G6	Leyland Cypress	*x Cupressocyparis leylandii*	Early-mature	5	6	120	Yes	1	See Plan				Group of multiple stemmed, vertical trees. Overhanging adjacent land.				Fair	Good	20 to 40 yrs	Low	**C**	No action required
T7	Sycamore	*Acer pseudoplatanus*	Early-mature	15	1	530	No	5	3.5	4.5	4	6	No visual defects.	Single stemmed. Vertical. Bark damage. Stubs. Old pruning wounds. Minor cavities. Minor decay.	Minor deadwood. Overhanging adjacent land.	Wounds from previous poor pruning.	Fair	Fair	>40 yrs	Low	**B**	No action required
T8	Beech	*Fagus sylvatica*	Early-mature	13	1	430	No	3	4	5	3	5.5	No visual defects.	Single stemmed. Vertical. Ivy covered.	Slightly unbalanced. Overhanging adjacent land.	Ivy prevented detailed inspection.	Good	Fair	>40 yrs	Low	**B**	No action required
G9	Leyland Cypress	*x Cupressocyparis leylandii*	Semi-mature	3	4	110, 100, 80, 70	No	0	See Plan				Group of multiple stemmed, vertical trees with gaps. Sparse lower crown and suppressed by surrounding trees. Overhanging adjacent land.				Fair	Good	20 to 40 yrs	Low	**C**	No action required
T10	Holly	*Ilex aquifolium*	Early-mature	7	1	160	No	2	1	1	2	2.5	No visual defects.	Single stemmed. Vertical. Stubs. Old pruning wounds.	Unbalanced.	Close to building, crown overhangs roof.	Fair	Good	>40 yrs	Low	**C**	No action required
T11	Maple	*Acer platanoides*	Early-mature	13	1	360	No	4	5	5	5	5	No visual defects.	Single stemmed. Vertical. Stubs. Old pruning wounds. Bark damage.	Slightly unbalanced. Minor deadwood. Overhanging adjacent land.	Crown at lower level to north east due to adjacent Leylandii (G12).	Good	Good	>40 yrs	Mod	**B**	No action required

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	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G12	Leyland Cypress	*x Cupressocyparis leylandii*	Semi-mature	7	1	100	No	2	See Plan				Group of multiple stemmed, vertical trees with old pruning wounds, stubs and a sparse lower crown. Situated in adjacent land.				Fair	Good	20 to 40 yrs	Low	**C**	No action required
T13	Sycamore	*Acer pseudoplatanus*	Mature	16	1	600	No	6	4	5	4.5	4	No visual defects.	Single stemmed. Vertical. Bark damage.	Minor deadwood. Overhanging adjacent land.	Large long bark wound on northern side of main stem. 0.5m to 2m with good callus growth.	Fair	Good	>40 yrs	Low	**B**	No action required
T14	Cherry	*Prunus sp.*	Semi-mature	7	1	250	Yes	2	5	5	2	4	No visual defects.	Single stemmed. Vertical. Ivy covered.	Minor deadwood. Overhanging adjacent land.	Situated in adjacent land. Ivy prevented detailed inspection.	Good	Fair	>40 yrs	Low	**C**	No action required
T15	Willow	*Salix caprea*	Semi-mature	9	1	230	No	3	4	3.5	2	3	No visual defects.	Single stemmed. Vertical. Stubs. Old pruning wounds. Minor cavities. Minor decay.	Minor deadwood. Overhanging adjacent land.	Previously topped at 4m. Wounds from previous poor pruning.	Fair	Fair	20 to 40 yrs	Low	**C**	Remove to facilitate development
T16	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	1	360	No	3	4	3.5	3	3.5	No visual defects.	Single stemmed. Vertical. Epicormic growths. Stubs. Old pruning wounds. Bark damage.	Minor deadwood. Overhanging adjacent land.		Fair	Good	>40 yrs	Low	**C**	Remove to facilitate development

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	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T17	Maple	*Acer platanoides*	Semi-mature	11	1	250	No	3	3	2.5	3	3	No visual defects.	Single stemmed. Multiple stemmed at 2m. Vertical. Stubs. Old pruning wounds. Bark damage. Minor cavities. Minor decay.	Minor dieback. Minor deadwood. Unbalanced. Overhanging adjacent land.	Unsuitable close to any development.	Poor	Poor	<10 yrs	Low	**C**	Remove due to unsuitability near development
T18	Cherry	*Prunus padus*	Semi-mature	9	1	190	No	2	3.5	2.5	3.5	3	No visual defects.	Single stemmed. Vertical. Stubs. Old pruning wounds. Minor cavity.	Normal. Overhanging adjacent land.		Fair	Good	>40 yrs	Mod	**C**	No action required
T19	Sycamore	*Acer pseudoplatanus*	Early-mature	12	1	280	No	3	3.5	3.5	3	3	No visual defects.	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Minor decay.	Minor deadwood. Overhanging adjacent land.	Situated in raised planting bed. Minor decay on pruning stubs.	Fair	Fair	>40 yrs	Mod	**C**	No action required

T18
T19
T17
T16
T15
T14
T13
G12
T11
T10
Holly shrub
G9
T8
T7
T3
G6
T5
T4
T1
T2
NORTH

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Appendix 5: Tree Constraints Plan

Dorbren House, Grimethorpe
Ref: AWA1791

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these catagories can be found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A3

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: FOR REMOVAL
	RPA: ROOT PROTECTION AREA
	TREE STEM

T18
T19
T17
T16
T15
T14
T13
G12
T11
T10
Holly
shrub
G9
T8
T7
T1
T2
T3
G6
T5
T4

NORTH

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Appendix 6:
Tree Impacts Plan

Dorbren House, Grimethorpe
Ref: AWA1791

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

	TREE/HEDGE TO BE RETAINED
	TREE/HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM