

DEARNE VALLEY PARKWAY, BARNSELEY
for Gregory Property Group

ARBORICULTURAL IMPACT ASSESSMENT



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DRAWING 3784/2 (TREES IN RELATION TO DEVELOPMENT)

1.0 BACKGROUND

1.1 Brief

This arboricultural impact assessment has been commissioned by Gregory Property Group to support an application to Barnsley Metropolitan Borough Council for commercial development on site.

1.2 Documents Provided

To assist in the production of this report we have been provided with a copy of an illustrative layout (drawing no.15-315-[P]111) produced by architects The Harris Partnership; we have also carried out a tree survey to BS5837:2012.

1.3 Tree Status

The interactive map on the local planning authority's website shows that that no trees are included within a Tree Preservation Order and the site does not lie within a Conservation Area.

2.0 SURVEY DETAILS

2.1 A site visit was undertaken on 01 Jun 2021 and observations are noted within the tree report prepared following this visit.

2.2 The drawing accompanying the tree report (3784/1) shows the position, canopy spread and root protection area (RPA) of the trees; drawing 3784/2 attached to this report shows these details in relation to the illustrative layout.

3.0 IMPACT ASSESSMENT

3.1 Context

3.1.1 Following the guidance of BS5837:2012 proposals for any site should ideally aim to incorporate those trees which are identified as 'A' and 'B' whereas 'C' category trees will not usually be retained where they may adversely affect the layout. The attached drawing shows part of a group of 'B' category trees removed. However, these were previously approved for removal as part of a projected highways improvement which is not now proceeding.

3.1.2 BS 5837:2012 states that when considering the layout of the site, and the retention of significant trees, proposals should generally be kept outside of both their Root Protection Area (RPA) and canopy spread. However, it allows for the possibility of encroaching into these areas with piled footings, access roads, footpaths, and parking areas assuming existing ground levels can be maintained, and the appropriate construction methods can be employed. This is particularly relevant where existing buildings and/or surfacing extend within the RPAs of the trees.

3.2 Site Proposals (see drawing 3784/2)

3.2.1 With regard to built form, the sketch layout shows the construction of three large buildings on site, together with parking and circulation areas, all of which would be accessed from an existing roundabout to the east of Rockingham Roundabout.

- 3.2.2 With respect to the current proposed site layout all trees to the north and east could be retained insofar as the construction process is concerned, whilst part of the group to the south (and one insignificant group – G1- in the centre) would require removal. All trees shown retained on the attached plan would lie clear of any construction works.

3.3 Services and Other Considerations

- 3.3.1 Details of services to dwellings are not available currently. However, it is assessed that all these could be laid within the access road or vehicle circulation areas serving the new buildings; if this were the case none would pass through the rooting zones of retained trees.

3.4 Potential Impact on Trees

- 3.4.1 There is only one potential impact on trees, namely a number would need to be removed to adequately accommodate the proposed development as presently shown.

4.0 MITIGATION MEASURES

- 4.1 The following trees lying within the site boundary would need to be removed to allow the development to proceed (all shown on attached drawing 3784/2).

G1 2nr Goat Willow

G5 Oak, Silver Birch, Wild Cherry, Ash, Alder, Field Maple. Goat Willow, Hawthorn, Hazel. (Around 50% of the total area is proposed for removal).

G10 Hawthorn (two rows of overgrown hedge)

T11 Goat Willow

- 4.2 As indicated above, once the trees above have been removed, those retained should not be adversely affected by construction works to any significant extent. Notwithstanding this assessment, it is recommended that, following excavation, if any roots are encountered these should be cut cleanly with a hand saw and exposed root ends covered with damp hessian to minimise desiccation until the excavation can be backfilled (which should ideally be undertaken within one working day).
- 4.3 Prior to any building work on site undertake any essential work to retained trees on arboricultural grounds that would improve safety and benefit their future growth. This is an opportunity to undertake arboricultural work (e.g., removal of damaged limbs and dead wood, pruning as appropriate and cutting back unwanted understorey growth) that would benefit the trees on site.
- 4.4 Erect Tree Protection Fencing where construction work takes place in proximity to retained trees; the alignment of such fencing should be undertaken in line with BS 5837:2012.
- 4.5 To offset the removal of trees it is recommended to plant replacement trees to offset their loss. These would be shown on the appropriate landscape drawing in due course.

5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS

- 5.1 Any tree work should be carried out by qualified Arboricultural Contractors with at least £1million Public Liability Insurance cover.
- 5.2 Tree work must be carried out to BS3998:2010 which specifies recommendations for tree work.
- 5.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.
- 5.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations within this report are carried out under his supervision. Nor shall the consultant be responsible for events which happen after the time of the survey due to factors which were not evident at the time.
- 5.5 Relationships between trees and other objects such as buildings are rarely static and can at times change quite unpredictably. It should therefore be understood that the inspection and monitoring of the condition of trees is a continuing requirement which, in this instance, is recommended on an annual basis.

mp/ROSETTA LANDSCAPE DESIGN
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projects/docs/3787-aia-10jun21