

**Priory Gardens
Lund Lane, Lundwood, Barnsley**

PROPOSED RESIDENTIAL REDEVELOPMENT

ARBORICULTURAL REPORT

**Prepared for:
Thornhill Heat Exchangers Ltd**

**Prepared by:
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1 Introduction

Purpose of the Report

- 1.1 This Report has been commissioned by Thornhill Heat Exchangers Ltd., the owner of the property known as Priory Gardens, Lund Lane, Lundwood, Barnsley. The Report provides detailed arboricultural advice on trees present on the site which may be affected by the redevelopment proposal to demolish the existing bungalow and erect 9 dwellings on the site.

Terms of Reference

- 1.2.1 Instructions have been received from Thornhill Heat Exchangers Ltd, to visit the site and report on the existing trees.
- 1.2.2 For the purpose of the Report, Fennell Green & Bates provided a topographic survey site layout drawing reference PG/PD/200209/02 which is used as the identification plan in Appendix B.

Scope of the Report

- 1.3 Preliminary recommendations are given for long-term management and safety. All trees with a stem diameter above 75mm that may be affected by, or in proximity to, the proposed redevelopment have been included. This Report complies with the recommendations set out in *BS5837 Trees in relation to construction*.

Survey details

- 1.4 The topographic survey was carried out on 23 February 2009 and a record of the condition of the trees was undertaken on 3 March 2009. Individual trees of significant merit have been identified and recorded.

Inspection of the trees was made at ground level from within the site.

No intrusive investigation from digging or drilling was conducted.

Measurements were obtained using tape and theodolite during the topographic survey.

2 Site Description

- 2.1 The site is in an urban location approximately 2.5 kilometres east of Barnsley town centre. The site slopes to the south between 44-41m AOD. The River Dearne is some 60m to the south of the site.

- 2.2 The area on three sides of the site comprises a mixture of private and former council housing. To the south is the Lundwood Sewage Treatment works. The gradient of the site gradually falls towards Lund Lane. The Lund Lane frontage contains groups of trees at the western and eastern ends. The north-east corner contains a further group of trees. Within the site are a number of individual or pairs of trees, remnants of old hawthorn hedge and old privet hedges lining the front entrance to the bungalow.
- 2.3 The site is located at OS grid reference SE377071.

3 Topography

- 3.1 The redevelopment will embrace the whole site but the trees on the perimeters will not be affected by the scheme. The gradient is entirely down the length of the site with no cross-fall over the width. The proposed development will be created generally on the existing levels, with some minor levelling out to form construction bases.

4 Treescape

- 4.1 The trees on each end of the Priory Gardens frontage and the high privet hedges dominate the view. The even grade of the site means that the trees on rear boundary are not clearly visible from Lund Lane. The individual trees or pairs of trees within the site have less effect. Collectively, the trees around the edges of the site make a moderate contribution to the local treescape but the trees along the front and rear boundaries have the most significant effect.
- 4.2 The sewage works on the opposite side of Lund Lane has the most dominating effect on the treescape along Lund Lane with a mixture of broadleaf and coniferous trees of varying ages covering the frontage and entrance to the works.

5 Amenity Value

- 5.1 Due to the urban location and poor quality, none of the trees surveyed have a high amenity value.

6 Age Class Mix and Condition

- 6.1 The trees surveyed ranged in age from semi-mature to mature.

7 Species Diversity

- 7.1 The trees surveyed are relatively limited in diversity and include Oak, Silver Birch, Holly and Cherry. There are the remnants of a hawthorn hedge along the eastern boundary and privet hedges lining the front garden.

Tree Descriptions Terminology

1 Measurements

Height is measured from the base of the stem. Where there is significant slope at the base, measurement is taken from the higher ground.

Crown height is an indication of the average height at which the main crown begins.

Stem diameter is measured around the tree at 1.5 metres above ground level. Where the tree is multi-stemmed at this point, the diameter is measured just above the root buttress close to ground level.

Crown spread is measured from the centre of the stem base to the tips of the outermost branches.

2 Evaluations

Condition is classed as good, fair, poor or dead.

Vigour is an indication of how fast the tree is growing, being high, average, low or dead.

Form is an indication of the quality of the tree shape and balance, classed as good, fair or poor.

Amenity value may be high, moderate or low and is assessed by taking into account the visibility of the tree from public places, the setting in the landscape and how many other trees are present. To put this in context, a high quality tree in a wood of similar trees will be classed as the same as a reasonable tree standing alone in a built-up area.

Life expectancy is given in years.

3 Retention categories

Retention category value for the trees are:

A (marked in green on the plan - retention most desirable

- 1) vigorous healthy trees of good form and harmony with proposed space and structures;
- 2) healthy young trees of good form, potentially in harmony with proposed development;
- 3) trees for screening or softening the effect of existing structures in the near vicinity or of particular visual importance to the locality;
- 4) trees of particular historical, commemorative or other value, or good specimens of rare or unusual species;

B (marked in blue on the plan) - retention desirable

- 1) trees that might be included in the high category but because of their numbers or slightly impaired condition are downgraded in favour of the best individuals;
- 2) immature trees with potential to develop into the high category;

C (marked in brown on the plan) - trees which could be retained

- 1) trees in adequate condition or which can be retained with minimal tree surgery but are not worthy of inclusion in the high or moderate categories;
- 2) immature trees or trees of no particular merit;

D (marked in red on the plan) - trees for removal

- 1) dead or structurally dangerous trees;
- 2) trees with insecure roothold;
- 3) trees having significant fungal decay at base or main bole;
- 4) trees with a cavity or cavities of significance to safety;
- 5) trees that will become dangerous after removing other trees for the reasons given in 1-4 above.

4 Status of the Trees

Tree Preservation Order.

Barnsley Metropolitan Borough Council have not given the trees statutory protection under a TPO.

Any works required will be carried out by a specialist tree surgeon under the supervision of a professionally qualified arboriculturist.

5 Tree Descriptions and Recommendations

Full details of all individual trees surveyed are recorded in the table at Appendix A. Please also refer to the attached plan, reference PG/PD/200209/02.

6 Glossary of Terms & Abbreviations

Arboriculture: The cultivation of trees in order to produce individual specimens of the greatest ornament, for shelter or any other primary purpose other than the production of timber.

Co-dominant stem: A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.

Critical root zone: The root system of the tree that is generally considered to be within the crown spread of the tree.

Deadwood: The removal of all dead, dying and diseased branches from the tree.

Included bark: Where the bark on two adjoining branches or stems is growing tight together, forming a joint with no physical strength.

APPENDIX A

Identification of trees within the proposed development

Number on plan	Species	Height m	Spread m	Condition /form	Vigour	Life expectancy	Retention category
T1	Oak	10.6	4	Poor	Low	20	C
T2	Oak	10.5	4	Poor	Low	20	C
T3	Cherry	10	4.2	Fair	Ave	15	D
T4	Oak	12	3.5	Fair	Ave	20	D
T5	Holly	10.1	2.5	Poor	Low	10	D
T6	Silver birch	9	3	Fair	Ave	10	D
T7	Oak	12.4	4	Fair	Ave	20	C
Group 1	Silver birch x 4	12	2 - 4	Poor	Low	0 3x5	1xD 3xC
Group 2	Silver birch x 4	10	3	Poor	Low	10	C
Group 3	Holly x 2	8.6	2.5	Poor	Low	10	D
Group 4	Holly x 2	9	2	Poor	Low	10	D
Group 5	Silver birch x 2	12	3.5	Fair	Ave	20	C

APPENDIX B