



**Arboricultural Impact Assessment
Including Details of Tree
Protection Measures to the
Retained Trees
for
Land off Park Street, Wombwell**

**Prepared by
Gladedale (South Yorkshire) Ltd**

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REVISION A

Introduction

This assessment should be read in conjunction with the Tree Report, prepared by Northern Resource Consultants, which accompanies the planning application. The Tree Report was prepared for the original planning application which was subsequently approved on the 30th June 2006 under planning permission reference 2006/0008. The planning permission is now extant.

The Tree report was produced for the original planning application and covered both the new build area and the conversion area which is known as 'The Grange'. The new build area is outlined in red on the Site Layout which accompanies this application and the conversion area is outlined in blue.

This Planning application is for the new build element only with all aspects of The Grange (land outlined in blue) remaining identical to what has previously been approved under planning permission ref: 2006/0008. There is a Tree Preservation Order in place which covers the trees within the grounds of the Grange – Barnsley Metropolitan Borough Council TPO number 5/1992.

Some of the trees within the Grange area which are covered by the TPO overhang the application boundary and will require the relative protective measures.

The site has been stripped and the old buildings demolished. The trees which were agreed for removal through the extant permission have also been removed.

The post demolition survey which accompanies the application, shows the current site status with regard to trees.

Proposals – Removal of additional Trees and Protection Measures to Retained Trees

It is intended that additional trees within the application site are to be removed to accommodate the proposed scheme in accordance with the Tree Report. These trees are groups A, B, C, D, E, F, G & I (as referred to in the Tree Report) and are all relatively insignificant trees to the site boundaries. These trees are shown to be removed on the site layout (drawing no.2361/01)

Following the submission of revised layouts, all trees within the application boundary are now proposed to be removed and replaced as part of the overall site landscaping scheme.

In addition to the trees already removed within the new build area (in accordance with the extant planning permission), the removal of two trees within the grounds of the Grange, covered by the TPO was approved through the original permission to allow the parking and manoeuvring areas to the conversion units to be laid out in accordance with the approved plans. The new proposals remain unaltered to the grounds of "The Grange" with the two trees indicated to be removed on the site layout (drawing no.2361/01). All other trees within the grounds of "The Grange" will be unaffected as this is a conversion project and the majority of the works will be internal, with the exception of the works required to extend the existing hard standing areas to create the car parking and manoeuvring areas associated with the conversions. The excavations required to carry out the works are of a minor nature and will be dug out by hand rather than machine.

The Grange area will be treated as a separate development to the current application site from a construction point of view and will be completely fenced off from the current application site which will provide adequate protection to the majority of the trees within the grounds of the Grange during the construction phases of the current application site. Additional protective fencing in accordance with BS5837 will be provided to the TPO'd trees which overhang from the Grange onto the application site. The position of the protective fencing is shown on the Tree Protection Layout at Appendix A.

With regards the future maintenance of the trees within the grounds of the Grange, once the conversion units are occupied, there will be a Management Company in place to manage and maintain the external grounds of the conversion units which will include the trees. An agreement has been entered into with "The Greenbelt Group Limited" to carry out the future maintenance of this area (in accordance with a planning condition on the extant planning permission ref: 2006/0008). The Greenbelt Group have been provided with copies of the Tree Preservation Order (No.5/1992) and the Tree Report prepared by Northern Resource Consultants and are fully aware of their responsibilities.

Landscaping Proposals

Our landscape layout (drawing no.2361.1/11 Rev. B) indicates the proposed tree, shrubs, grass planting and ground covers along with the associated plant schedule.

Our landscape layout has been prepared by our landscape architects, Brookbank Design, and the scheme provides a wide range of plants and tree species. All of the proposed planting will be in the ownership of the individual plot purchasers, who will be responsible for maintaining the landscaping within their ownership. This scenario is protected by a clause within the plot deeds which state that the front gardens have to be retained as a lawned area unless otherwise agreed with the planning department.

Following the submission of amended layouts, the landscaping proposals now involve the planting of some 76no.new trees which is almost three times the total number of trees which have been removed as part of the extant permission and the additional trees proposed for removal (32 in total).

Appendix A
Tree Protection Measures Plan