

ARBORICULTURAL SURVEY

Georgina Tearne MSc HND (Arboriculture) F.Arbor.A.
26th July 2010

SITE ADDRESS

The Drop Inn
Providence Street
Wombwell
Barnsley

PREPARED FOR:

Ernest Wilson's and Co. Ltd.

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1 BACKGROUND

1.1 Brief

This arboricultural report has been commissioned by Penelope Bubb of D.J.Curtis and Associates on behalf of;

**Ernest Wilson's and Co Ltd.
The Business Centre
Gelderd Road
Gildersome
Leeds
West Yorkshire
LS27 7LG**

It is required as part of a planning application for the construction of a number of residential properties on the site currently occupied by:

**The Drop Inn
Providence Street
Wombwell
Barnsley**

1.2 Documents provided

To assist in the production of this report I have been provided with a copy of the existing site layout showing the positions of the existing trees (Ref: A881.2010.01). In addition I have been provided with the scheme layout ref: A881.2010.02 produced by D.J.Curtis and Associates.

1.3 Tree Status

A check was made with Edward Jowett of the LPA on 28th July 2010. The trees within and directly adjacent to the site are not protected by either Tree Preservation or Conservation Area legislation and therefore permission is not required from the LPA to carry out work to the trees. However, this may change although notice will be given to the owner of the site if any protection is afforded to the trees in the future. Details of the Local Planning Authority are:

**Barnsley Metropolitan Borough Council
Tel: 01226770770**

2 SURVEY DETAILS

2.1 Site Visit

2.1.1 Surveyor

Georgina Tearne MSc, HND (Arboriculture) F.Arbor.A.

2.1.2 Date of Survey

24th July 2010

2.1.3 Other Persons Present

N/A

2.1.4 Weather Conditions

Generally fine and bright with an approximate temperature of 20 degrees.

2.2 Inspection Methods

A visual tree inspection was carried out from ground level of a number of individual trees and groups of vegetation within and directly adjacent to the site.

Data collection of the trees surveyed has been carried out to BS5837:2005 and full details of the methods used are provided in Appendix 1.

An overview of the items is presented in the following section while notes in the form of a schedule are presented in a spreadsheet at Appendix 2. The location of the trees and groups are identified on the accompanying plans Ref: 9200TCP & 9200 TPP.

Although the positions of the majority of the trees are based on the provided topographical survey the positions of the shrubs and trees on adjacent properties are approximate. As such the drawings accompanying this report should not be assumed to be accurate and all measurements should be checked on site.

3 SITE OVERVIEW

3.1 Site Description

- 3.1.1 The proposed development site is currently occupied by the public house known as The Drop Inn which is currently empty. In addition to the building the site also includes car parking areas and gardens.
- 3.1.2 The site can be accessed by vehicle from Millmoor Road although the building fronts onto Providence Street with a car parking area on the opposite side of the street.
- 3.1.3 Although the site appears relatively level there are some small level changes which may be significant in relation to the site proposals and the position of existing trees to be retained. The site generally slopes towards the south with small retaining walls to the east and cutting across part of the central area of the site approximately in an east-west direction. In the case of trees to be retained consideration should be given to their root systems when proposing any level changes.

3.2 Tree Population

- 3.2.1 The tree population within the proposed development site is essentially located in the eastern section of the gardens with significant trees also present on neighbouring land to the east.
- 3.2.2 Of the 13 trees and groups of vegetation identified within the site and directly adjacent to its boundaries 3 have been categorised as 'B' while the remaining have been categorised as 'C' in accordance with BS5837:2005. The trees and vegetation categorised as 'C' have been due to their limited value and the ease at which they can be replaced.
- 3.2.3 Although the 3 trees identified as 'B' are considered to have a moderate amenity value the remaining tree population identified within this survey is considered to have a generally low amenity value.

4 TREE CONSTRAINTS

4.1 Root Protection Areas

- 4.1.1 The accompanying drawings (Ref: 9200TCP & 9200TPP) show the positions, canopy spreads and root protection areas (RPAs) of the trees included within the survey. The RPAs are calculated from the tree stem diameters following the guidance of BS5837:2005. Although the RPA attempts to identify an area of the tree's root system which should be protected the simplistic circle (or square) does not take account of constraints such as buildings, land form and walls etc. which may have restricted or influenced root development. In this particular instance it is felt that there are no significant constraints which may have influenced the direction of root development of any of the trees to any significant extent. The circular RPAs indicated are therefore considered to provide a reasonable guide to the extent of the rooting areas which should ideally be protected. The RPAs shown for groups are indicative only and are based on stem diameters and tree positions where possible. In the case of some groups the extent of the canopy spread has been considered to be a suitable guide for their RPA requirements.
- 4.1.2 Following the guidance of BS5837:2005 proposals for the site should aim to incorporate those trees which are identified as 'A' and 'B'. In this instance this applies to three 'B' category trees. 'C' category trees can usually be retained at least in the short term although it is generally accepted that they should not influence the proposed layout and it may be considered more appropriate to remove many of them in favour of a new landscaping scheme.
- 4.1.3 When considering the layout of the site and the retention of significant trees proposals should generally be kept outside of both the RPA and the canopy spread. However, it may be possible to encroach into these areas with access roads, footpaths and parking areas assuming existing ground levels can be maintained and the appropriate construction methods can be employed.

4.2 Tree Canopies

- 4.2.1 Four-point canopy spreads for each tree are indicated on the accompanying drawings. Generally the canopy spread of a tree constitutes a constraint in terms of its physical presence and its shading potential. Consideration will be given to both the current and potential canopy spreads in relation to the proposals for the site in the following impact assessment.

5 IMPACT ASSESSMENT

5.1 Site Proposals

- 5.1.1 Proposals for the site include the construction of 12 residential properties collated in three short terraces. The existing access from Millmoor Road will be utilised to access three of the properties and a communal parking area with the other properties accessed directly from Providence Street.

5.2 Statutory Tree Protection

- 5.2.1 There are currently no TPOs or other legislation affecting the trees within the site.

5.3 Tree Appraisal

- 5.3.1 In order to accommodate the proposed development it will be necessary to remove a number of trees. This includes one 'B' category tree and a number of those identified as 'C'. In fact it is proposed to remove all of the trees and vegetation identified within the site to accommodate the new layout. However, the removal of some items is purely due to their unsuitability for retention within the new scheme.
- 5.3.2 The 'B' category tree, T7, is a middle-aged Lime, located close to the eastern boundary of the site. Its removal is required in order to accommodate the end property within the main terrace. Although a significant tree, the adjacent two 'B' category trees, T9 and T11, will be retained and although positioned on neighbouring land believed to be owned by the local authority these trees limit the impact of the removal of T7. There are also a significant number of trees located beyond T9 and T11 within this adjacent area of land. It is a grass verge with Purple Norway Maple, Rowan and Hornbeam which collectively have a moderate amenity value.

- 5.3.3 The proposals will encroach within close proximity of T9, one of the Italian Alders located on the neighbouring property to the east. The end property of the main terrace will encroach within this tree's RPA and as such there is the potential for some damage as a result of construction of this building. However, the encroachment is less than 20% which conforms to the guidance within BS5837:2005 and should be acceptable if the encroachment can be offset in the opposite direction. In this case the RPA will be left untouched in all other directions. In addition the presence of T7 will have restricted the root development of T9 to some extent suggesting that the necessary encroachment will have a limited impact on the tree in the long-term and should therefore be acceptable.
- 5.3.4 Consideration has been given to the canopy spreads of the neighbouring trees in relation to the proposed dwellings and it is felt that although they will provide some shading to the gardens of the closest new properties the level of shading should be acceptable. There will not be any physical conflict with their canopies.
- 5.3.5 During construction of the proposals there is the potential for damage to T9 and T11 through construction traffic, material storage etc. It is therefore important to ensure that they are adequately protected during the development phase. A Tree Protection Plan accompanies this report (Ref: 9200TPP) which shows the proposed position of protective barriers which should be retained during the development phase.

5.4 Services and Other Considerations

- 5.4.1 Details of services have not been provided although it is assumed that any service runs will not pose a threat to the trees to be retained. It is however, recommended that the line of the services is checked to ensure that they do not cross any tree's RPA.

6 CONCLUSIONS

- 6.1 The tree population within the grounds of the proposed development site is limited to a few individuals within the main garden area towards the eastern boundary. Collectively they have a low amenity value although when including the neighbouring trees the tree population is considered to have a moderate amenity value.
- 6.2 Proposals for the site include the construction of 12 houses grouped in three short terraces and this will require the removal of some of the trees within the site including one 'B' category tree. However, the neighbouring trees limit the impact such removals will have and are considered to be acceptable. Further vegetation is recommended for removal due to its unsuitability for retention within the proposed site.
- 6.3 With the use of appropriate construction techniques and protective measures it is felt that the proposals can be achieved with little detriment to the neighbouring trees which will be retained.
- 6.4 Existing tree canopies will cause some shading to the surrounding new properties although this is considered to be at an acceptable level and there will be no direct conflict with the canopies of the trees to be retained.
- 6.5 The accompanying Tree Protection Plan shows the position of the proposed barriers needed to protect the neighbouring trees. These should remain in place throughout the construction phase.

7 GENERAL GUIDELINES, TERMS & CONDITIONS

- 7.1 All tree work should be carried out by qualified Arboricultural Contractors with at least £1 Million Public Liability Insurance cover.
- 7.2 Tree work must be carried out to BS3998 which specifies recommendations for tree work.
- 7.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.
- 7.4 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.
- 7.5 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.

I trust that this report provides all the necessary information although if further advice is needed please do not hesitate to contact me.

Signed

27/07/2010



Georgina Tearne MSc. HND (Arboriculture) F.Arbor.A.

Arboricultural Consultant

For and on behalf of: Arbolution Limited

Edge View
Blackshaw Head
Hebden Bridge
West Yorkshire
HX7 7JF

Tel/Fax: 01422 844636
Mobile: 07738 233216
Email: info@arbolution.co.uk

Registered Office: 28 Prescott Street
Halifax
HX1 2JL

Registered in England: 5512814
VAT Registration No: 870 2372 34

Arboricultural Survey at: The Drop Inn, Providence Street, Wombwell, Barnsley.
Client: Ernest Wilson's and Co. Ltd.

APPENDICES

APPENDIX 1 - SURVEY METHODOLOGY

A visual assessment of each tree was made from ground level in accordance with BS 5837:2005 Trees in relation to construction - Recommendations.

The following information has been collected for each tree and is presented in the spreadsheet at Appendix 1.

1. **Height** - measured in metres using a clinometer.
2. **Stem Diameter** - measured in millimetres at 1.5m above adjacent ground level. Stems of multi-stemmed trees are measured just above the buttress flare while where multiple stems emanate from ground level a maximum individual measurement is taken.
3. **Spread** - the measurement of the branch spread from the stem of the tree to the extent of the canopy in the direction of north, south, east and west.
4. **Crown Clearance** - measured from the highest point of the adjacent ground level in metres.
5. **Age Class** - described as young (Y), middle aged (MA), mature (M), over-mature (OM), veteran (V).
6. **Physiological Condition** - classed as good, fair, poor, or dead.
7. **Structural Condition** - details of any physical defects and the presence of any decay etc.
8. **Preliminary Management Recommendations** - detail of works required including details of further investigations recommended where suspected defects require more detailed assessment and where there is the potential for wildlife habitat.
9. **Estimated Remaining Contribution** - expressed in years as; less than 10, 10-20, 20-40 and more than 40.

10. **Category Grading** – trees are categorised, in accordance with the cascade chart for tree quality assessment, into one of the following categories;

Trees for Removal

Category R

Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

Trees to be Considered for Retention

Category A

Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B

Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category C

Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

In addition there are three subcategories which should also be applied identifying the form taken by the value of each tree;

- 1 Mainly arboricultural values
- 2 Mainly landscape values
- 3 Mainly cultural values, including conservation

Job No. 9200. Appendix 2: Tree Schedule - The Drop Inn, Providence Street, Barnsley.

No.	Species	Latin Name	Height (m)	Stem Diameter (mm)	Spread (m)				Age Class	Height of Crown Clearance (m)	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Category Grading
					N	S	E	W							
G1	Cotoneaster & Mock Orange	<i>Cotoneaster sp.</i> , <i>Philadelphus sp.</i>	<3	NA	See plan				MA	0	Fair	Located in the corner of the site. One-sided due to the Elder behind in the neighbouring property. Limited individual value. Easily replaced.	At present no action.	20-40	C2
H2	Leylandii	<i>X Cupressocyparis leylandii</i>	<11	<500b est.	See plan				MA	1+	Fair	Large individual trees running along the rear boundary of the adjacent terraced properties forming a large hedge. Limited individual value and limited long-term value.	At present no action.	10-20	C2
G3	Elder, Laurel & Snowberry	<i>Sambucus nigra</i> , <i>Prunus laurocerasus</i> , <i>Symphoricarpos albus</i>	<6	<350b est.	See plan				MA	0	Fair	Located on neighbouring land running adjacent to the highway and the existing pub building. A scruffy group. Cut back from the footpath in the past leaving stubs. Limited individual value. Easily replaced. One Cherry present at opposite end of group to site.	At present no action.	20-40	C2
T4	Variegated Norway Maple	<i>Acer platanoides</i>	6	110	1.5	2.5	0.5	2	Y	2	Fair	Single stemmed. One-sided and suppressed due to T5. Very limited individual value. Easily replaced.	At present no action.	20-40	C1
T5	Fastigate Hornbeam	<i>Carpinus betulus</i>	9	240	3.5	3	3	2	MA	1.5	Good	Typical dense and domed crown. No major visible defects.	No action.	20-40	C1
T6	Rowan	<i>Sorbus aucuparia</i>	7.5	175	3	2	2.5	2	MA	1.5	Fair	Single stemmed with suckers at its base. Minor bark wounds on its stem. Twisted, probably due to poor pruning in the distant past. No major visible defects. Limited individual value. Easily replaced.	No action.	20-40	C1
T7	Lime	<i>Tilia sp.</i>	10	290	3	3.5	3.5	3.5	MA	1.5	Good	Single stemmed. Crown lifted in the past over fence. Horse Chestnut Scale noted. Minor stubs. Slightly one-sided. No major visible defects.	No action.	40+	B1
T8	Leylandii	<i>X Cupressocyparis leylandii</i>	3	80	0.5	1	0.5	1.5	Y	0.5	Poor	Beneath Lime with a one-sided crown. Limited value. Not worthy of retention.	Fell.	10-20	C1
T9	Italian Alder	<i>Alnus cordata</i>	17	430	4	2	3.5	2	M	3	Good	Single stemmed. Off site with dense Laurel beneath. Not pruned to any extent. No major visible defects. Compliments T11.	No action.	20-40	B1
T10	Leylandii	<i>X Cupressocyparis leylandii</i>	6	250b est.	0.5	1	0	1	Y	0	Fair	Twin-stemmed from its base. Limited individual value. Grass clippings around base. One-sided.	At present no action.	20-40	C1

Job No. 9200. Appendix 2: Tree Schedule - The Drop Inn, Providence Street, Barnsley.

No.	Species	Latin Name	Height (m)	Stem Diameter (mm)	Spread (m)				Age Class	Height of Crown Clearance (m)	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Category Grading
					N	S	E	W							
T11	Italian Alder	<i>Alnus cordata</i>	16	370	3	4.5	3	2.5	M	2.5	Good	Single stemmed. Off site with dense Snowberry beneath. Minor deadwood. Not pruned to any extent. No major visible defects.	No action.	20-40	B1
G12	2x Italian Alder	<i>Alnus cordata</i>	<9	<150	See plan				Y	0	Fair	2 single stemmed specimens within a shrub bed area. Forming one crown with one tree particularly one-sided.	At present no action.	20-40	C2
G13	Elder	<i>Sambucus nigra</i>	<3	NA	See plan				M	0	Fair	Located beyond the boundary on an elevated position approximately 1.2m above the site. Overhanging site. Limited individual value. No major visible defects.	At present no action.	20-40	C2

APPENDIX 3 - WORK SCHEDULE

No.	Species	Height (m)	Stem Diameter (mm)	Recommendations
G1	Cotoneaster & Mock Orange	<3	NA	Remove.
H2	Leylandii	<11	<500b est.	At present no action.
G3	Elder, Laurel & Snowberry	<6	<350b est.	At present no action.
T4	Variegated Norway Maple	6	110	Fell.
T5	Fastigate Hornbeam	9	240	Fell.
T6	Rowan	7.5	175	Fell.
T7	Lime	10	290	Fell.
T8	Leylandii	3	80	Fell.
T9	Italian Alder	17	430	No action.
T10	Leylandii	6	250b est.	Fell.
T11	Italian Alder	16	370	No action.
G12	2x Italian Alder	<9	<150	Fell.
G13	Elder	<3	NA	At present no action.