



O'Connor
Arboricultural Consultancy

**Tree Survey report, Arboricultural Implications Assessment and Arboricultural
Method Statement**

(In accordance with BS 5837 (2012)-Trees in relation to design, demolition and
construction – recommendations

**Land east of Delph Mews, Green Moor
Sheffield, S36 7DQ**

13th February 2023

Author: C. O'Connor

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1 Introduction

1.1 Brief

We were asked by the Client, Mr. Alex Barrett to conduct a survey of trees which may be affected by a proposed development of the site in question, and to provide details of the arboricultural implications and to provide information on tree works required and tree protection measures to be implemented.

The investigation was conducted by C. O'Connor¹

1.2 Caveats

1.2.1

This report does not seek to establish the presence of Statutory Controls i.e., Tree Preservation Orders (TPO) and Conservation Areas.

It is strongly advised that the Local Planning authority (LPA) is contacted prior to commencing any operations to ascertain whether Statutory Controls exist on this site. Failure to do so may result in severe penalties should any protected trees be damaged or destroyed.

Should any part of the site fall within a conservation area, the LPA require six weeks' notice, in writing informing them of the intention to carry out works which could affect trees therein. If any trees are covered by a TPO, no work may be carried out without express permission from the LPA (exemptions apply). In the event of works being required for reasons of safety, there is still a legal obligation to contact/notify the LPA.

1.2.2

The findings and recommendations within this report are only valid for one year from the date of this survey. Also, any findings and recommendations will be made invalid should any of the trees be subject to the effects of any development or other works which impact upon them. In the event of this occurring, it is recommended that a re-inspection is carried out.

1.2.3

This report does not constitute an ecological survey or report. No details are recorded regarding protected species or habitat, and it is recommended that an Ecological Expert is consulted for this purpose.

1.2.4

This report does not constitute a mortgage report.

1.2.4

The condition and apparent defects of the trees within this report have been recorded as accurately as possible. Where good condition and/or no significant defects have been recorded this does not constitute a guarantee of safety. It is possible for even apparently safe and healthy trees to fail as a result of climatic conditions or other unforeseen circumstances and events.

¹ C. O'Connor: Tech cert (Arb), LANTRA pti

2 Site Information

2.1 Site Visit

The site was visited on Monday 13th February 2023. The weather conditions were sunny. Visibility was suitable for visual inspection to take place.

2.2 Site Details

The area covered for the purposes of this survey is approx. 0.2 hectares in total. The site comprises dry stone boundary wall, with metal gate. There is evidence that it was used as an allotment/garden area but appears to have been overgrown until recent clearance work was undertaken.

The site lies to the East of Delph Mews, a small residential cul-de-sac, and to the South of Green Moor Road.

Also to the East is a Public Right of Way (PRoW). To the East of the site is agricultural land.

The site has a slight slope down to the North.

3 Survey Information

3.1 Tree Survey Methodology

All surveys are carried out from ground level using Visual Tree Assessment methods. Visual Tree Assessment techniques are generally non-invasive (unless open cavities are present which can be probed from ground level).

3.2 Arboricultural Implications

The proposed development covers much of the site but does not affect the PRoW. As such, the majority of trees surveyed are unlikely to be adversely affected by the development as the root zones for most of them do not encroach beyond the site boundary.

In total there are 7 individual trees and 5 groups of trees/vegetation adjacent to the site, some of which slightly overhang the boundary. Also, there is 1 individual tree within the site.

The proposed location of the garage in this development is located directly over tree T11. This requires that the tree is removed to facilitate construction.

While the condition and remaining contribution of this tree is reasonable, it is relatively small and has limited visual amenity in the wider landscape. This being the case, the removal of this tree will not significantly affect the wider area or lead to significant loss of habitat. Also, there is scope within the proposed development for some mitigation planting to compensate for the loss of this tree. For the most part, the trees are in reasonable condition with good visual amenity value and a significant remaining contribution. However, there are some Goat Willow (*Salix caprea*) with significant quantities of deadwood and other indicators of poor condition.

Also, there are a number of Ash trees, several of which have characteristics that could indicate infection from Ash Dieback (*Hymenoscyphus fraxineus*). While not advanced at this time, it suggests that the trees in question have a limited remaining contribution.

The root protection zones for tree group T1, tree T7 and tree group T12 do encroach slightly into the site. There are a number of factors that indicate significant root activity beyond the site boundary is highly unlikely. There is a

change in ground level, evidence of some compacted stone surfacing to the PRow and the boundary wall.

Careful, exploratory excavation by hand would establish whether there is any significant root activity in these areas and whether any root pruning may be required. It should be noted that if roots are present, the distance from the host trees is such that the volume of roots requiring pruning would not exceed the recommended 20% maximum root severance that trees can withstand.

If root pruning is required, careful assessment by a qualified/knowledgeable arborist should be made as the condition of some trees that have deadwood at present could be affected.

In addition, there are few places where branches overhang the site boundary as well. This can be easily resolved through minimal pruning of the small branches back to the boundary line.

The general condition of some of the trees could be of some concern to the proposed dwelling in future, as their condition declines further.

The observations show that some have significant defects that could render the trees unstable and potentially hazardous in some cases. Not only could this affect the proposed development but also the adjacent PRow and possibly the nearby dwellings as well.

Tree group T13 has been included as it is unclear where access to the site is to be from. As such, should any plant/machinery or other construction traffic be likely to pass close to this group, appropriate protection measures will be required.

As the majority of the trees are located to the South and West of the proposed development, there will be significant shading to the dwelling once completed. This is likely to affect the dwelling from midday onwards.

As the tree species present have small and/or compound leaves, this will be a dappled shade.

Should the tree owners take on board recommendations to coppice some of the trees (due to aforementioned health/condition factors), this will reduce the level of shade further. Additionally, if the Ash trees decline further due to Ash Dieback, this will also reduce the volume of shade to the dwelling.

As there has been a marked increase in the incidence of very high temperatures in recent times, the presence of shade through the hottest portion of the day may be considered beneficial.

Given the partially exposed location, the location of the trees is also likely to mitigate the effects of high winds on the property as well.

4 Further Investigation

No further investigation has been carried out at this time.

5. Conclusions

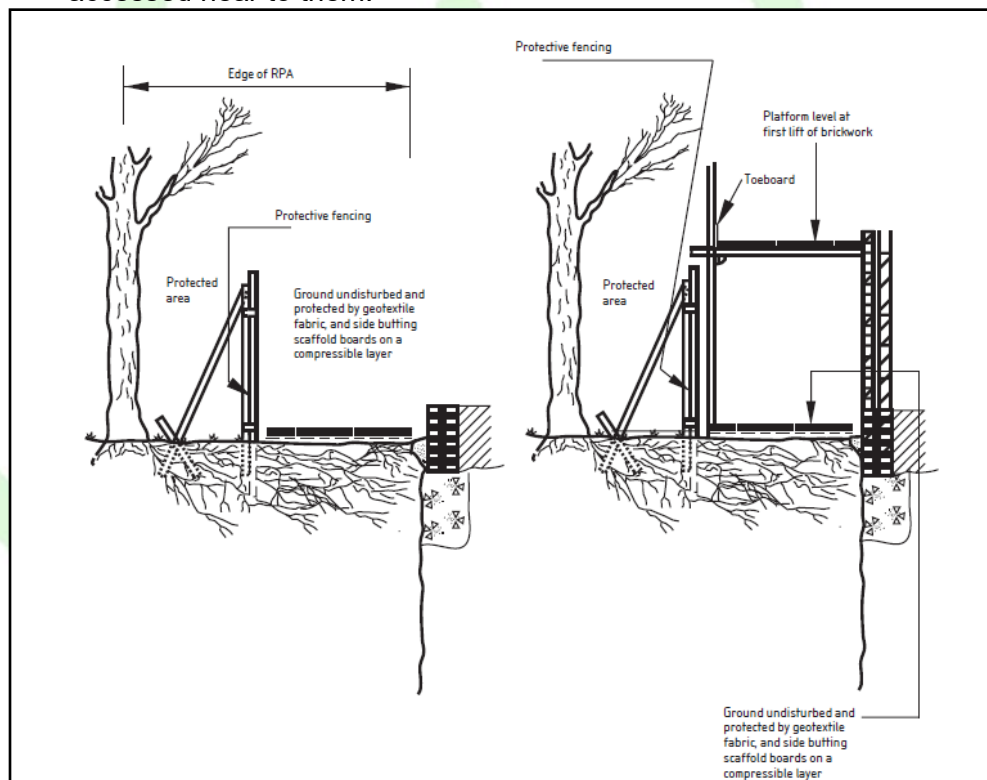
- Tree T11 is the only tree that would require removal to facilitate the development.
 - This can be mitigated through replacement planting within the development.
- The remaining trees are unlikely to be significantly affected by the development.
- There are methods available that can be applied to minimise any adverse effects on trees whose protection zones may be affected by the proposed development, as detailed below.
- Minor pruning only of some branches, and possibly some roots is all that is required in terms of tree work operations to mitigate any conflicts between the trees and the proposed development.
- The condition of some of the trees present is more of a concern that any implications from or to the development.
 - Recommendations have been made that would benefit the long-term health of the trees generally as well as reduce future issues to the development from any further decline in tree conditions.

6. Arboricultural Method Statement.

- Carry out any tree work recommendations listed in the table in the appendix (Appendix I. Tree Table).
- Undertake exploratory hand digging to establish root activity in the RPAs adjacent to trees T1, T7 and T12.
 - Should significant roots be identified, ensure an assessment from a suitably qualified/knowledgeable arborist is undertaken and any root pruning that may be required is appropriately specified.
- Prior to any construction activity commencing on the site, install appropriate protection measures are detailed below and in accordance with the tree protection plan (see appendix):

The fencing above should be installed in accordance with the tree protection plan shown in the appendix, in line with the measurements in the tree table also.

- Where tarmac/hard surfacing is present, the fencing should be positioned at the edge of the tarmac to afford protection to the trunk of the trees.
- Where other solid features (such as walls) are in situ and correspond with the location of root protection measures, these will act as suitable protection and the above fencing will not be required.
- Protection measures in accordance with the above should be positioned to protect trees in group T13 should it be established that the site will be accessed near to them.



- Where scaffold is required within the RPA, the above ground protection measures should be installed.
- In addition, areas where plant/machinery are required to enter into root protection areas (RPAs) should be protected with appropriate modular surfacing with the purpose of mitigating soil compaction and root damage.

- The RPAs should be treated as sacrosanct, and the following guidelines should be followed:
 - NO mechanised excavations
 - NO movement of construction traffic or parking of vehicles
 - NO storage of building materials
 - NO storage of chemicals or fuels
 - NO fires to be lit in close proximity to trees
- Where excavation is required within the RPA of any trees, careful investigation should be undertaken:
 - Any tree protection barriers should only be moved as far as is required to allow the following and at no point should plant/machinery be allowed to enter the RPA.
 - Careful hand-digging at the extent of any required excavation should be carried out to establish the presence of any tree roots.
 - Should tree root activity be discovered, these should be covered with damp hessian to protect them from damage and desiccation.
 - Arboricultural advice should be sought prior to any further works being undertaken.
 - Once it has been determined that no significant detriment will be affected to any tree, any roots present can be severed using a sharp saw.
 - The area should then be backfilled with no fines aggregates.
- The signage shown in figure 3 (below) should be installed at regular intervals on the protective fencing.



- As detailed above an area of the site, away from any trees should be made available for establishment of site huts, welfare facilities and storage of materials. These details must all be finalised and approved prior to commencement of development. Site huts, welfare facilities and storage should take precedence

over on-site contractor parking. Any materials stored on site must remain secure and outside of any tree protection areas.

- The details of the routing of underground services that may affect the trees on site have not been supplied at this time. Should the routing of services cause conflict with the specified RPAs, arboricultural advice should be sought.
- All service runs, utilities and similar infrastructure should take note of trees and allow for working methods that will minimise damage to trees by referring to documents such as NJUG Volume 4 - Guidelines for the planning, installation and maintenance of utility services in proximity to trees. (National Joint Utilities Group 2007).
- It is paramount that no further changes in ground levels are affected within proximity to trees without consultation with an arboricultural consultant. Under no circumstances should there be any unplanned works undertaken within the protection zones around retained trees
- The above measures should be communicated to all site staff prior to commencement of works via start of shift briefings or similar.

7. Amendments

No amendments have been made at this time.