# Tree Survey, Impact Assessment and Method Statement For land at

*Former Barnsley Council Offices*
*Berneslai Close*
*Barnsley*

McCarthy & Stone Retirement Lifestyles Ltd
Aspen House
Wykeham Road
Northminster Business Park
Upper Poppleton
York
YO26 6QW

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Document history

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|---|---|---|---|
| 0 | Final | Initial report | IJK/17th September 2017 |
| A | Final | Initial combined Tree Survey, Impact Assessment and Method Statement | IJK/26th January 2018 |

## Contents



## Appendices

## 1. Objective

1.1 To assess the condition of the trees and provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

## 2. Notes

2.1 The assessment was carried out from ground level from within the site or from any adjacent public place.

2.2 The assessment has been carried out following the guidelines set out in *British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

2.3 The survey was conducted by Ian Keen NDF, F.Arbor.A on the 11th October 2017.

2.4 This survey is intended for planning purposes only and may not include all shrubs and small trees on site. The survey is not suitable for the design of foundations.

## 3. Tree Identification and Details

3.1 As annotated on the drawing. Please note that sketch drawings or drawings marked 'not to scale' are indicative only, and tree positions should not be relied upon for design or setting out.

3.2 Details of each individual tree are recorded in the Schedule of Trees at Appendix 1 of this report.

3.3 Ian Keen Limited has checked online on the Barnsley Borough Council information maps on the 16th October 2017 to ascertain if trees are protected by legislation. This revealed that none of the trees are covered by a Tree Preservation Order or located within a Conservation Area.

## 4. Site Description

4.1 The site of the former Council offices is located on the northern side of Churchfield.

4.2 There is a slight fall from west to east.

4.3 Buildings and hard standings occupy most of the site with the only trees present along the western and eastern boundaries. The three trees along the western boundary are growing in a raised planter between the existing car park and western brick boundary wall. The trees along the eastern boundary are generally much younger and associated with the soft landscaping associated with an extension to the building probably carried out in the 1980's. To the south of the site but separated from it by the road known as Churchfields is a public open space containing a substantial number of trees of mixed species and condition. It is the trees on this open space south of the site that makes a significant contribution to the sylvan nature of the locality.

## 5. Geology

5.1 This information is obtained from the (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2017]. The geological information given in this report should not be relied upon by other parties who are advised to carry out their own assessment of the site conditions to suit their own needs.

Bedrock Geology

5.2 Kent's Rock - Sandstone. Sedimentary Bedrock formed approximately 315 to 318 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas.

Setting: swamps, estuaries and deltas. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea).

Superficial deposits

5.3 None recorded on the British Geological Survey.

## 6 Site Specific Guidance

6.1 The three trees along the western boundary could be conserved if the existing retaining wall supporting the raised land between the car park and boundary is retained and left undisturbed.

6.2 The trees along the eastern boundary because of their smaller size and younger age should not be considered a constraint to re-development and can be removed and replaced if desired providing sufficient space is allowed within the re-development scheme to allow for new planting.

## 7. General Guidance Notes for Development

7.1 These notes are provided as a guide to the designer. They represent my personal views of the tree stock, which trees should be retained and how they should be protected. The views expressed have not been subject to consultation or discussion with any other party.

7.2 If not already provided, the site designer should establish root protection areas by creating a circle around each tree with a radius of that shown in the schedule.

7.3 Ideally, building lines should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable. Service runs should be routed outside the root protection area. Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist.

7.4 On residential developments consideration must be given to future tree growth and orientation, i.e. adverse shading and blocked views from windows raise concerns for incoming residents, which may lead to pressure to fell or remove trees in the future. Wherever possible arrange or orientate windows to primary rooms parallel or tangentially to tree canopies to lessen the conflict.

## 8. Assessment of impact upon trees

8.1 The proposals seek to demolish the modern buildings on the site to the west side and to the rear of the original building and to create living accommodation for the elderly within a new building to north and west of the original one. The original building is to be retained and converted to residential units.

8.2 The existing access from Berneslai Close is to be retained serving car parking along the northern boundary and in the north east corner of the site. The access, the drive towards the north and the car parking on the eastern side of the site occupies land already in the same use albeit a slight change is proposed to the parking areas along the eastern boundary to increase parking numbers above those that already exist and the new drive diverges away from the three trees along the western boundary beyond the first tree.

8.3 Those three trees (Nos 1-3) along this western boundary are growing on land between 1.5 to 2m above the drive level. The change in levels is accommodated by retaining structures alongside the western side of the drive. The retaining structures are to be retained and or improved so that no significant changes will occur in the vicinity of the three trees.

8.4 Seven of the eight trees identified in the tree survey are to be retained so there will be no change to the arboricultural appearance of the site. The redevelopment therefore has no impact on the trees as such although some minor pruning to raise the crowns of trees 1, 6 and 7 will be carried out to achieve appropriate headroom for vehicles. Tree 8 is being removed as it is a significant threat to the original building due to proximity and configuration. It is a very small tree within a dense shrubbery and its removal will cause no loss of amenity.

8.5 Given that all significant trees are being retained there are no arboricultural reasons for withholding planning consent.

## 9. Method Statement

9.1 Prior to any other activity taking place on site the proposed tree pruning works as listed on the tree protection plan are to be carried out by a suitably qualified contractor working to standards set out in BS3998:2010.

9.2 On completion of the pruning protective barriers will be erected along the lines shown on the tree protection drawing and maintained in that position throughout the demolition and construction phases of the development. No materials shall be stored or any construction activities take place within the fenced areas.

9.3 At the end of the main construction period the barriers will be taken down and the final landscaping completed.

9.4 If the existing retaining structures along the western edge of the drive are to be replaced advice must be sought from an arboricultural consultant before work begins and carried out under close supervision should that be deemed necessary by the consultant.

# Appendix 1

## Schedule of Trees

***For land at:***

*Former Barnsley Council Offices*
*Berneslai Close*
*Barnsley*

**Project reference: 9871**

## Key to Tree Schedule

| Column Heading | Explanation |
|---|---|
| Tree No. | Unique number corresponding with number on plan |
| Species | English names |
| Ht (m) | Height in metres |
| Branch Spread | Crown radius in metres to cardinal points of the compass |
| Stem diameters (cm) | All measurements conform to Annex C of BS 5837:2012<br>Single stem - Stem diameter in centimetres measured at 1.5m above ground level.<br>Multi-stemmed tree with 2 to 5 stems – Diameter of each stem<br>Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems |
| Height of crown clearance | Height in metres between the ground and underside of canopy |
| Height of first major branch and direction of growth | Height from ground level to base of first major branch and the approximate direction of growth |
| Abbreviations as suffix to a dimension | Suffix 'e' denotes an estimated dimension.<br>Suffix 'av' denotes an average dimension |
| Age class | Age Class definitions:<br>Y = Young<br>S = Semi-mature<br>E = Early mature<br>M = Mature<br>O = Over mature |
| Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs) | Summary of BS 5837: 2012 categorisation:<br>1. Trees that do not warrant consideration for retention:<br>U = 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.<br>2. Trees to be considered for retention:<br>A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs)<br>B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs)<br>C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established) |
| Estimated remaining contribution | Useful estimated remaining contribution of the tree or tree group |
| Condition | Brief description including physiological and structural defects |
| Preliminary management recommendations | Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable. |
| Root protection radius | Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012 |
| Root protection area | Total area of minimum root protection area extrapolated from root protection radius |

**SURVEY OF TREES AT FORMER BARNSLEY COUNCIL OFFICES, BERNESLAI CLOSE, BARNSLEY**

| Tree No. | Species | Ht (m) | Branch Spread (m) | | | | Stem diameters (cm) | | | | | | | | Height of crown clearance (m) | Height of first branch (m) and direction (compass point) | Age class | Category grading | Estimated remaining contribution (yrs) | Condition Physiological / Structural | Preliminary management recommendations | Root protection radius (m) | Root protection area sq.m |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | N | E | S | W | Single Stem | 2-5 stems | | | | | More than 5 stems | | | | | | | | | | |
| | | | | | | | | Stem 1 | Stem 2 | Stem 3 | Stem 4 | Stem 5 | Mean dia | No. stems | | | | | | | | | |
| 1 | Ash | 12 | 7 | 7 | 7 | 6 | 45 | | | | | | | | 4 | 3N | E | B1 | >20 | Good form and condition although some upper crown dieback that may be contributed to a root system that is constrained by a low retaining structure adjacent to the existing car park and a boundary wall to the west. The base of the tree is on raised land approximately 750mm above car park level. | | 5.40 | 92 |
| 2 | Ash | 12 | 5 | 6 | 7 | 5 | 49 | | | | | | | | 3 | 2.5NE | E | B1 | >20 | Reasonable condition but poor twin stemmed form at 2.5m. Again the root system is constrained between boundary wall and 750mm retaining wall separating raised land from the car park. | | 5.88 | 109 |
| 3 | Horse Chestnut | 14 | 6 | 7 | 8 | 7 | 70e | | | | | | | | 2.5 | 2.5S | M | B1 | >20 | Offsite tree of multi stemmed form from 3m. Possibly an old pollard but ivy concealing the union between the stems. Reasonable condition with a fairly minor infection of leaf minor. | | 8.40 | 222 |
| 4 | Sycamore | 9 | 5 | 4 | 7 | 5 | 60e | | | | | | | | 3 | 2.5S | E | B1 | >20 | Offsite tree that appears to be in a reasonable condition but smothered in dense ivy making accurate assessment difficult. | | 7.20 | 163 |
| 5 | Rowan | 3 | 2 | 2 | 2 | 3 | 11 | | | | | | | | 1.5 | 1.5N | S | C1 | >10 | Heavily suppressed by adjacent sycamore. Minor significance. | | 1.32 | 5 |
| 6 | Maple | 6 | 4 | 4 | 4 | 4 | 29 | | | | | | | | 2 | 2N | E | B1 | >20 | Reasonable form and condition but sufficiently young and small to be replaced if necessary in the interest of efficient re-development. | | 3.48 | 38 |
| 7 | Purple Norway Maple | 7 | 4 | 4 | 4 | 4 | 32 | | | | | | | | 2 | 2E | E | C1 | >10 | Currently in a reasonable form and condition although growing within a raised brick planter of insufficient size to support its rooting system over | | 3.84 | 46 |
| 8 | Norway Maple | 5 | 1 | 3 | 3 | 2 | 12 | | | | | | | | 1.5 | 1.5E | S | U | <10 | Sinuous lower trunk very close to existing building. Strong surface rooting. Minor significance. | Remove. | 1.44 | 7 |