

STOCKS LANE, BARNSELEY
for Royston Lead Ltd

ARBORICULTURAL IMPACT ASSESSMENT

The logo for Popplewell, featuring the company name in a white, sans-serif font on a black rectangular background. A thin vertical white line is positioned between the 'P' and the 'popplewell' part of the name.

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1.0 BACKGROUND

1.1 Brief

This arboricultural report has been commissioned by Royston Lead Ltd to support a planning application for an extension to the existing buildings, new site access and circulation areas. Two options are being considered for the location of the site access and this report includes reference to the potential impact of both of these options on trees to be retained.

1.2 Documents Provided

To assist in the production of this report we have been provided with a copy of the proposed site layout (drawing ref: 0227-pl05 dated 11 May 2010) produced by the architect for the scheme (Edward Architectural Services) and a tree survey undertaken by Marishal Thompson & Co in May 2007.

1.3 Tree Status

Seven trees on site (TG4 in the tree survey) are the subject of a Tree Preservation Order (no. 43/2008) and as such permission must be obtained from the Local Planning Authority prior to any work on these being carried out. It is however, worthy of note that any tree work identified within an approved planning application would over-ride the applicable TPO.

2.0 SURVEY DETAILS

2.1 A site visit was undertaken on 21 Apr 10 and observations are noted below.

2.2 The drawings accompanying the tree report (2194/1A & 2) show the position, canopy spread and root protection area (RPA) of the trees in relations to the proposed works.

3.0 IMPACT ASSESSMENT

3.1 Context

3.1.1 Following the guidance of BS5837:2005 proposals for the site should aim to incorporate those trees which are identified as 'A' and 'B'. It is intended to retain the seven trees covered by TPO following development so the following sections of the report refer to the potential impacts on these trees and means of minimising any adverse impacts identified.

3.1.2 BS 5837:2005 states that 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 allows for the possibility of encroaching into these areas with piled footings, access roads, footpaths and parking areas assuming existing ground levels can be maintained and the appropriate construction methods can be employed. This is particularly relevant where existing buildings and/or surfacing extends within the RPAs of the trees.

3.2 Site Proposals:

Option 1

- 3.2.1 This proposal includes the construction of a new site access from the existing carriageway at West Road, extending this in an easterly direction and constructing a new turning head to the south of the site from which access may be gained through a double gate 6 metres wide. An internal access road would then take site traffic along a curving alignment into a new car park and turning area would be in the centre of the site.
- 3.2.2 None of the new access road would lie beneath the canopies of protected trees though the finished road surface would be around 2.2 metres below existing ground level at the edge of the tree group at around 7 m distance.
- 3.2.3 A new fence and gate detail is proposed on Church Lane to provide access to the drive and dwelling. The majority of this element lies beneath the canopy of Beech T3 and all of the new construction lies within the RPA of this tree.

Option 2

- 3.2.4 This proposal includes retention of the existing site access from Stocks Lane, extending this in a westerly direction alongside the existing buildings and then into the western part of the site where a new car park and turning area would be constructed.
- 3.2.5 As with option 1, none of the new parking and circulation areas would lie beneath the canopies of protected trees. Again the finished road surface would be around 2.2 metres below existing ground level at the edge of the tree group but this would lie some distance (around 25 m) from the trees.

3.3 Services and Other Considerations

- 3.3.1 Details of services have not been provided although it is assumed that due to the road location (i.e. well to the east of the trees) no services will be required within the RPA's of protected trees.

3.4 Potential Impact on Trees

Option 1

- 3.4.1 A number of trees and tree groups would be directly affected by the proposal to construct a new site access from West Road though none of these are covered by TPO. The trees that would be affected are as follows:
- TG2. A line of mixed species trees (Crack Willow, Elder and Cherry) lying just to the south of the existing site boundary fence would require to be removed to accommodate the new road construction. None of these have good form.
 - TG3. Mixed species group. It is assessed that the northernmost tree of this group would require removal to allow construction of the road, but this should not adversely affect the remainder of the group.
 - T9 Aspen. This tree lies immediately to the south of the proposed road and would require removal to enable its construction.

- TG5. Mixed species group (mostly Cherry). Whilst some of this group of self sown multi-stemmed trees could be retained following development the trees are of such poor quality that the group is recommended for removal in its entirety.
- TG7. As with TG5 this group of self-sown Cherry could be retained in part but is best removed to enable the line of TPO trees adjacent to develop to its full potential.

3.4.2 With regard to the line of trees covered by TPO these all lie to the west of the proposed access road diagonal to the road alignment. Towards the eastern end to the line the road would lie around 10m from the stem of the nearest tree and around 7 m from the edge of its canopy. Given that the finished road surface will be around 2.2 metres below existing ground level at this point it is essential to ensure that any construction work does not result in reduced ground levels over the root protection area of these trees.

Option 2

3.4.3 Alongside the existing access road (which is to be retained and extended under this option) there are a number of trees (T1-T7 on the tree survey) in the vicinity of the works. However only one of these (T2) has a root protection area touching the site and it is assessed that this tree would be unaffected by the proposals.

3.4.4 Towards the western end of the site a number of trees would be affected by this option, namely a small number towards the eastern edge of group TG5 that would require removal in order to construct the new car park for the site. However as with option 1 it is recommended that since these trees are of such poor quality it is recommended that the group is removed in its entirety.

4.0 RECOMMENDED ACTION

Option 1

- 4.1 Remove trees necessary to allow construction to proceed. This will comprise Aspen T9, one tree from group TG3 and the whole of groups TG2, TG5 and TG7.
- 4.2 Undertake any additional work to retained trees on arboricultural grounds that would benefit their future growth. In the case of group TG4 this will comprise crown thinning by 10% and removal of major dead wood.
- 4.3 Erect Tree Protection Fencing to BS 5837:2005 in line with drawing 2194/1A and retain in place throughout the construction phase.
- 4.4 Construct new access road in line with architect's drawings including 400mm high containment kerb on western side where this abuts the ground containing tree group TG4. Grade surface to rear of kerb as shown on drawing 2194/1A retaining existing ground level for a minimum 1m distance beyond the tree canopy line and thereafter at an even grade down to the kerb profile (maximum 1 in 4 gradient). Supply and spread topsoil to 150mm depth over newly-graded surface and sow with low maintenance grass seed mix.

Option 2

- 4.5 Remove trees necessary to allow construction to proceed. This will probably comprise the whole of group TG5 but could also include TG7 in order to benefit future growth of group TG4.

- 4.2 Undertake any additional work to retained trees on arboricultural grounds that would benefit their future growth. In the case of group TG4 this will comprise crown thinning by 10% and removal of major dead wood.
- 4.3 Erect Tree Protection Fencing to BS 5837:2005 in line with drawing 2194/2 and retain in place throughout the construction phase.

5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS

- 5.1 All tree work should be carried out by qualified Arboricultural Contractors with at least £1million Public Liability Insurance cover.
- 5.2 Tree work must be carried out to BS3998 which specifies recommendations for tree work.
- 5.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.
- 5.4 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.
- 5.5 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.

mp/POPPELWELL ASSOCIATES

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