



Sterling Capital PLC & Strata Homes Ltd

Barnsley West

Barugh Green Road Roundabout

Arboricultural Report





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1. Summary

WYG was commissioned to consider the impact on trees of the construction of a roundabout at Barugh Green Road, Barnsley. The roundabout is required to provide access to the proposed Barnsley West development site. WYG was also commissioned to provide recommendations for the protection of trees during the works.

WYG previously carried out a tree survey of the wider Barnsley West site in November 2018 and this informs this report.

The site of the proposed roundabout is on the A635 Barugh Green Road at the existing T-junction with Cannon Way. The proposed roundabout will be located immediately west of the Tudor Rose Nursery.

None of the trees located on or close to the proposed new road junction are subject to a Tree Preservation Order and the site is not located in a Conservation Area.

It will be necessary to remove two ash trees, one hawthorn hedge and parts of two further hawthorn hedges to allow the construction of the roundabout. All the trees and hedges to be removed are of low quality and value (BS5837 C category). All the work will take place beyond the root protection area of retained trees and hedges, and there should be no impact on them, subject to their protection in accordance with BS5837.

The report includes an Arboricultural Method Statement and Tree Protection Plan with proposals to protect the trees during the construction. This will be through the use of protective fencing and monitoring by an arboriculturist during the works.



2. Introduction

2.1 Scope & Brief

WYG was commissioned to consider the impact on trees of the construction of a roundabout at Barugh Green Road, Barnsley. The roundabout is required to provide access to the proposed Barnsley West development. WYG was also commissioned to provide recommendations for the protection of trees and hedges in a Tree Protection Plan and Arboricultural Method Statement.

WYG previously carried out a tree survey¹ on the wider Barnsley West site which is proposed for residential and commercial development. This 78ha site is located north of junction 37 of the M1 motorway and extends up to Barugh Green Road. This report contains details from the survey for the area of the proposed roundabout. The report is limited to the impact of the proposed roundabout and does not consider other development on the Barnsley West site.

A separate Arboricultural Report is being produced to assess the impact on another proposed roundabout on Higham Road which provides access at the south-west of the Barnsley West site.

The recommendations in the report comply with BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'².

2.2 Site Location & Boundaries

The site of the proposed roundabout (OS grid SE 31540 07950) is on the A635 Barugh Green Road at the existing T-junction with Cannon Way to the west of Barnsley. The proposed roundabout will be located immediately west of the Tudor Rose (plant) Nursery. The site is described in more detail in the WYG Tree Survey Report.

¹ *Barnsley West – Tree Survey Report*. WYG report for Sterling Capital Plc and Strata Homes Ltd, December 2018

² *BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations*, British Standards Institute, 2012



2.3 Geology & Soils

The British Geological Survey *Geology of Britain* viewer³ shows that the bedrock at the site is sandstone of the Pennine Middle Coal Measures Formation. No superficial deposits are recorded.

The Cranfield Soil and Agrifood Institute *Soilscapes* viewer⁴ shows soils at the site to be slowly permeable seasonally wet acid loamy and clayey soils.

2.4 Statutory Protection

Tree Preservation Order/Conservation Area

The wider Barnsley West site contains woodland protected by Tree Preservation Order (TPO) and this is described in the Tree Survey Report, but none of the trees located close to the proposed new road junction are protected by TPO. The site does not lie within a Conservation Area.

Felling Licences

Tree felling on non-residential land is also controlled by the need to obtain a tree felling licence from the Forestry Commission before felling more than five cubic metres in any calendar quarter (e.g., Jan to Mar, Apr to Jun, Jul to Sep and Oct to Dec), as long as no more than two cubic metres are sold, subject to various exemptions and variations⁵.

Protected Species

Trees and scrub provide habitat for a wide range of species, some of which are protected. Most nesting birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). All bats and their roosts are protected by the Wildlife and Countryside Act 1981 (as amended) and gain additional protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 are also protected from disturbance when building a nest, nesting, or when dependent young are at or near the nest.

³ <http://mapapps.bgs.ac.uk/geologyofbritain3d/index> [Viewed 12/12/2019]

⁴ www.landis.org.uk/soilscapes/ [Viewed 12/12/2019]

⁵ www.forestry.gov.uk/england-fellinglicences



3. Tree Survey

3.1 Methodology

The site was visited during November 2018 as part of the survey of the wider Barnsley West site. The trees were surveyed in accordance with BS5837:2012.

A topographical survey plan was provided and used as a base for the Tree Constraints Plan (Appendix C).

The following information was collected for each tree: species, age class, height, stem diameter at 1.5m above ground level, crown spread in the four cardinal directions and height of the crown above the ground (excluding basal sprouts and epicormic branches).

An assessment was made of the trees' physiological and structural condition, noting any disorders or biomechanical features that present an obvious hazard to present or future users of the site or affect the trees' life expectancy.

The trees' overall quality and value for retention was assessed in accordance with BS5837:2012 Table 1 (Appendix B). This was dependent on the trees' physiological and structural condition, safe useful life expectancy and arboricultural, landscape, cultural, ecological value and amenity value (as a function of size, prominence, attractiveness and screening).

The root protection area (RPA) radius and area for each tree was also calculated in accordance with BS5837:20012. The RPA is an area of ground that provides sufficient soil rooting volume to ensure the survival of the tree.

The Tree Constraints Plan (Appendix C) shows the RPA of trees of the individually surveyed trees. The distribution and shape of the RPA reflects the opportunities for rooting available to each tree. Irregularly shaped RPAs have been drawn where there are significant obstacles to rooting caused by buildings or major roads.

3.2 Survey Limitations

Trees were assessed visually from ground level. No climbed inspection, removal of ivy or detailed investigation of decay was made.

Tree condition can change significantly over a relatively short period of time, and therefore the results and recommendations of this survey can only be held to be valid for a period of 24 months following the survey date.

3.3 Survey Results

The survey of trees at the site assessed five individual trees and five sections of hedging.

The full survey results are given in the survey schedule in Appendix A and the trees are shown on the Tree Constraints Plan. The following provides a summary of these results, with a description included below.

Table 1. Number of trees and hedges assigned to BS5837 categories.

	Individual Trees	Groups of Trees	Hedges
Category A <i>Trees of high quality & value</i>	0	0	0
Category B <i>Trees of moderate quality & value</i>	2	0	0
Category C <i>Trees of low quality & value</i>	3	0	5
Category U <i>Trees unsuitable for retention</i>	0	0	0
<i>Total No.</i>	<i>5</i>	<i>0</i>	<i>5</i>

Four species of trees were recorded during the survey; English oak (*Quercus robur*), ash (*Fraxinus excelsior*) and Field maple (*Acer campestre*) with Hawthorn (*Crataegus monogyna*) being present in the hedges.

The survey assessed five trees within or in the vicinity of the proposed roundabout. These are two multi-stemmed semi-mature ash trees (T165 and T166) within the hedge running along the southern



side of Barugh Green Road. These trees were assigned to the low quality and value category (BS5837 C category) because of their poor form. The survey also identified an early-mature oak (T167) and field maple (T168) tree in the hedge to the south of the nursery, east of the proposed roundabout. These trees were assigned to the moderate quality and value category (BS5837 B category). A further early-mature ash tree (T169) was recorded in the grounds of the nursery east of the proposed roundabout. This tree was observed from the boundary only and was assigned to the C category, although it was observed to be suffering from the decay fungus *Inonotus hispidus*, and it is recommended that the landowner has the tree inspected by an arboriculturist.

The survey assessed five hedges within or in the vicinity of the proposed roundabout. These include two hedges running along the southern edge of Barugh Green Road (H37 and H39), a hedge on the boundary with the nursery (H38) and two field hedges (H34 and H35). All are similar hawthorn hedges and were assigned to the C category.

4. Arboricultural Impact

4.1 Development Proposal

This assessment is based on the following details:

- *Barnsley West – Barugh Green Road Roundabout – General Arrangement*, Fore Consulting Limited, drawing no. A1-100-P-001, dated 02.04.2019.

It is proposed to construct a new roundabout on Barugh Green Road to provide access to the Barnsley West proposed development site from the north. This report considers the road junction only and not proposed development elsewhere on the Barnsley West site.

The layout of the works is shown on the Tree Protection Plan (Appendix D).

4.2 Tree Removal Impacts

It will be necessary to fell two trees and remove one hedge and parts of two further hedges in order to construct the roundabout. The trees and hedges to be removed are:

- Tree T165 – Ash (C cat.)
- Tree T166 – Ash (C cat.)
- Hedge H34 (part) – Hawthorn (C cat.)
- Hedge H37 (all) – Hawthorn (C cat.)
- Hedge H38 (part) – Hawthorn (C cat.)

The trees and hedge sections require removal because they are located on the footprint of the new road junction or associated earthworks.

The removal of parts of hedges H34 and H38 will remove potential screening between the new road and the south-west corner of the Tudor Rose Nursery. It is recommended that a short section of hawthorn hedge is re-planted in this location to reinstate the screening.

4.3 Impacts on Retained Trees

All the work will take place beyond the Root Protection Area (RPA) of retained trees and hedges, and there should be no impact on them, subject to their protection in accordance with BS5837.



5. Arboricultural Method Statement

5.1 Introduction

This document provides an Arboricultural Method Statement for the construction of a new roundabout on Barugh Green Road.

This method statement is provided to identify suitable procedures and methodologies to ensure the protection of trees during site works. This method statement does not provide a detailed design or specification for works to and adjacent to trees. It also does not replace the requirement for contractors to prepare a method statement for health and safety purposes.

5.2 Responsibilities for Tree Protection

The Site Manager shall provide all sub-contractors with a copy of this method statement. Each sub-contractor shall be responsible for ensuring construction and tree protection in line with this method statement.

No alteration to the construction method or tree protection measures shall take place without the prior approval of the site manager and Arboricultural Consultant (see section 53).

5.3 Supervision & Monitoring

The developer shall appoint an Arboricultural Consultant to supervise and monitor construction and tree protection works adjacent to the retained trees.

The Arboricultural Consultant shall visit the site at the following stages:

- Following the erection of the protective fencing; and
- Following completion of the development and removal of protective fencing.

During each visit, the Arboricultural Consultant will ensure compliance with this method statement and provide a written monitoring report to the Site Manager. All reports will be made available to the LPA.

The Site Manager will notify the Arboricultural Consultant of all deviations from this method statement. In such cases, the consultant will visit the site and provide a written report.



5.4 Key Personnel & Contacts

Details on key personnel related to tree protection shall be entered below. This information shall be made available to the LPA prior to the commencement of works on the site.

	Name	Company / Authority	Telephone / Mobile No.	E-mail
Project Manager				
Site Manager				
Arboricultural Consultant				
LPA Planning Officer				
LPA Arboricultural Officer				

5.5 Arboricultural Works - Felling & Pruning

The arboricultural works are limited to the tree and hedge removal described in the Tree Works Schedule in Appendix A. The Arboricultural Consultant will be advised if it is considered necessary to carry out any additional work. He will advise on the specification of works and liaise with the LPA, as required.

All works will be carried out in accordance with BS3998:2010 'Tree Work – Recommendations'⁶. All arboricultural works will only be carried out by suitably experienced and competent arboricultural contractors.

5.6 Protective Fencing

Protective fencing is required to protect the retained trees and hedges during the proposed works on site. Trees are easily damaged, or even killed, on a construction site and the protective fencing will be considered an important and integral part of the development. Protective fencing will be erected before any works take place on site.

Protective fencing will be erected in accordance with the Tree Protection Plan (Appendix D). The area contained by the protective fencing will be referred to as the construction exclusion zone.

⁶ BS3998:2010. *Tree Work – Recommendations*. British Standards Institute, 2010



The Tree Protection Plan includes a detail of the protective fencing to be used. The fence is to comply with BS5837: 2012 and is composed of 2.0m weld-mesh panels attached securely by wire or scaffold clamps to a scaffold framework. The scaffold framework shall comprise a vertical and horizontal framework, well-braced against impact. Vertical tubes will be placed at a maximum spacing of 3.0m and driven at least 600mm into the ground.

Within the construction exclusion zone, all damaging operations will be excluded. In particular, the following activities must not take place within the construction exclusion zone:

- changes in levels;
- excavation;
- storage of materials (including soil and rubble);
- movement or parking of plant and vehicles;
- siting of site cabins or other temporary buildings;
- mixing of materials and chemicals; and
- disposal of liquids.

Particular care should be taken that there is no run-off of concrete washings or any other liquid into the construction exclusion zone.

In addition to the above, no herbicides shall be applied within the construction exclusion zone without the consent of the arboricultural consultant and no fires will be lit on the site.

Protective fencing shall remain intact for the full duration of the demolition works on site. It shall be inspected daily and any damage shall be made good immediately. If it is necessary to make any changes to its position or construction, then prior approval must be sought from the Arboricultural Consultant, who will inform the LPA.

5.7 Works Compound & Construction Storage

Details are not currently available on the proposed location of the works compound, construction storage or contractors parking. The Arboricultural Consultant should be consulted on the proposed location and this method statement will be revised once these details are available.



5.8 Utilities & Drainage

Details are not currently available on the proposed routing of utilities and drainage. The Arboricultural Consultant should be consulted on the proposed location and this method statement will be revised once these details are available.

5.9 Post-development Tree Management & Inspection

All trees and hedges should be re-inspected following the completion of construction works to re-assess their condition and identify requirements for additional work.



Appendices



Appendix A – Tree Works Schedule



Barnsley West – Barugh Green Road Roundabout - Tree Works Schedule

This schedule is limited to the trees in the vicinity of the proposed roundabout, as shown on the Tree Protection Plan. Reference should be made to the WYG Tree Survey Report for details on all the trees on the wider Barnsley West site.

No.	Species	Age class	Stem Diam. (cm)	Height (m)	Crown Clear Height (m)	Branch spread (m)				Condition	Comments	Work Proposals	Remaining Contribution	Category Grade	RPA Radius (m)	RPA Area (m ²)
						N	E	S	W							
T165	Ash (<i>Fraxinus excelsior</i>)	Semi-mature	20 19 15	5.0	1.0	3.0	3.0	3.0	3.0	Poor	Multi-stemmed tree in hedge line.	Fell tree to implement scheme.	20-40	C1	3.77	45
T166	Ash	Semi-mature	19 18 18 17	5.0	1.0	3.0	3.0	3.0	3.0	Fair	Multi-stemmed tree in hedge line.	Fell tree to implement scheme.	20-40	C1	4.32	59
T167	English oak (<i>Quercus robur</i>)	Early-mature	50	9.0	2.5	5.0	6.0	6.0	6.0	Good	In hedge on site boundary.	-	>40	B1	6.00	113
T168	Field maple (<i>Acer campestre</i>)	Early-mature	40	8.0	2.0	5.0	5.0	5.0	5.0	Good	In hedge on site boundary.	-	>40	B1	4.80	72
T169	Ash	Early-mature	75	12.0	3.0	7.0	9.0	8.0	6.0	Poor	Located in private garden. Viewed from a distance. Dimensions estimated. Extensive fruiting of the decay fungus <i>Inonotus hispidus</i> . Recommend inspection by owner.	-	10-20	C1	9.00	254
H34	Hawthorn (<i>Crataegus monogyna</i>)	N/A	N/A	2-6	1	2-4				Fair	Hawthorn field hedge.	Remove part of hedge (see Tree Protection Plan) to implement scheme.	20-40	C2	Crown spread	
H35	Hawthorn	N/A	N/A	2-6	1	2-4				Fair	Hawthorn field hedge.	-	20-40	C2	Crown spread	
H37	Hawthorn	N/A	N/A	2-6	1	2-4				Fair	Hawthorn field hedge.	Remove all of hedge to implement scheme.	20-40	C2	Crown spread	



No.	Species	Age class	Stem Diam. (cm)	Height (m)	Crown Clear Height (m)	Branch spread (m)				Condition	Comments	Work Proposals	Remaining Contribution	Category Grade	RPA Radius (m)	RPA Area (m ²)
						N	E	S	W							
H38	Hawthorn	N/A	N/A	2-6	1	2-4				Fair	Hawthorn field hedge.	Remove part of hedge (see Tree Protection Plan) to implement scheme.	20-40	C2	Crown spread	
H39	Hawthorn	N/A	N/A	2-6	1	2-4				Fair	Hawthorn field hedge.	-	20-40	C2	Crown spread	



Appendix B – Tree Quality & Value Assessment Categories

Tree Quality & Value Categories

(from BS5837:2012, Table 1 – 'Cascade chart for tree quality assessment')

Category and definition	Criteria (including subcategories where appropriate)			Plan colour
TREES UNSUITABLE FOR RETENTION				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve</i></p>			Dark red
TREES TO BE CONSIDERED FOR RETENTION				
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey



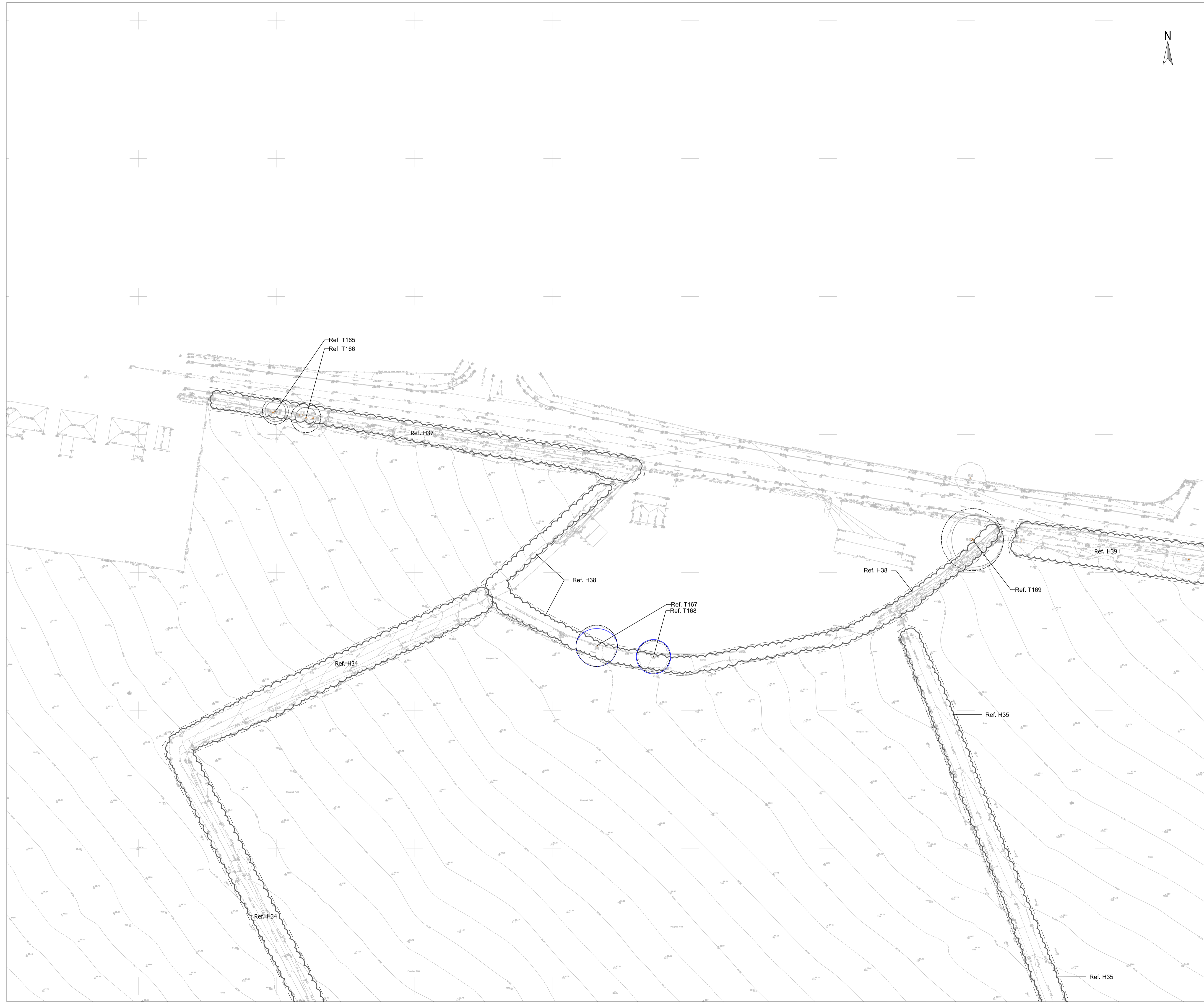
Appendix C – Tree Constraints Plan

DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS



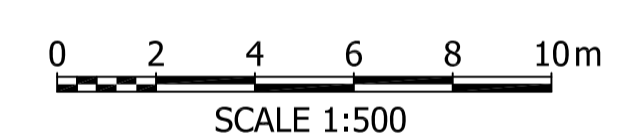
KEY

Ref. 3	TREE REFERENCE
Ref. G1	GROUP REFERENCE
Ref. H3	GROUP REFERENCE
	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	ROOT PROTECTION AREA
	CATEGORY A TREE GROUP OR HEDGE
	CATEGORY B TREE GROUP OR HEDGE
	CATEGORY C TREE GROUP OR HEDGE



NOTE: Tree Constraints Plan based on 'Barnsley West - Barugh Green Road Roundabout - General Arrangement', by Fore Consulting Limited, drawing no: A1-100-P-001, dated 02.04.2019.

FOR PLANNING



REV	DESCRIPTION	BY	CHK	APP	DATE

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Project:
**Barnsley West
Barugh Green Road
Barnsley**

Drawing Title:
**Tree Constraints Plan
Barugh Green Road Roundabout**

Scale @	A1	Drawn	Date	Checked	Date	Approved	Date
1:500	NR	05.12.2019	GM	05.12.2019	MA	06.12.2019	
Project No.	Office	Type	Drawing No.	Revision			
A107940-1	41	24	TCP1				



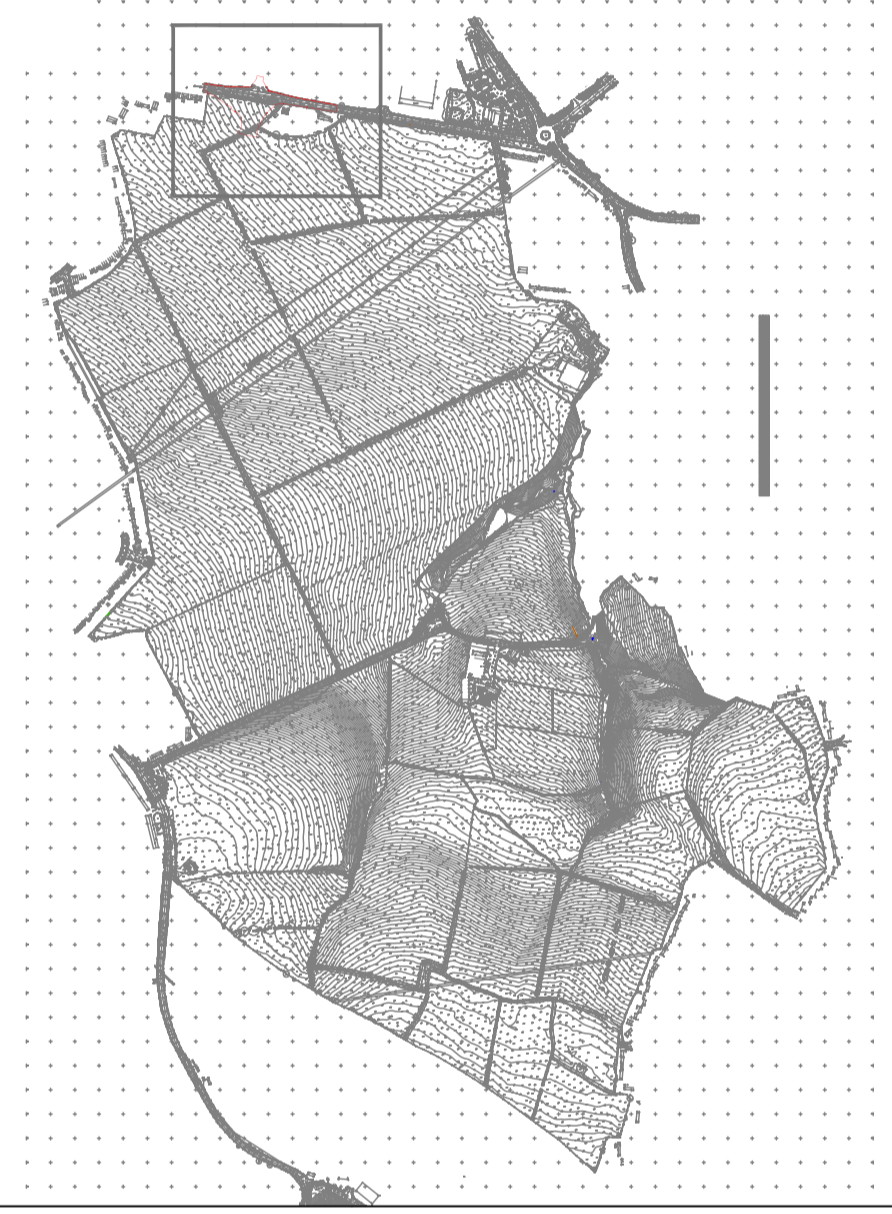
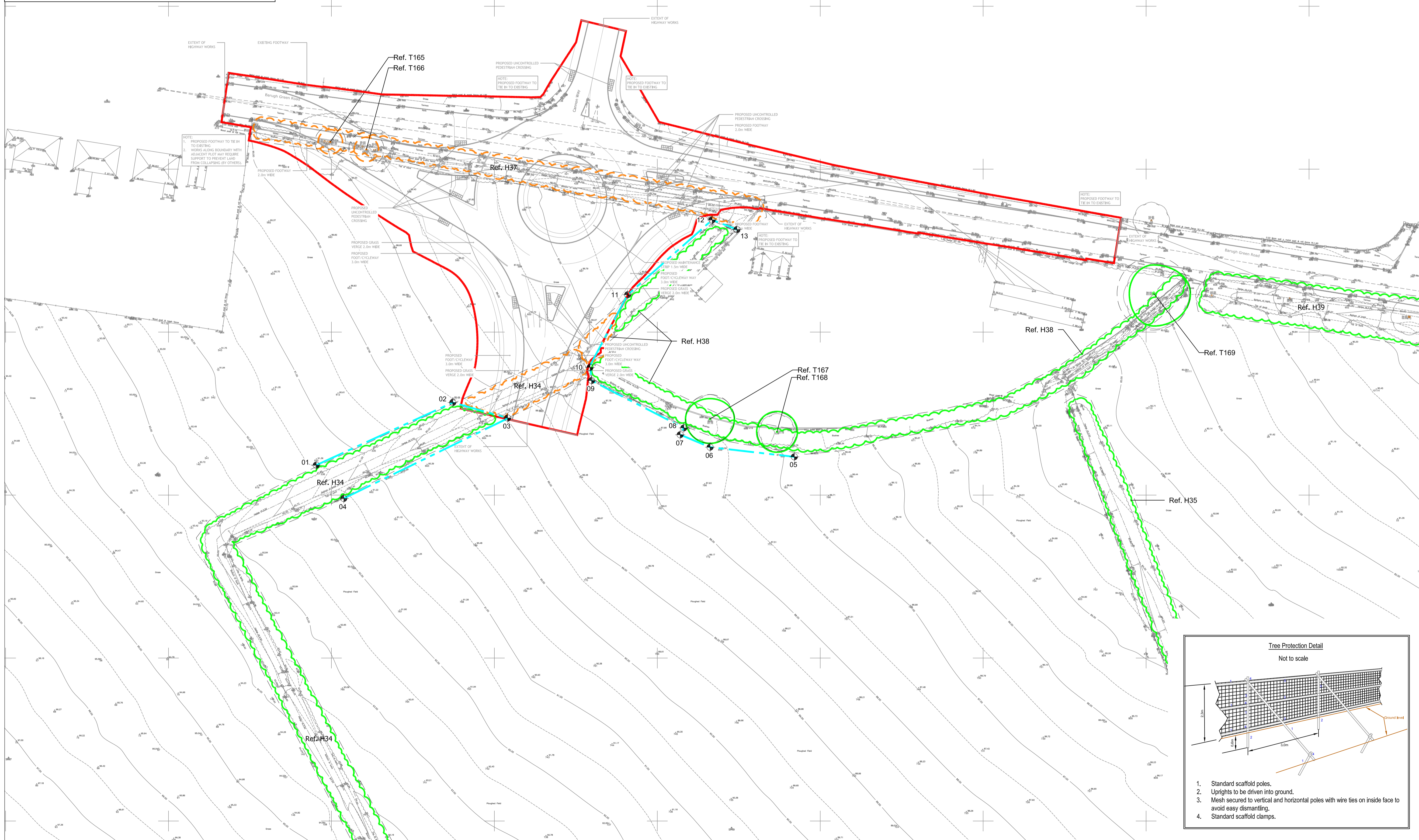
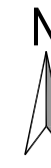
Appendix D – Tree Protection Plan

Construction Exclusion Zone
Fencing Setting Out Points

NUMBER	XCOORD	YCOORD
01	431476.271	407887.342
02	431509.784	407902.713
03	431523.263	407898.920
04	431483.038	407879.177
05	431593.642	407889.394
06	431572.959	407891.754
07	431565.618	407894.816
08	431566.504	407896.485
09	431543.863	407908.116
10	431543.493	407911.344
11	431552.728	407929.178
12	431573.473	407947.548
13	431579.538	407945.188

DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS

- KEY**
- Ref. 3 TREE REFERENCE
 - Ref. G1 GROUP REFERENCE
 - Ref. H3 GROUP REFERENCE
 - TREE TO BE RETAINED
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - ROOT PROTECTION AREA
 - TREE GROUP OR HEDGE TO BE RETAINED
 - TREE GROUP OR HEDGE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING Refer to detail below
 - CONSTRUCTION EXCLUSION ZONE FENCING SETTING OUT POINT (See below table for xy coordinates)



FOR PLANNING

0 5 10 15 20 25 m

SCALE 1:500

REV	DESCRIPTION	BY	CHK	APP	DATE
Client					

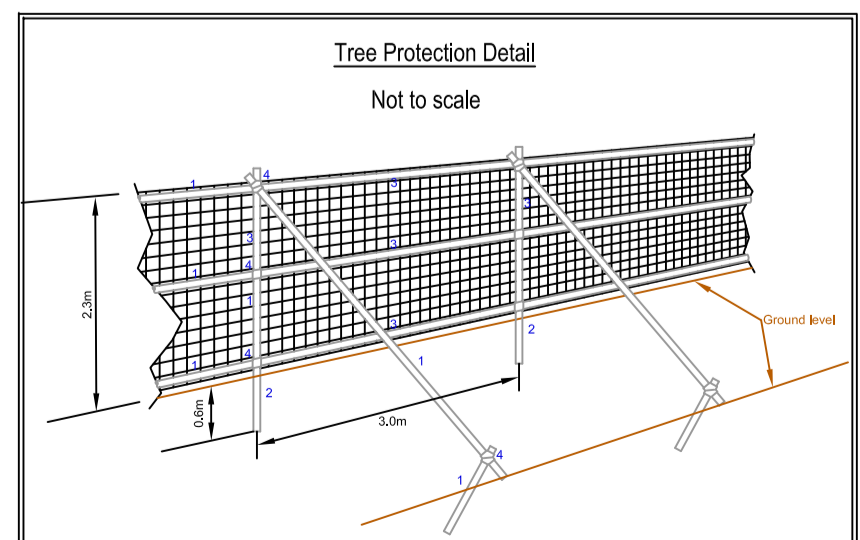
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Project:
Barnsley West
Barugh Green Road
Barnsley

Drawing Title:
Tree Protection Plan
Barugh Green Road Roundabout



- Standard scaffold poles.
- Uprights to be driven into ground.
- Mesh secured to vertical and horizontal poles with wire ties on inside face to avoid easy dismantling.
- Standard scaffold clamps.

Scale @	A1	Drawn	Date	Checked	Date	Approved	Date
1:500	NR	05.12.19	GM	05.12.19	EJ	06.12.19	
Project No.	Office	Type	Drawing No.	Revision			
A107940-1	41	24	TPP1				



Appendix E – Report Conditions



WYG Environment Planning Transport Ltd
Barnsley West – Barugh Green Road Roundabout – Arboricultural Report

This report is produced solely for the benefit of Sterling Capital PLC & Strata Homes Ltd and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012