ARBORICULTURAL SURVEY

FOR

MR & MRS J RODDIS
1 EASTFIELD COTTAGES
HOLLIN MOOR LANE
THURGOLAND
S35 7EF

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1.0 Introduction

1.1 Site address.

1 Hollin Moor Lane, Thurgoland, South Yorkshire, S35 7EF

1.2 Property type.

Residential end terrace dwelling.

2.0 Purpose of report

2.1 I have been instructed By Mr & Mrs Roddis to undertake a minor tree survey and qualify by statement, information required by the local authorities planning department, pertaining to national planning requirements and in accordance with BS 5837 : 2012 (Trees in relation to construction).

To provide the methodology and design details, combined with recorded positions of the existing trees to be removed within the sites curtilage noted as T1,T2,T3, T4, T5 & T6 respectively. All the trees for removal are situated adjacent to the site entrance along the south east boundary off Hollin Moor Lane. As drawing (20/0010)

This report is produced to provide details of proposed measures incorporated into the above scheme in order to offer protection to the remaining trees/shrubs which are adjacent to the south east boundary.

To provide a tree constraints plan (TCP) in accordance with BS 5837 : 2012 (Trees in relation to construction – recommendations) showing the area of the site and the potential constraints that any remaining trees pose, via root ingress below ground level.

The details are in respect of a proposed planning application, to be submitted by Quill Architecture, who are the nominated agents acting on behalf of Mr & Mrs Roddis who are the current owners and potential developers.

The proposed application relates to the demolition of the existing attached single storey garage with the construction of a double storey height side extension set to the east side of the existing dwelling house. The proposed extension forms a dining room to the ground floor with 2No bedrooms over.

3.0 Land usage

3.1 The existing dwelling house and gardens according to the LDF descriptive and UDP maps are set within a designated area of green belt.

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4.0 Topography

4.1 The site initially has a gentle downward slope from the south east boundary adjacent to Hollin Moor Lane to the north boundary of the site.

5.0 Methodology and Limitations

5.1 The design processes consisted of a minor above ground topographical visual inspection only, with no soil type assessed for this application.

There are other trees near the site but these are well outside the immediate construction area and do not pose any issues why the proposed extension should not be constructed, but never the less protection will be afforded with equal weight.

5.2 The trees to be removed are of low quality and warrant a category 'C' designation under BS 5837 : 2012. The existing trees highlighted as T1,2,3,4 & T5 are positioned within the garden area at the entrance of the site all set behind a low stone dwarf wall which delineates the south east boundary of the site.

6.0 Method of Measurement

6.1 All measurements, during the survey have been carried out using two modes of instrument.

1. Steel measuring tape. 2. Leica electronic distance metre.
2. All dimensions were taken at ground level.

7.0 Tree Quality and survey details (Trees to be removed)

Tree No	Species	Height (m)	Stem Dia mm	Stem single/multi	Crown Ht (m)	Age Class	Remaining Contribution	Structural & Physiological Condition	Preliminary management Recommendations	Retention Category
T1	Leylandii	4	-	s	n/a	y	10	Normal	Remove	C
T2	Leylandii	3	-	s	n/a	y	5	Poor self set	Remove	C
T3	Holly	3	95	s	n/a	y	5	Poor	Remove	C
T4	Laburnum	3	95	m	n/a	y	5	Poor self set	Remove	C
T5	unknown	3		m	n/a		0	dead	Remove	C

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8.0 Initial Recommendations (phase 1 preparatory work)

Due to the sites constraints and the position of the proposed extension there is a requirement for the removal of trees T1,T2,T3, T4, & T5 to take place before any demolition or construction takes place. This will enable both construction materials and off road parking to be achieved.

The design of the proposed extension takes into account the impact the removed trees will have on the street scene, in conjunction with existing retained trees along the south eastern boundary to the site which provide a valuable contribution to the overall site and a softening effect to the built environment.

Before any work what so ever commences relating for the demolition, setting out, construction or general preparatory work required, within the proposed site. Removal of T1,2,3,4,5 will be carried out combined with the protection of any remaining retained trees/shrubs to BS 5837 : 2012.

The protection of the remaining trees/shrubs adjacent to the south east boundary shall apply with equal weight, and must be maintained at all times.

9.0 Root protection Area Schedule (for 1ST remaining tree T6)

9.1 This is an assessment of the Root Protection Area, based on individual tree data collected during the recorded survey and BS5837 : 2012 . Root spread

TREE REF No	SPECIES	SINGLE/MULTI S/MS	STEM DIAMETER (mm)	INITIAL LINEAR ROOT PROTECTION DIST (LINEAR m)	RPA m2
T6	Holly	S	95	1.150	4.15

10.0 Protection Fencing & Signage

10.1 Protective fencing/barriers shall be in strict accordance with BS5837 Tree protection fencing.

10.2 Tree protection fencing to comprise of standard scaffold poles complete with clamps, Swivel couplers, double couplers and sleeve couplers. Providing a skeletal frame, Frame to be well braced to resist impact. Vertical tubes to be spaced at a maximum of 3m intervals and set at a depth of 600mm into ground. Infill panels to be 2.3m high Heras steel galvanised panels or similar which are to be securely fixed to the frame using scaffold clamps or wired in position.

10.3 All protective fencing shall be retained and maintained in good condition for the full duration of the construction period and considered sacrosanct unless otherwise agreed in writing with the LPA.

10.4 Site notices affixed to the fencing, are to be pre printed laminated waterproof signs a minimum of A3 in size and should be fixed securely to the fencing panels dividing the enclosure.

10.5 Signs should be fitted in positions shown on site plan 20/001

10.6 Signs to read, Tree Protection Area
Keep out
(Town & Country Planning Act 1990)
Trees enclosed by this fence are protected by
Planning Conditions and/or are the subject of a
Tree Preservation Order.
Contravention of a tree preservation order May
Lead to Criminal Prosecution.

10.7 Any incursion into the tree protection area must be with written permission of the local planning authority.

11.0 Tree Protection plan

11.1 In context a minor tree protection plan is provided as part of this report, because it is considered that the remaining trees require protection during the demolition and construction phase.

11.2 The proposed double storey height extension is set at an approximate clear distance of 4.1metres away from the closest existing retained Holly noted as T6 on drawing 20/001

11.3 A tree protection exclusion zone has been determined to provide protection for the trees in accordance with table 1 and fig2 of BS 5837 2012 and this zone will remain completely undisturbed for the duration of the works on site

11.4 All trees beyond T5 are outside of the construction zone but care shall be afforded to protect them throughout the demolition and construction phase.

11.5 All fencing shall be retained and maintained in good condition for the full duration of the construction period and considered sacrosanct unless otherwise agreed in writing with the LPA.

11.6 Site notices affixed to the fencing, are to be pre printed laminated waterproof signs A3 in size and should be fixed securely to the fencing panels surrounding the enclosure. Signs should be fitted at a minimum of 5.000 metre centres. Notices should read either "**PROTECTED TREE ZONE OR CONSTRUCTION EXCLUSION ZONE KEEP OUT".**

11.7 Root protection areas for each tree have been calculated from BS 5837 : 2012 using the following stem diameter T6 Holly

11.8 No roots over 50mm in diameter shall be cut.

12.0 SITE MANAGEMENT AND STORAGE.

12.1 Any materials likely to be injurious to the trees, such as the mixing of cement or the discharge of cement, oil, bitumen or other should not be permitted directly outside the fence where contaminated fluids could drain towards the tree.

12.2 No fires shall be lit within the spread of any branches pertaining to any of the remaining trees.

12.3 The position of the extension is such that it will not influence the existing trees on or near the site or be detrimental to their natural development.

12.4 No issues will be raised regarding natural light and the positioning of the proposed extension.

12.5 Exploratory excavations for roots should be carried out on the proposed site of the extension, prior to the construction phase. This will identify whether any substantial root systems exist in the area of the foundation plan.

12.6 No equipment, machinery or materials are to be brought on site for the purpose of demolition or development until written planning consent is obtained from Barnsley Metropolitan Borough Council.

The storage of any construction/building materials within the RPA is strictly prohibited at all times.

12.7 The construction/building materials shall be stored, on site within the construction zone.

12.8 The storage area has to be in place before any deliveries or movement of constructional/building materials within the site takes place. All deliveries to the site are the responsibility of the house builder /owner of the site.

12.9 All materials shall be stacked in a secure and safe manner within the pre-defined storage area, adopting the current best building practices and codes of practice for building sites.

12.10 At no time must the access to the site or the public highway be infringed/ blocked by constructional/building materials/equipment etc allied to the site.

12.11 No stacked constructional/building or other materials are to be positioned in such a way to infringe/impede or block the public walkway to Hollin Moor Lane.

13.0 (Informative)

13.1 General : Trees in any location may be protected by legislation, where any development is proposed; additional legal protection may be appropriate and can be enforced by the local authority. Attention is drawn to legal controls under common law for consideration at the earliest stages of potential site development.

13.2 Legal protection of trees: The Town & Country Planning Act 1990 (as amended) require that, except in certain circumstances "no work will be carried out which will affect trees over a certain size which are situated in conservation areas. A min of six weeks' notice has to be given to the local authority before the work is carried out. This provided an opportunity for the governing local authority to make a tree preservation order under this act, to protect the trees.

13.3 Tree preservation orders allow for trees to be protected either as individuals, groups, areas or woodlands. The orders have the effect of preventing the cutting down, topping, uprooting wilful damage of wilful destruction of trees, except in certain circumstances, other than with consent from the local authority.

13.4 Even when no specific legal protection exists, it may be necessary to obtain a felling licence. These apply if the volume of timber exceeds specific amounts; site clearance, even of small areas, before detailed planning permission has been granted could exceed the felling licence quota. The forestry commission under the forestry Act 1967 (as amended) administers a felling licence.

13.5 Section 197 of the Town and Country planning Act states "It shall be the duty of the local planning authority to ensure whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposing of conditions, for the preservation of the planting of trees". It also states that "it shall be the duty of the local planning authority to make such orders under section 198 of the act as appear to the authority to be necessary in connection with the grant of such permission.

14.0 Wildlife

14.1 The presence of a protected species is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat.
(The Wildlife and Countryside Act 1981(as amended), the conservation (Natural Habitats etc) Regulations 1994 and the Countryside and Rights of way Act 2000 protect species of flora and fauna.

14.2 The protection of bats makes it illegal to intentionally injure or kill a bat, or cause damage, disturb or obstruct access to a roost. Under the Countryside and Rights of way Act 2000, it is an offence to recklessly disturb bats or recklessly damage or obstruct access to any structure or place that bats use for shelter or protection. Where any bats are found or evidence to suggest bat activity consultation with Natural England licence holder must be undertaken.

14.3 On inspection both, externally and internally of the existing garage to be demolished there is no physical or visual evidence to suggest that any endangered species are present within the structure.

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APPENDIX 1 : Glossary of general Terms

Arboriculture	The cultivation of trees in order to produce individual specimens of the greatest ornament, for shelter or any primary purposes other than the production of timber.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Stem	The main axis of a tree (trunk)
Height	The overall height of the tree from ground level.
Age Class	**Y**oung tree in the first third of its life expectancy. **Mid**dle age tree. **Mat**ure tree. **O**ver **Mat**ure **Vet**eran
Retention Category	**A/B/C/R –** In accordance with BS 5837:2012 (Trees in relation to construction). Category A = High quality Category B = Moderate Category C = Low quality Category R = Trees for removal