

Arboricultural Implication Study

Wentworth Industrial Estate, Tankersley

Prepared by
Landscape Planning Limited
Northern Division

For
Gladman Developments

November 2007



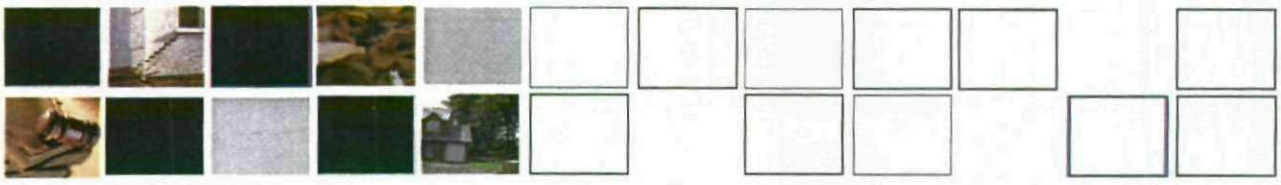
Disclaimer: Unless otherwise stated tree inspections have been undertaken from ground level and using non-invasive techniques only. Comments upon the condition and safety of any tree relate to the condition of the tree at the time of the survey. It should be recognized that tree condition is subject to change due to, for example, the effects of disease, wind or nearby development works. Changes in land use are also significant in respect of risk assessment. Trees should therefore be inspected at intervals relative to identified site risks.

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ARBORICULTURAL IMPLICATION STUDY

Advice associated with prospects and constraints

Client:	Gladman Developments
Site Address:	Wentworth Industrial Estate, Tankersley
Job No:	L3969/L7941
Date Instructed:	November 2007
Delivery Date:	November 2007
Project Manager:	Matthew Potier

Client Brief:

Provide consultancy advice as to the potential arboricultural constraints that could materially impact on the proposal to develop on land at Wentworth Industrial Estate, Tankersley, Barnsley.

Special Instructions:

Consideration to be given to the fact that a Tree Preservation Order exists, protecting trees within the site boundary.

Constraint Search:

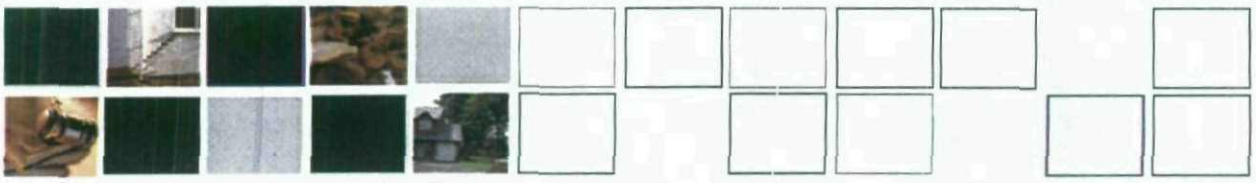
Trees/Woodland	x	Ecology	x
Landscape Sensitivities	x	Change of use	x
Statutory Controls	x	Policy Sensitivity	x
High Public interest likely	x	Demolition	NA

Key X = Yes
U = Unknown
NA = Not Applicable

Note: All ecology aspects are being managed by Argus Ecological Services Ltd

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ARBORICULTURAL IMPLICATION STUDY

Introduction

Wentworth Industrial Estate

Wentworth Industrial Estate is situated on the outskirts of Tankersley, Barnsley. The area of the industrial estate that is outlined for the proposed development (Plot B) comprises a mixture of woodland, scrub, rough grassland and hard standing. The surrounding landscape consists of industrial, new housing, farmland and open grassland with scattered woodlands.

The site is located within the Hoyland Community Area of Barnsley. It is therefore governed by two distinct sets of policies within the Barnsley Unitary Development Plan, adopted in December 2000. First, the main policies within the UDP and second the Policies specific to the Community Area; although the latter are subservient to the former.

A local plan review and policy context can be seen in greater detail in appendix 1. In summary, the local plan and policies state that the entire site at Wentworth Industrial Park, Tankersley is designated as an employment policy area, and it seems from reading the UDP and the Hoyland Community Area volume that the protection and expansion of 'Employment Policy Areas' is a primary policy aim of the UDP.

Key Issues

Trees adjacent to the western boundary of the site are subject to the Barnsley Metropolitan Borough Council Tree Preservation Order No. 15/76. The trees that are subject to the TPO are designated as Woodland (W2 of the TPO) and form a belt along the entire western boundary of the site, albeit intermittent in nature with meandering boundaries. The location of the Tree Preservation Orders on this site is mapped on drawing **L7941.01** appended to this report.

W2 of the TPO is an over-mature birch woodland with occasional oak throughout. The understorey to the woodland is mainly grass, bracken, bramble and wild garlic, with occasional pockets of oak regeneration.

The woodland as a whole is declining, with evidence of dead and dying trees throughout, some of which have suffered windthrow or have fully or partially failed. Tree cover is sparse with no significant emerging regeneration. The overall density of tree cover in the woodland is approximately 30% with a canopy cover of a maximum of 50%. The structure of the woodland is relatively poor with only two vertical layers present, a ground layer and canopy layer, and only one horizontal, uniform height, canopy layer present. There is a danger that a lack of appropriate management and the occurrence of browsing by deer and rabbit in this area could lead to the woodland gradually disappearing over time.

Key Issues (continued)



Photograph 1 – Detail of W2 showing sparse density, poor structure, the absence of any significant natural regeneration and the 'broken nature' of the woodland edge. The photograph shows a section of the area of woodland that is likely to be impacted by the development proposals and which is marked as W1 on drawing **L7941.01**.

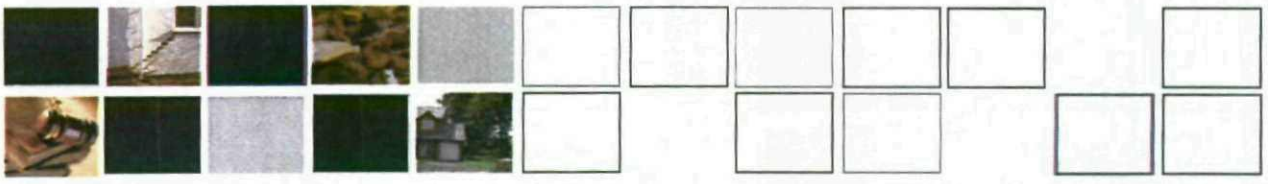
A detailed tree survey of W1 has been carried out to **BS5837: 2005** *Trees in relation to construction – Recommendations*. The survey has been used to identify trees for retention, to identify their root protection areas (RPA) and to plot on the proposed layout the location of protective fencing for the retained trees. As a result of the survey an assessment has been made, based on the plans provided, of the number of trees that are likely to require removal in order to facilitate the proposed development. It is estimated that a total of 114 trees will require removal from this area, including 100 over-mature birch, 10 young/semi-mature oak, and 4 mature oak trees. For full details and locations of all trees surveyed please refer to the tree tables and plans appended to this report.

Key Issues (continued)



Photograph 2 – Detail of failed birch showing the presence of Birch Polypore *Piptoporus betulinus*. The trees shown above are indicative of the birch population that will require removal in order to facilitate development.

The proposed development of the site will result in the loss of approximately 0.4ha from the western edge of W2. The 0.4ha consists predominantly of 'broken' woodland edge that is sparsely populated with mature birch trees, the majority of which are in decline and of poor condition, as shown in the above photograph. It has been agreed with Barnsley M.B.C. that in the event that the development proposals for the site are implemented then compensatory planting will take place at a ratio of 2:1 and at a planting density of 2m spacing to mitigate for the woodland lost. In order to achieve the desired level of mitigation it is recommended that approximately 250 trees shall be planted within W2. It is envisaged that an even mixture of oak and birch, in-keeping with the character of the woodland shall be planted. These trees shall be planted as whips and they shall be suitably protected from deer and rabbit browsing by the use of individual tree shelters.



ARBORICULTURAL IMPLICATION STUDY

Key Issues (continued)

To compliment the compensatory planting within W2, provision has been made for the planting of an area of 0.4ha of new woodland within the open space immediately to the west of the site. The purpose of the new area of woodland is to provide mitigation for the area of trees, identified as W1 on plans, removed to accommodate Unit 1. The area for proposed new planting can be seen on drawing **L7941.01**. The position and the size of the proposed re-planting has been guided, through consultation with the Local Authority Tree Officer and the project ecologist, by the requirements for mitigation and the management of the ecological issues both within and adjacent the site. The land that has been identified for the re-planting is under the ownership of DaimlerChrysler Ltd. who are in agreement that re-planting can take place in the position shown.

It is envisaged that in-keeping with the character of the existing woodland a species mix of oak and birch whips should be planted at 2m spacing to achieve the required density and that they should be suitably protected from pests. The new planting will help to safeguard the presence of the TPO woodland and long-term tree cover on the site by replacing the predominantly over-mature birch tree population that is in a state of decline and which has a limited life expectancy with an even mix of young oak and birch.

The young/semi-mature, self-seeded oak, 10 in number, that are recommended for removal from W2 in order to facilitate the proposed development, can be transplanted with relative ease and incorporated into a detailed landscape scheme for the site. The transplanting of the trees shall conform to *BS 4043 'Transplanting Rootballed Trees'*. Further details of locations for transplanting the young/semi-mature oak trees can be found in the Report on **Planting Details and Management Aftercare Plan**, and on plan **L7941.03**, produced by Landscape Planning Ltd. (LPL) and submitted in conjunction with this report.

As with the detailed landscape arrangements for the site, the specific details of the woodland planting, including species numbers, planting sizes, protection measures and maintenance details can be agreed by the application of appropriate planning conditions; at this stage we simply wish to establish that the planting within W2 and the planting of additional woodland on land adjacent the site is feasible.

Outside of the area of TPO woodland likely to be impacted by development there have been concerns raised by Barnsley M.B.C. as to the likely effect the proposed development will have on the man-made, landscaped bund that runs along the boundary of the site and Carr Lane to the north. As a result of the tree survey carried out an attempt has been made to ascertain the likely impact of the proposals on the vegetation on this bund based on the plans provided. A total of 5 individual trees and 3 tree groups have been recommended for removal in order to facilitate the proposed development of units 2 & 3. These trees have been shown on plans as being recommended for removal as they are either within the footprint of the proposed buildings or their retention is likely to be problematic as a consequence of the groundworks that will be required.

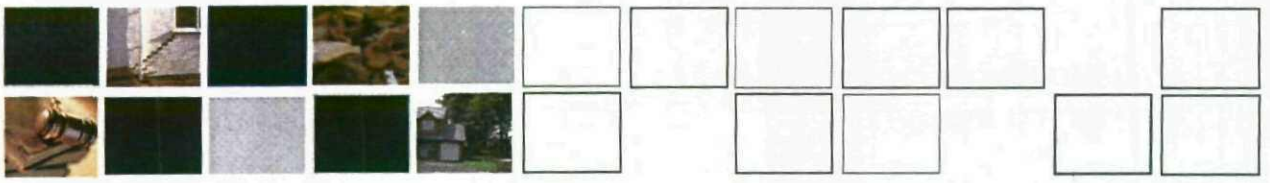
Key Issues (continued)



Photograph 3 – View showing partially individual trees and tree groups T3,T4,T5,T6,T7,G2 & G3, and some self-seeded alder and birch that will likely be impacted by the development proposals for Unit 2 and that have been recommended for removal.



Photograph 4 – Planting on top of the bund along boundary of site and Carr lane. Based on the plans provided this planting will not be impacted by development proposals.



ARBORICULTURAL IMPLICATION STUDY

Key Issues (continued)

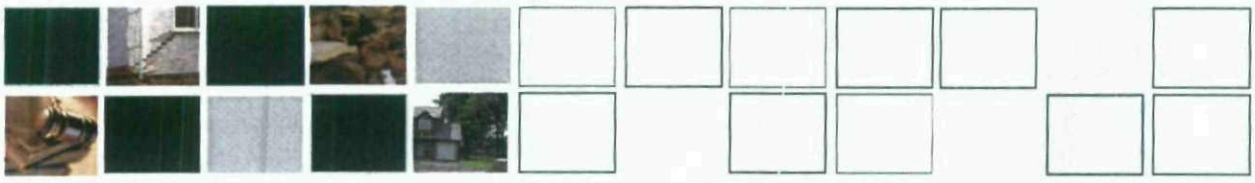
The anticipated tree loss on the boundary to the north will not compromise the integrity of this valuable screen and wildlife corridor which forms a delineation between industrial and adjacent greenbelt land. The bund which is a man-made feature was planted for industrial screening purposes with a dense mix of species such as cherry, ash, oak, approximately 20 years ago. The majority of the trees planted at this time were planted along the top of the bund. The likely tree loss as a result of development proposals will be incurred at the bottom of the bund on the interior of the site. For full details and locations of individual trees and groups of trees that have been recommended for removal please refer to the appended tree tables and plans.

To ensure that the screening effect that the bund provides is not compromised, it is recommended that there shall be a certain amount of 'in-fill' planting or 'gapping-up' of the existing planting on the bund of shade tolerant species such as holly and hawthorn. This will ensure that the integrity of this important feature is not compromised.

It is recommended that if retaining structures are to be used in those areas where the plans provided show an alteration of the existing ground levels then a retaining structure such as that shown in appendix 4 of this report will minimise the potential detrimental impact of the development on the retained trees situated along the top of the bund.

Finally, there is a requirement for construction and earthworks within the root protection areas of the two retained mature oak trees within G1 as shown on plan **L7941.01**. Where ground level changes are proposed within the root protection areas of trees to be retained all changes will have to be performed either manually where possible or where this is not feasible then as sensitively as possible; no machinery will be allowed within the RPA's of retained trees. For example, where it is necessary to use a digger to affect ground level changes, then the body of the machine will rest at all times outside of the RPA's of retained trees and only the arm and bucket of the machine will be allowed to carefully perform the necessary works. All ground works to be carried out within RPA's will have to be supervised by a competent Arboriculturist and will follow the guidelines **BS5837: 2005** section 11.3.5. Ground level changes within the RPA's of retained trees implemented as sensitively as possible and under the supervision of competent Arboriculturist will minimise the detrimental effects of the changes on retained trees.

The proposed footprint of Unit 1 falls within the RPA's for the two retained oak trees in G1. The RPA's of these two open grown trees can be offset by 20% in one direction in accordance with **BS5837: 2005** section 5.2.4(a). Offsetting the RPA's will result in the footprint of the new building occupying no more than the maximum 20% allowable within the RPA's of retained trees as recommended in **BS 5837: 2005** section 11.3.4. When constructing Unit 1 all works shall take place from within the footprint of the building i.e. building works should be performed from the inside of the unit. If it transpires that there will be a need to construct scaffolding within the RPA's of the two trees then scaffolding shall be constructed as per **BS5837: 2005** fig.3.



ARBORICULTURAL IMPLICATION STUDY

Key Issues (continued)

There will be a need for a certain level of pruning/crown reduction to be carried out on the two retained oaks in G1. Recommended tree pruning works will need to be agreed with the Local Authority Tree Officer prior to the start of operations and shall be undertaken by a qualified and insured tree work contractor in accordance with **BS 3998: 1989** *Recommendations for Tree Works*. Pruning operations, which have been agreed with the Local Authority Tree Officer and undertaken in the presence of a qualified arboriculturist, by a qualified and insured tree work contractor will help to safeguard the amenity value of these trees and will reduce the risk of mechanical damage occurring to the trees during construction operations.

Conclusions

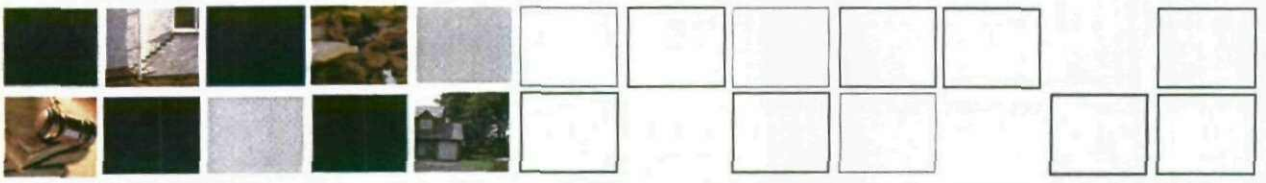
The erection of protective fencing as per **BS5837: 2005** *Trees in Relation to Construction - Recommendations*, and in the location shown on the attached plans **L7941.01 & L7941.02**, before the commencement of development works, will minimize the impact of the proposed development on the trees to be retained. The trees to be retained on site can be protected in line with the recommendations contained in **BS5837: 2005** and thus they will survive in good health into the future.

The development of the site presents an opportunity to enhance the condition of the TPO woodland on site and to ensure the continuity of tree cover in this area by providing new planting within the existing woodland and by creating an area of new woodland replacing the area of woodland likely to be lost as a consequence of development.

All tree works proposed are in-keeping with Barnsley M.B.C. UDP policies GS9, GS13 and GS22, which state that development should not harm the visual amenity of the green belt, that there is no loss of valuable landscape features as a result of development and that the Council will seek the retention and management of existing woodlands and trees.

Appropriate planning conditions attached to the consent to develop the site can be suitably worded such as to require the submission and agreement of a suitable Method Statements for tree protection, the installation of hard surfaces within RPA's of retained trees, and for re-planting proposals before the commencement of any development. This will allow the Local Authority the opportunity to have input to and control the level of site activity in close proximity to the retained trees thus ensuring their successful retention.

In summary, with the application of appropriate conditions attached to the planning consent notice, there are no arboricultural or landscape reasons for the refusal of this application. The appropriate wording of conditions will also allow the relevant officers of the Council to monitor site works such that they are kept informed of progress through to site completion.



ARBORICULTURAL IMPLICATION STUDY

Appendices to Advice Note:

- Appendix 1 – Local Plan and Policy review
- Appendix 2 – Tree tables and key
- Appendix 3 – Plans L7941.01 & L7941.02
- Appendix 4 – Recommended construction detail for retaining structures

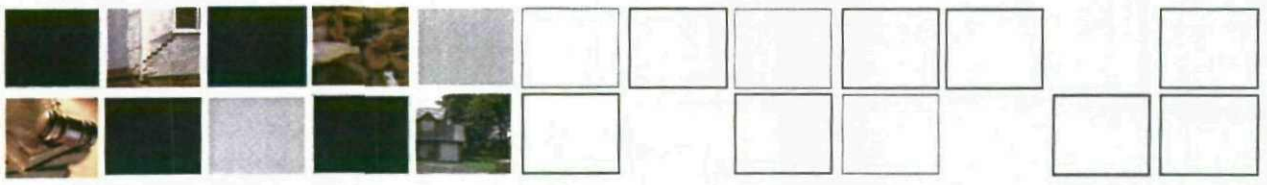
Signed: *Matthew Potier de la Morandiere*

Date: November 2007

Planning/AIS/L7941GladmanTankersley/Arb Implication Study Nov 07

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Appendix 1

Local Plan & Policy review

The Borough Proposals Map shows the entire site is designated as an ***'Employment Policy Area'*** and therefore, it is subject to the *'Objectives'* in the UDP for such areas, which are:

- To increase job opportunities and diversify the local economy by encouraging the provision of a wide range of sites, factories, workshops and offices in order to meet the requirements of existing and prospective firms in Barnsley.
- To improve the buildings and infrastructure of older industrial and commercial areas in order to improve the economic development potential of the Borough.
- To encourage the re-use of suitable premises for job creation activities subject to protecting the amenity housing and sensitive areas of the Borough.

The principal policy that stems from the above is **Policy ED1**, which allows for proposals to develop some 307 to 375ha of land for employment purposes; some greenfield sites should be included.

Policy ED2 states that development will normally be permitted on sites proposed for employment use, other than those specified in **Policy ED3** or in community areas. **Policy ED3** is not relevant to this site as it is designated as an 'Employment Policy Area' in the Hoyland Community Area part of the UDP.

Policy ED4 addresses the issue of economic development adjoining or close to housing. It states that proposals will be assessed with particular regard to the likely impact upon residential amenity in terms of:

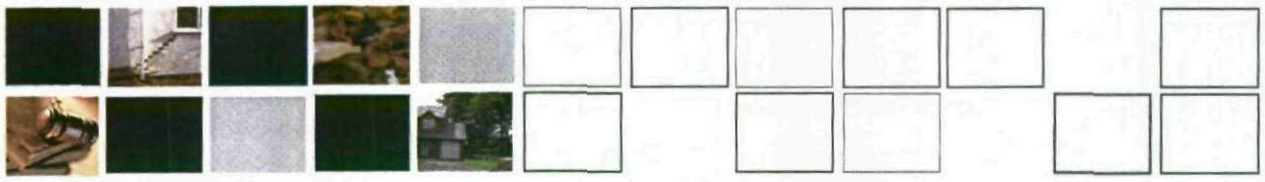
- Air pollution including smell, fumes, smoke, soot, ash, dust or grit;
- Noise from operations on, or traffic entering or leaving the site;
- Visually intrusive buildings, plant, fencing, lighting or outside storage.

Policy ED7 states clearly and unambiguously that:

Areas defined on the proposal maps as employment policy areas will remain in employment use. Unless otherwise stated in community area volumes, development will normally be permitted for business, industry and storage and distribution. Other employment uses may also be permitted.

In respect of older commercial and industrial areas, **Policy ED8** states that:

The Council will seek to stabilise employment and upgrade the environment of older commercial and industrial areas providing financial assistance where appropriate and carrying out environmental and infrastructure improvements as appropriate.



Appendix 1 (continued)

Local Plan & Policy review (continued)

Volume 11 – Hoyland Community Area

11.1 Policy HN3 states:

In accordance with **Policy ED1** the following sites shown on the proposals map are proposed for development for employment uses:

HN3/1 Wentworth Park, Tankersley

11.6 hectares: This industrial estate is largely developed, however, approximately 6 hectares is remaining including 1.6 hectares with outline planning permission for a hotel. The land is proposed for employment development.

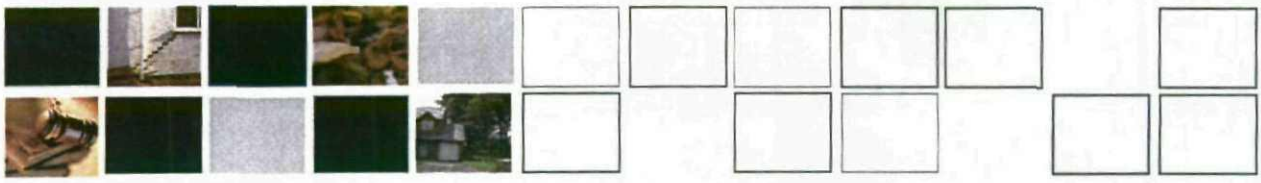
Thus there is an overriding presumption in favour of development for employment on the site.

11.2 Under the sub-heading ***'Employment Policy Areas'***, **Policy HN4** states:

In accordance with **Policy ED7**, the following areas as shown on the proposals map will remain in employment use:

HN4/1 Wentworth Industrial Park, Tankersley

53.3 hectares: This site has a mixture of mainly general and light industry, and also storage and distribution firms. It is well located for the strategic highway network.



Appendix 2

Tree Survey Data Tables

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Goodlass House, Goodlass Road, Liverpool L24 9HJ
Tel: 0151 485 7200 Fax: 0151 485 7171

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Key to Tree Tables

The classifications are broadly in line with the recommendations found within **British Standard 5837:2005** *Trees in Relation to Construction - Recommendations*. However, explanations for the terms have been changed slightly to reflect the approach of this company to the practical aspects of categorising trees in the field.

Age Class	**Y**	*Trees that are less than 10 years from establishment (planting or seedling* emergence).
	SM	Well established but less than 20% of normal life expectancy.
	EM	Typical twig, branch, bark and trunk form for species but not reached 75% of its size for the species and location.
	M	The middle age phase of growth when the tree has effectively reached 90% of its ultimate size for species and location.
	FM	The tree has now achieved 99% of its ultimate size for the species and location.
	D	Tree in decline from disease, decay, root death, structural or stability problems.

Condition	**G**	A tree that is, by form, function and physiology, in optimum condition for the species (this may vary according to previous or existing management regimes, e.g pollarding)
	F	A tree with very minor defects that can, if necessary, be managed by good *arboricultural practice*
	P	A tree of poor quality and form with structural and/or physiological problems that may or may not have the possibility of being managed.
	D	Trees which are dead, dying or dangerous, which have significant defects that cannot be managed in such a way as to be able to retain the tree in the situation in which it is growing. A hazard tree that requires action as soon as contractually possible to make the tree safe.

Category	[illegible]	[illegible]
	B	A tree with impaired condition including remediable minor defects When found in groups or is present in numbers across a site it attracts a higher collective rating than it would individually Trees with clearly identifiable conservation or other cultural benefits but as individuals have little visual impact on the wider locality
	C	Young trees with a stem diameter below 150mm A tree of low quality and value that has very limited conservation or other cultural benefits and which would not normally be retained where it poses a constraint on development
	R	Trees with significant defects that cannot be managed in such a way as to be able to retain the tree in the situation in which it is growing A tree that has serious irremediable structural defects that is dead or is showing signs of significant immediate irreversible decline and or that is infected with pathogens of significance to the health and safety of the tree

Preliminary Management Recommendations (*)

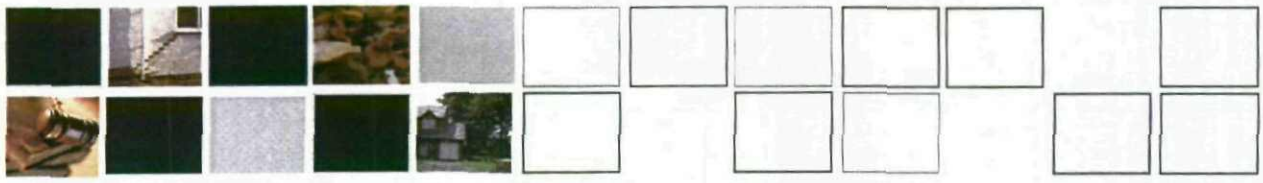
These recommendations are not a Tree Work Specification and must not be used as such. They are for planning guidance only. A Tree Work Specification can be produced if and when required

Client:Gladman Developments
Surveyor:M Potier
Tagged:
Time Arrived at Site: 10.30am

Site: Wentworth Industrial Estate
Date of Survey:22/11/07
Weather:Overcast
Time left site:2.30pm

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T. No	Species	Ht (m)	Stem DBH (mm)	Branch Spread	Ht Crown Clearance	Age Class	P Condition	Structural Condition	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
				N			G				A
				S			F	Fully mature birch with a large number in decline. The saprophytic fungi Birch polypore *Piptoporus betulinus* present denoting the presence of dead/dying wood/trees. Many of the trees	In order to facilitate the proposed development, based on the information provided at the time of survey, 100 mature birch will require removal. It is recommended that the 10 young		B
				E			P	are in poor condition with cavities and broken limbs. 10 semi-mature self seeded oak trees within the potentially impacted area of the woodland. The woodland density is approx. 30% ground	oak be transplanted and incorporated into a detailed landscape scheme for the site. It is recommended that underplanting of oak and birch, suitably protected in tree		C
W1	Birch & Oak	15ave. & 6ave.	300 & 180	W	1	FM & SM	D	cover with approx. 50% canopy cover. The woodland structure is poor with only two vertical layers present and one uniform horizontal layer. Ground cover of bracken and bramble and canopy density of 50% of birch of uniform height. Presence of deer, badgers, and rabbits.	shelters designed for deer protection, be carried out within the existing woodland area to ensure the continuity of tree cover in this area and also that an area of mitigating planting be implemented adjacent to the existing woodland on the grassland area to the west.	<20 & +100	R
				N 4			G				A
				S 4			F				B
				E 4			P				C
T1	Oak	15	420	W 4	0.1	M	D	Small amount of deadwood.	Remove for development and replace	40+	R
				N 8.5			G				A
				S 8.5			F				B
				E 8.5			P				C
T2	Oak	16.5	656	W 8.5	0.2	M	D	Small amount of deadwood.	Remove for development and replace	40+	R
				N 8			G				A
				S 8			F		Remove two southerly trees in group to facilitate development. Remaining two trees in group can be retained		B
				E 8			P		by implementing groundworks within their root protection areas sensitively and preferably under supervision of a		C
G1	Oak	16.2	450	W 8	0.5	M	D	Four trees in group. Some deadwood and hangers throughout group.	qualified arboriculturist. Recommend crown raise and reduce and remove deadwood and hangers on retained trees.	40+	R
				N 5			G				A
				S 5			F				B
				E 5			P				C
T3	Goat willow	9	350	W 5	0.2	M	D	/	Remove for development and replace	20+	R
				N 5			G				A
				S 7			F				B
				E 7			P				C
T4	Sycamore	12.2	440	W 7	1.2	M	D	Basal epicormic growth. Deadwood.	Remove for development and replace	30+	R
				N 7			G				A
				S 7			F				B
				E 7			P				C
T5	Ash	14	600	W 7	4	FM	D	Multi stem tree with compression forks and included unions	Remove for development and replace	25+	R
				N 1.5			G				A
				S 1.5			F				B
				E 1.5			P	Tree planted on slope of landscaped bund. Likely to be impacted			C
T6	Scots pine	10	200	W 1.5	3	EM	D	upon by proposed earthworks	Remove for development and replace	40+	R
				N 3			G				A
				S 3			F				B
				E 3			P				C
T7	Goat willow	5	160	W 3	1	SM	D	/	Remove for development and replace	20+	R
				N 2.5			G				A
				S 2.5			F				B
				E 2.5			P	5 trees in group, two multi-stemmed. Trees planted on lower slope			C
G2	Cherry	8	200	W 2.5	0.5	EM	D	of bund.	Remove for development and replace	25+	R
				N 1			G				A
				S 1			F				B
				E 0.5			P				C
G3	Oak	8	150	W 2	0.2	Y/SM	D	3 trees on lower slope of bund.	Remove for development and replace	60+	R
				N 2			G				A
				S 2			F	Group of mixed species, self seeded stems, approx 7 trees in			B
				E 2			P	group. Group likely to be impacted upon by proposed ground			C
G4	Willow, Birch, Oak	5	150	W 2	0.5	Y/SM	D	works.	Remove for development and replace	30+	R



Appendix 3

Plans L7941.01 & L7941.02

Landscape Planning Group
Goodlass House, Goodlass Road, Liverpool L24 9HJ
Tel: 0151 485 7200 Fax: 0151 485 7171

LANDSCAPE PLANNING GROUP LTD

N

Location of re-planting in mitigation of proposed tree loss.
Area is equal to area of W2 likely to be impacted by development proposal. Area is equal in size to W1 = 0.4ha

Photo 3 & 4

Photo 1 & 2

W1

W2

G1 G2 G3 T1 T2 T3 T4 T5 T6

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL. EXTRACTED FROM OS DIGITAL DATA.

Key

- Standing water
- Dense scrub predominately self-seeded Birch
- Existing tree recommended for retention
- Existing tree group
- Existing trees recommended for removal
- Existing tree group recommended for removal
- Area of new woodland planting
- Root Protection Area (RPA)
- Tree protection fencing
- Area of T.P.O. Woodland likely to be impacted by development
- Line denoting likely extent of proposed groundworks
- Building footprint
- Parking bay
- Hardstanding

REVISION	DESCRIPTION	DATE

LANDSCAPE PLANNING PROJECT STAFF

Principal Consultant	Dealga O Callaghan	- 0151 448 2440
Consulting Arboriculturist	Mathew Potier	- 0151 448 2460
Arboricultural Technician	Terry Garside	- 0151 448 2464
Landscape Architect	Donald Kernott	- 0151 448 2464
Project Ecologist	Andrew Logan	- 0151 448 2463
Planning Technician	Scott Curran	- 0151 448 2462
Planning Administrator	Louise Jones	- 0151 448 2464

CLIENT:
Gladman Developments Ltd

LOCATION:
Wentworth Industrial Estate, Tankersley

DRAWING TITLE:
Arboricultural Implications

SCALE: 1:500 @ A1 | DRAWING No: L7941.01 | REV: -

DRAWN BY: SC | CHKD BY: MP | DATE: 29/11/2007 | Drawing Base: 2940-200-0-Site Layout

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N

Tree protection fencing to be installed along entire length of landscaped bund before commencement of development.

Photo 3 & 4

G4
G3
T6
G2
T5
T7
T4
T3
G1
T1
T2
W2
W1

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL. EXTRACTED FROM OS DIGITAL DATA.

Key

- Standing water
- Dense scrub predominately self-seeded Birch
- Existing tree recommended for retention
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REVISION	DESCRIPTION	DATE

Goodlass House
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Liverpool
L24 9HJ
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LANDSCAPE PLANNING PROJECT STAFF

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CLIENT:
Gladman Developments Ltd

LOCATION:
Wentworth Industrial Estate, Tankersley

DRAWING TITLE:
Arboricultural Implications

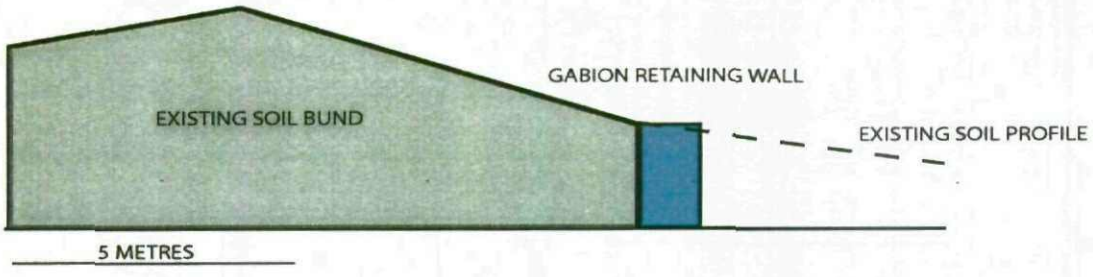
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DRAWN BY:	CHKD BY:	DATE:	Drawing Base
SC	MP	29/11/2007	2940-200-0-Site Layout

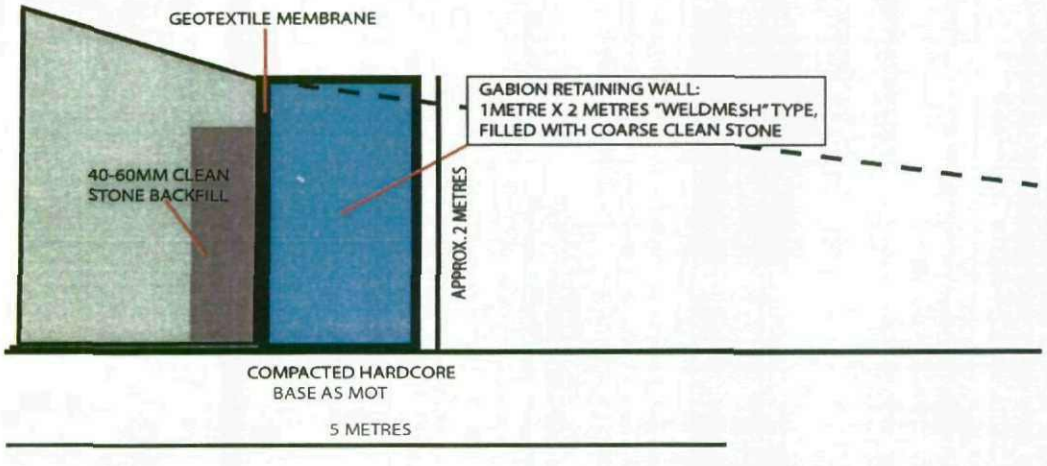
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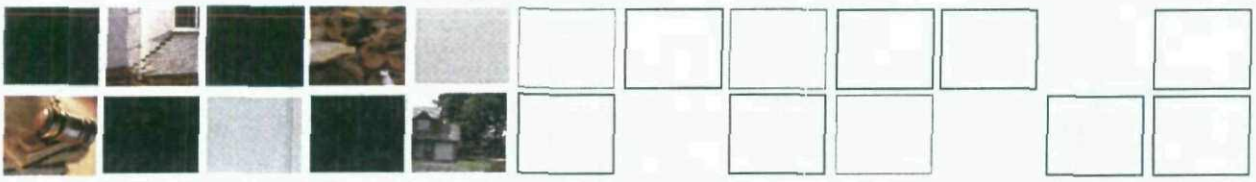
Appendix 4

Recommended construction detail for retaining structures





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