



**Arboricultural Impact Assessment
Church Mews
Off Church Street
Bolton upon Dearne**

Report Reference: AIA-1545-1
10 August 2022

Table of Contents

1	Introduction	3
1.1	Instruction and Brief	3
1.2	Site Visit	4
1.3	Site Description	4
1.4	Tree Status	4
1.5	Soil Assessment	5
2	Tree Quality Assessment	5
3	Arboricultural Impact Assessment	6
3.2	Trees to be removed to accommodate the proposal	6
3.3	Below Ground Constraints	6
3.4	Above Ground Constraints	7
3.6	Alterations to Ground Levels	7
3.7	Tree Protection	7
3.8	Material Storage	7
3.9	Services	7
3.10	Landscaping	8
4	Conclusions	8
5	Appendices	
	Appendix 1 - Explanation of Survey Details	
	Appendix 2 - Cascade Chart for Tree Quality Assessment (BS5837 table 1)	
	Appendix 3 - Tree Survey Schedule	
	Appendix 4 - Tree Constraint Plans	

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1 Introduction

1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by Mrs. Nicola Tinker to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for a proposed residential development of the site. The report produced includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- Tree Constraints Plans (appendix 4i and 4ii) which highlight the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates any potential impact the proposal may have on surrounding trees.

1.1.2 It is noted several trees occupy the adjoining property at 6 Church Street certain of which are subject of a Tree Preservation Order. Of these there is only one unprotected Cherry (T9 in this report) which stands close enough to the site boundary to justify inclusion in the Arboricultural Survey and Impact Assessment. Accordingly this tree is detailed in the report. All other trees occupying the 6 Church Street are sufficiently distant to the proposal not to merit inclusion in the Tree Survey and Arboricultural Impact Assessment.

1.1.3 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.

1.1.4 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.5 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.6 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

- 1.2.1 An arboricultural survey was undertaken by Stephen Waterson on 26 July 2022. On the day of the survey the weather conditions were dry and still with no visibility constraints. Measurements were estimated where access was restricted. No climbing inspections or decay detection analysis was undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.2 This survey should be read in conjunction with the Tree Constraint Plans (TCP) (located at appendix 4) which have been prepared by overlaying tree survey data onto topographical and proposed site layout drawings. The author has relied on the accuracy of the drawing in the production of this report.

1.3 Site Description

- 1.3.1 The site is a vacant plot served from Church Mews and Church Street to the north of the site. The site falls away from its northern boundary to its southern boundary.
- 1.3.2 Tree cover within the immediate neighbourhood is moderate in terms of numbers and species mix, being defined by the prevailing land use and topography. The material present is weighted towards trees of a mature age. Note co

1.4 Tree Status

- 1.4.1 It is understood the site is not located within a Conservation Area and that no trees on site are subject of Tree Preservation Order (TPO) controls. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

- 1.5.1 No soil testing was undertaken and no soil information was provided for the author. The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the sub soil to consist of a highly shrinkable clay to be low.

2 Tree Quality Assessment

- 2.1.1 As highlighted in table 1 below, the tree survey included no retention category "A" or "B" items. 3No. individual trees and 2No. hedgerow were identified as category "C" material. 4No. individual tree were identified as a retention category "U" items.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	Nil
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T4, H6, T7, H8, T9
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T1, T2, T3, T5
Total number of trees:		7No. individual trees and 2No. hedgerows

- 2.1.2 The site supports no trees of visual significance or quality. Indeed those trees that do exist on site are considered seriously defective and require removal on tree management grounds alone.
- 2.1.3 The remaining low-quality category "C" trees and hedgerow material detailed in the report occupy adjoining property and are discussed further in the Impact Assessment at Section 4 of the report.
- 2.1.4 The Local Planning Authority may be prepared to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. The removal of category "A" and "B" grade trees may also on occasions be viewed acceptable where compensatory replacement planting can be provided or where in overall planning terms the loss is found to be justified.

3 Arboricultural Impact Assessment

- 3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Sten Architecture and Townsend Planning Consultants.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	Nil	Nil	Nil
'C'	T4, H6, T7, H8, T9	Nil	Nil
'U'	Nil	Nil	T1, T2, T3, T5

3.2 Trees to be removed to accommodate the proposal

- 3.2.1 As demonstrated in Table 2 above, no tree removal will be required for development reasons alone. The removal of Category "U" Sycamores T1, T2, T3 and Willow T5 is required for arboricultural management reasons irrespective of the proposed development.
- 3.2.1 In pure development terms the remaining off site tree and hedgerow material can be retained and adequately safeguarded throughout the development process.

3.3 Below Ground Constraints

- 3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).
- 3.3.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plan (TCP) at appendix 4i taking full account of the surrounding topographical factors, tree condition and likely root disposition.
- 3.3.3 There are no foreseeable conflicts between the below parts of trees highlighted for retention and the proposed development.

3.4 Above Ground Constraints

- 3.4.1 Other than the removal Category "U" Sycamores T1, T2, T3 and Willow T5 the proposed development will not require any additional tree or hedgerow management work.
- 3.4.2 Retained off site tree and hedgerow material can be expected to achieve their overall dimensions subject to routine management. The expected growth of the retained off site material is not considered to cause any conflicts with the proposed future use of the site.

3.6 Alterations to Ground Levels

- 3.6.1 A rise or reduction in soil level can have major implications on the longevity and health of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. There is no requirement for alterations to ground levels within the RPA's of retained tree and hedgerow material.

3.7 Tree Protection

- 3.7.1 A tree protection fence will be required to protect the RPA of tree T9 prior to the commencement of any site works e.g. before any materials are brought on site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence may only be removed following completion of all construction works.
- 3.7.2 The positioning and implementation of tree protection can be effectively controlled by imposition of a suitably worded planning condition.

3.8 Material Storage

- 3.8.1 No material storage or plant movement will be required within the Construction Exclusion Zone of any retained tree.

3.9 Services

- 3.9.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any retained off site tree/hedgerow.

3.10 Landscaping

- 3.10.1 In terms of the recommended removal of Category “U” Sycamores T1, T2, T3 and Willow T5 scope exists to adequately replace these trees within the wider site with space available to house several small to medium growing tree species. It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

4 Conclusions

- 4.1.1 The proposed development will not adversely impact on any trees of merit. Nevertheless there are opportunities for landscaping within the context of the development that will effectively mitigate for the loss of defective and unsustainable tree cover.
- 4.1.2 The protection of trees and their subsequent health and future potential is dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition retained trees and development alike will satisfactorily coexist.
- 4.1.3 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

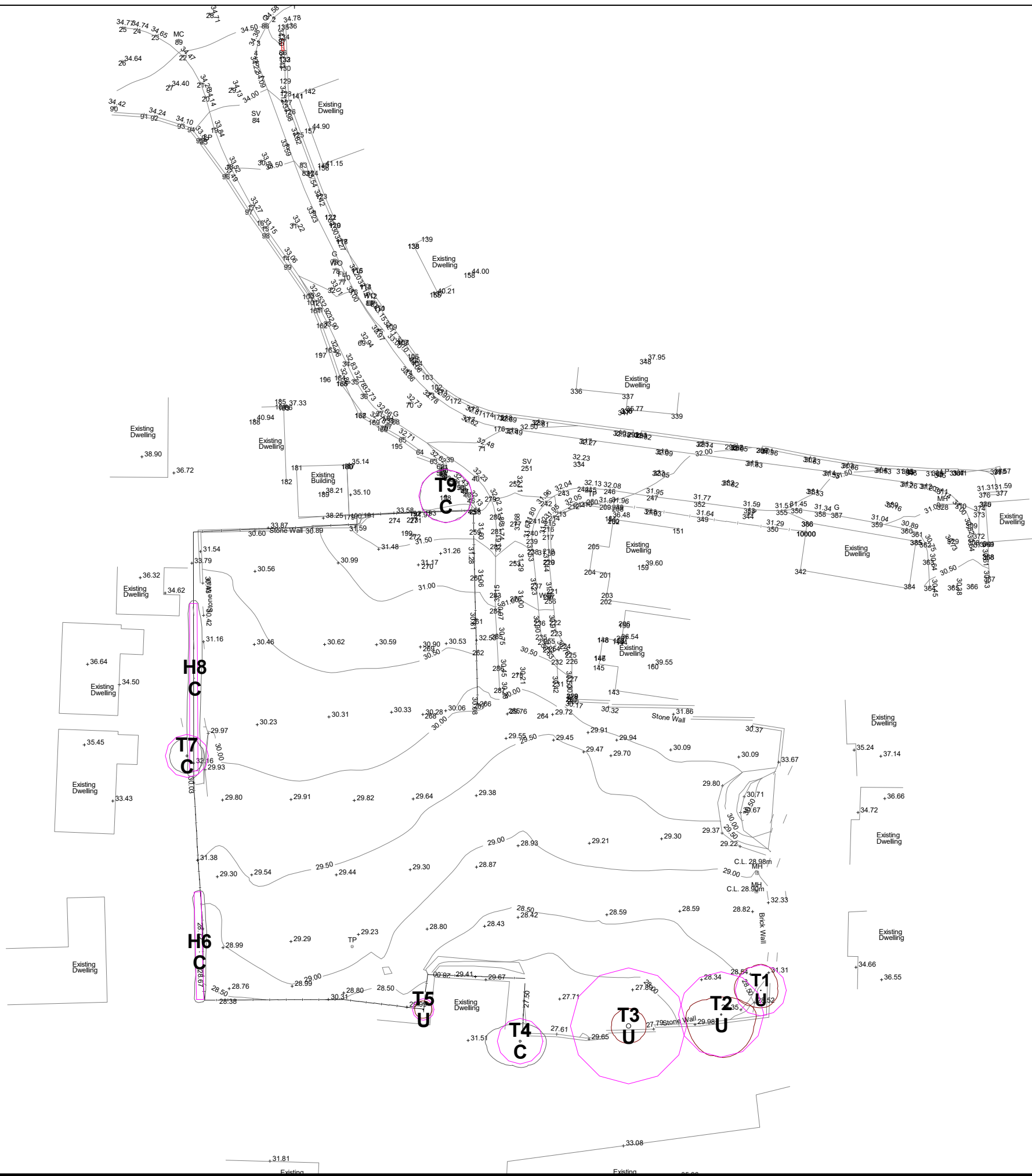
RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

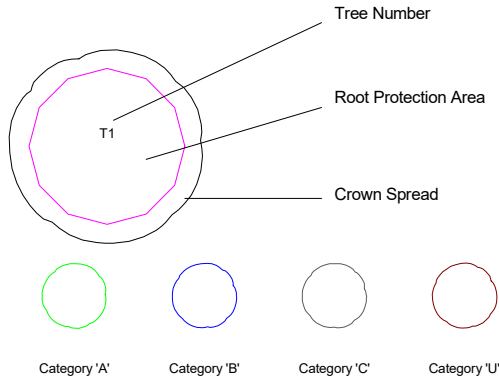
Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, 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 health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of a 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 essential components of groups, or of 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 Those 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 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 Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a 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 landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3- Tree Survey Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T1	Sycamore, <i>Acer pseudoplatanus</i>	4	7	90	3	2	23		2w	Semi-mature	P= Poor, S= Poor. Sucker growth from former stool at base of substantial boundary wall with which the regrowth is in conflict. Very poor form having been repeatedly topped at 2m. Multiple snags, truncated limbs, cavities, snags and dead wood evident.	Remove tree irrespective of development.	0 years	U	2.9
T2	Sycamore, <i>Acer pseudoplatanus</i>	9	7	150	2	4	5	4	4s	Semi-mature	P= Poor, S= Poor. Sucker growth from former stool at base of substantial boundary wall with which the regrowth is in conflict. Severely fire damaged. Very poor form having been repeatedly topped at 2m. Multiple snags, truncated limbs, cavities, snags and dead wood evident.	Remove tree irrespective of development.	20 to 40 yrs	U	4.8
T3	Sycamore, <i>Acer pseudoplatanus</i>	4.5	4	350 350 150 150	2	2	2	2	2n	Early-mature	P= Poor, S= Poor. Conflicts with boundary wall. Dual stemmed with 2 smaller suckers. Severely fire damaged. Very poor form having been repeatedly topped at 2-3m. Multiple snags, truncated limbs, cavities, snags and dead wood evident.	Remove tree irrespective of development.	10 to 20 yrs	U	6.5
T4	Plum, <i>Prunus spp</i>	5.5	2	150 x 2 estimate	2	3	3	4	2n	Mature	P= Good, S= Fair. Inconsequential off site tree with no detailed inspection possible. Not likely to conflict with proposed development.	Retain no work required.	10 to 20 yrs	C2	2.5
T5	Crack Willow, <i>Salix fragilis</i>	1.5	15	20	1	1	1	1	1n	Over mature	P= Poor, S= Poor. Heavily decayed stool truncated at 0.5m height with what amounts to a single years regrowth. Growing tight to retaining structure and adjoining building.	Remove tree irrespective of development.	<10 yrs	U	1.4
H6	Leyland Cypress, X Cupressocyparis leylandii	<6	1	<150	See plan				2e	Semi-mature	P= Fair, S= Fair. Presumed to be an off site hedge providing boundary screening. Growth absent at lower level to a height of 1.5m.	Retain, no work required.	10 to 20 yrs	C2	1.8
T7	Blue Spruce, <i>Picea Pungens Glauca</i>	6	1	200 estimate	2	2	2	2	3e	Semi mature	P= Good, S= Good. Reasonable off site ornamental conifer with no detailed inspection possible. Occupies raised ground supported by a circa 1m high retaining wall, which will have controlled the easterly extending RPA. Not likely to conflict with proposed development.	Retain, no work required.	<10 yrs	C2	2.4
H8	Leyland Cypress, X Cupressocyparis leylandii and mixed shrubs	<4	1	<100	See plan				2e	Semi-mature	P= Good, S= Good. Off site material that occupies raised ground supported by circa 1m high retaining wall which will have controlled the easterly extending RPA. Provides effective boundary screening.	Retain, no work required.	10 to 20 yrs	C2	1.2
T9	Wild Cherry, <i>Prunus avium</i>	4	1	250 estimate	3	3	3	3	3s	Semi mature	P= Good, S= Good. Off site tree. Reasonable spreading form, though with absence of a clearly defined leader.	Retain no work required.	10 to 20 yrs	C2	3



KEY



Tree Constraints Plan
Land at Church Street, Bolton on Dearne

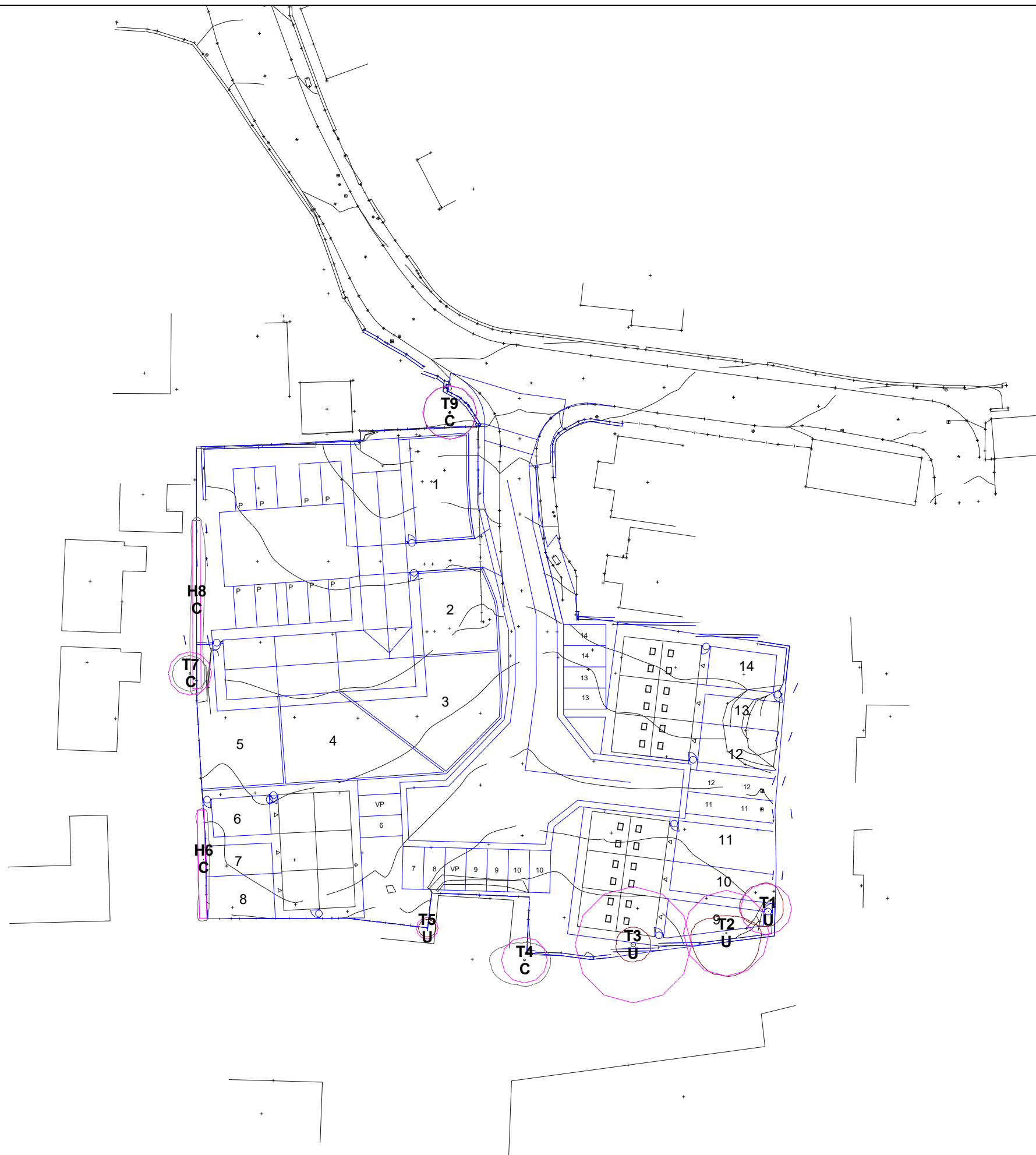
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DATE :
09/08/2022

MAP FILENAME : TCC-1545-1



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KEY

Tree Number

Root Protection Area

Crown Spread

Category 'A'

Category 'B'

Category 'C'

Category 'U'

Tree Impact Plan
Land at Church Street, Bolton on Dearne

SCALE :500 @ A3	DATE : 10/08/2022	
MAP FILENAME : TCC-1554-1		

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