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Coppice Landscapes

Report type: **Aboricultural Implication Assessment**

Client: **Mr. & Mrs. Corcoran**
27 Ben Bank Road
Silkstone Common
Barnsley

Site address: **27 Ben Bank Road**
Silkstone Common
Barnsley

Reference No: **AIS/SW/2007(S1)**

Date: **Site visit:** **23 April & 20 May 2007**
Report completed: **29 July 2008**

1. PURPOSE OF THE REPORT

1.1
A report is needed to give detailed arboricultural advice on various trees that may influence the siting of a previously approved development (application number B/05/0299/PR) on land adjacent 27 Ben Bank Road Silkstone Common, Barnsley. I am required to make specific recommendations for work in relation to the proposed alteration of the approved driveway. The report should be read in conjunction with the tree constraints/tree protection plan at appendix 1, the tree protection plan at appendix 2 and other background papers at appendix 3. Only trees considered relevant have been included in the report.

2. SITE

2.1
The site essentially comprises of a rectangular parcel of land that is occupied by my client's current dwelling at 27 Ben Bank Road. The site slopes away from its Ben Bank Road frontage towards the rear most garden boundary. The garden is laid out in a traditional form containing trees, lawns and borders. The site appears to be free draining and the nature of the garden suggests that the soils are reasonably fertile.

2.2
The sites tree cover is dominated by 3No Beech trees numbered T8-T10, which front Ben Bank Road. Elsewhere tree cover within the surrounding area is reasonable in terms of numbers, age and species mix.

3. NAME OF INSPECTOR.

3.1
Stephen Waterson, Tech Cert. (Arbor A).

4. STATUS OF TREES.

4.1
It is understood the 4No. trees referred to in paragraph 2.2 are subject to a Tree Preservation Order. In the case of protected trees it is essential the Local Authority's advice is sought and where necessary consent obtained immediately prior to the commencement of any tree removal or pruning operations.

5.0. SURVEY CONDITIONS, METHODS AND BASIS OF RECOMMENDATIONS.

5.1
The survey details were prepared in accordance with BS5837 – 2005 Guide for Trees in Relation to Construction providing an assessment as to the condition of each tree and desirability for retention within the development context. The details of the tree report should be self-explanatory, however it may help to explain the following;

Unless otherwise stated all measurements are taken in metres (m).

Stem diameter - is measured at 1.5m above ground level or above the root flare in the case of multi-stemmed trees.

Age of tree - is expressed as young (Y), semi mature (SM), early mature (EM), mature (M), and over mature (OM) and veteran (V).

Estimated remaining contribution – relates to a trees useful life expectancy.

BS 5837 category grading – is a methodology for evaluating existing tree stock and is summarized as follows;

R = Removal necessary for arboricultural management reasons and/or having a value that would be lost within 10 years in the current context (red on plan)
A = Trees of high quality (green on plan)
B = Trees of moderate quality (blue on plan)
C = Trees of low quality (grey on plan)
1 = Trees with arboricultural values
2 = Trees with mainly landscape values
3 = Trees with mainly cultural values

RPA (radii) -. Is the normal minimum distance specified in BS5837 table 2 in which to position protective fencing. This in turn defines the "Construction Exclusion Zone".

6.0 ADDITIONAL INFORMATION IN SUPPORT OF RECOMMENDATIONS.

6.1
The findings of the tree survey schedule at section 5 indicate that 2No. Beech trees merit a high (A) category, 1No. Beech a low quality (C) category. Of the 3No. Beech trees on site, all are to be retained. In this respect it is acknowledged the retention of the frontage Beech trees will ensure an attractive treescape is retained within the vicinity of the development.

6.2
Subsequent to the granted of Planning Permission B/05/0299/PR the LPA were asked to give consideration to an alternative form of driveway to serve the proposed dwelling. In this regard the LPA's Policy GS22B resists development within the spread of retained trees. However this guidance was introduced in May 2003, with more recent recommendations having now been introduced in the form of BS 5837:2005, paragraph 11.8 and 11.9.

6.3
I have reviewed the case in terms of the likely impact the proposed driveway would have on the retained Beech trees T9 and T10 as compared to the impact that the approved driveway would have on T10. I consider the following 3 issues when considered in detail, provide the context, to relax the normal stance taken in respect of Policy GS22B.

- ⇒ **Visual significance of trees T8, T9 andT10.**
- ⇒ **Comparison of proposed access with approved access**
- ⇒ **Implications of raised ground levels fronting Ben Bank Road**

6.4 **Visual significance of trees T8, T9 and T10.**
The findings of the tree survey demonstrate that of the 3No. Beech fronting Ben Bank Road, the Copper Beech trees T8 and T10 are visually more significant specimens than the Common Beech T9. The Beech T9 has a much poorer form than trees to either side, with a canopy noticeably suppressed to the west due to the dominance of T8. In this regard a case could be put for removing this tree in the knowledge that both T8 and T10 will partially close this gap. When eventually T9 is removed an opportunity will be afforded to plant a replacement tree more centrally between the remaining Beech trees, which will in turn provide for continuity of tree cover.

6.5 **Comparison of approved access with proposed access**
In terms of implementing the existing permission I am guided by condition 8, which states "*The driveway shall be a minimum of 4 metres from the beech trees on the frontage of the site*". I am also guided by the findings of the tree survey, which specify the recommended RPA radii that is necessary to safeguard retained trees. These are shown on plan at appendix 2. In the case of T9 this distance is 4.7m and for T10 it is 7.9m. As such it will be seen from the plan at appendix 2 that the incursion of the proposed driveway within the RPA radii of T9 is so minor as to be inconsequential. In respect of

T10 the plan clearly demonstrates that a greater area of the RPA radii will be breached, when compared to that currently proposed.

6.6 **Implications of raised ground levels fronting Ben Bank Road**
At the initial site inspection it was noted that soil levels had been artificially raised within the RPA radii of T8-T10. It is understood that such works were carried out approximately 2-3 years previous. The addition of this material may have contributed to the presence of minor snags and dead wood. On 20 May 2007 a trial pit was excavated to a depth of 0.5m in the position shown as TP1 on the plan at appendix 1. This pit reveals fill material comprising of topsoil, clay and debris. Present within the TP1 was found the remains of a Cypress tree with a diameter just below ground level of 0.13m. The root flare was some 0.4m below the existing ground level confirming the earlier findings that the rooting environment for all 3No. trees has been artificially raised. It is therefore reasonable to accept that the vast majority of root material within the area of the proposed drive will be at a level well below that which will need to be excavated to construct the drive. As such it is recommended the approach to constructing the proposed drive should adopt the principles of BS 5837:2005, paragraph 11.8 and 11.9, save that the excavation of material to a depth of 0.3m will have a neural impact on the rooting environment of T9 and T10. More particularly the construction would adopt the following principles;

- ⇒ Maximum excavation to be 0.3m, achieved by hand digging or air spade if deemed necessary. This phase of construction to be monitored by a person competent in arboriculture.
- ⇒ Sub base to be formed using cellular confinement system(e.g. Cooper-Clarke *Geoweb* or Geosynthetics *Cellweb*) to retain no-fines granular fill. The construction specification shall be designed by the scheme engineer to ensure the surface will accommodate vehicular traffic. I would presume this is a matter that the Local Planning Authority would be happy to condition at part of any approval.
- ⇒ The finished surface shall comprise of a porous finish.
- ⇒ No services/utilities shall be provided within the RPA radii of retained trees.

6.7

Taking account of the detailed issues raised above I do not consider the proposed access need compromise the viability of retained trees and moreover it will impact less severely on the more visually significant Copper Beech T10.

7.0 TREE PROTECTION DURING CONSTRUCTION PROCESSES

7.1
In order to ensure retained trees are protected from unnecessary damage or disturbance, protective fencing should be erected prior to commencement of any construction operations. The final column of the tree survey schedule at Section 5 indicates the Root Protection Area (RPA radii) for the retained Beech trees. In this regard other than for the necessary incursion into the RPA radii discussed in paragraph 6.6 the line of Construction Exclusion Zone is shown at distances significantly greater than that required. See plan at appendix 2.

7.2
The RPA should be created using a robust barrier that should fully meet the requirements of BS: 5837, Section 9.2.2, namely a framework of vertical and horizontal tubular scaffold poles which should be braced sufficiently to receive weld mesh which should itself be securely fixed with wire or scaffold clamps. The fencing should be sufficiently strong to withstand impacts likely to be caused during building operations. Extracts from BS5837 can be supplied for reference purposes if required. All weather signs should also be affixed to the fencing at regular intervals stating; "CONSTRUCTION EXCLUSION ZONE KEEP OUT." Provided satisfactory tree protection is provided development need not compromise the health of retained trees.

8.0 SUMMARY AND CONCLUSIONS

8.1
From the foregoing tree survey findings, comments and observations, it will be seen that providing all necessary tree protection works are undertaken, then retained trees and development alike will satisfactorily coexist. More particularly the nature of the proposed driveway will allow for greater safeguards for the more visually significant Beech tree T10 than would be achievable with the approved scheme.

8.3
The protection of trees and their subsequent health and future potential is totally 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.

8.4
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 myself.

Stephen Waterson

2008/0750 - RESERVED MATTERS PLANNING APPLICATION
SOFT LANDSCAPING & TREE PROTECTION PROPOSALS

Retained trees
T8, T9, T10, T11, T12, T13

BS 5837/2005 recommended RPA radii

Cypress hedge & shrub border retained

Line of proposed tree protection accords with B/05/0299/PR

Proposed tree planting

TREE PLANTING

Species	Ref	Form	Girth(cm)	Root condition	No. reqd
Prunus avium Plena	PaP	Standard	8-10	B	2 } newly
Fagus sylvatica	Fs	Standard	8-10	B	1 } planted

Planting specification
1.- Trees to be planted in tree pits 600 x 600 x 600mm.
2. - Trees to be staked with min 8cm diam. peeled round softwood stakes. Top of stake to finish approx 0.75m above ground. Stake to be driven beneath base of pit until stable.
3.- Trees to be fastened with a single tie and rubber spacer.
4.-Adjust tree ties in years 2, 3 and 4 and remove in year 5.
5.- Trees that fail or become diseased within 5 years of planting shall be replaced.
6.- 1.0m in diameter around each tree to be kept free of grass/competition and mulched to a depth of 75mm with coarse forest bark mulch.
7.- Final position of trees subject to confirmation of service location and approval of statutory undertakers

Front and rear gardens to be turfed.

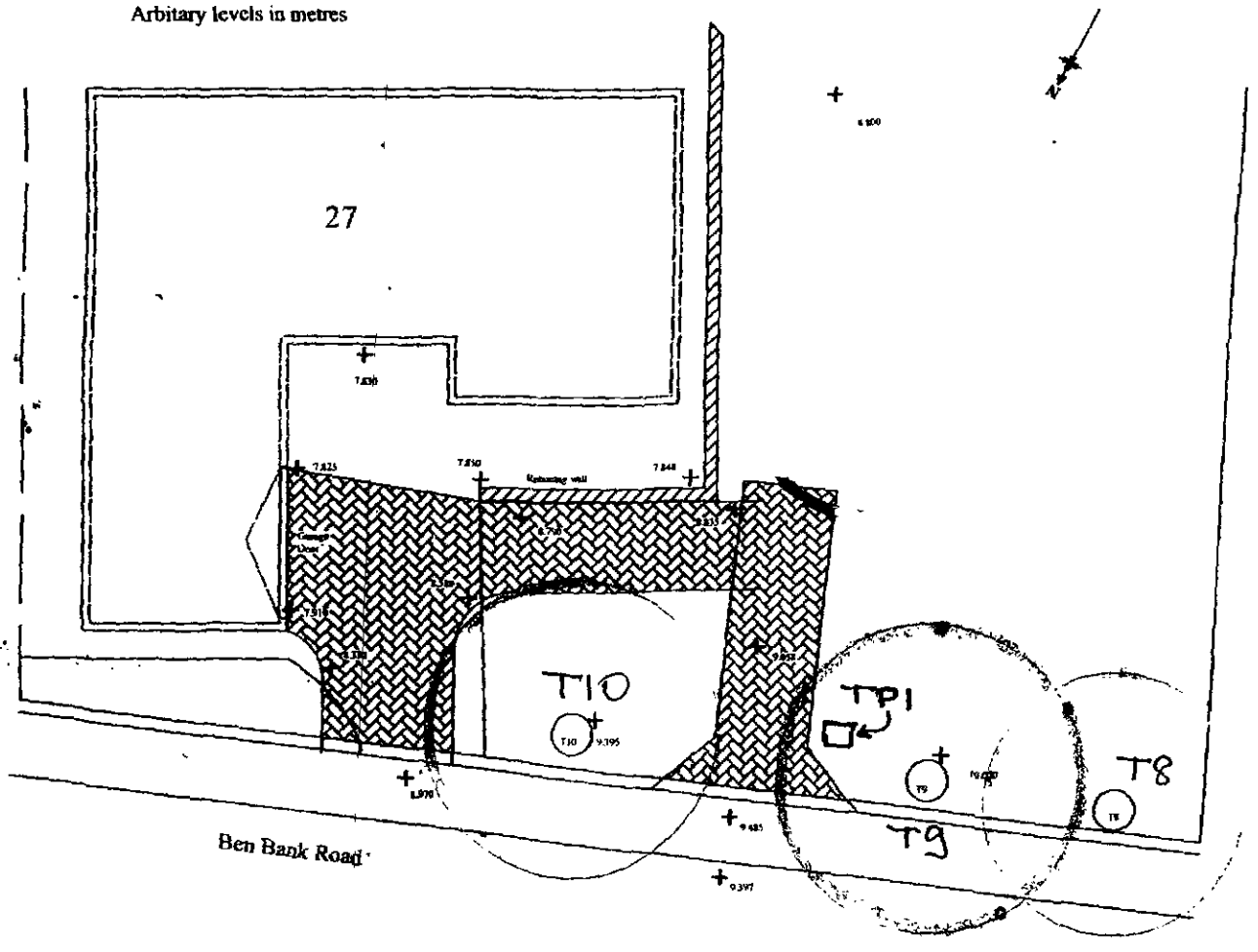
Amendments
06.07.08: 2No. Cherry & 1No. Beech added to plan.
Additional trees T11,T12, T13 shown.
Line of tree protection updated.

Scale: 1:200. Drawing Ref: ben bank rd, 27/sw. Date: May 2008.

CLIENT: MR & MRS CORCORAN
PROJECT: PROPOSED ERECTION OF 1NO. DWELLING
AT: LAND REAR OF 25 BEN BANK ROAD, SILKSTONE COMMON BARNSLEY

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APPENDIX 1



Survey Plan Scale 1:250

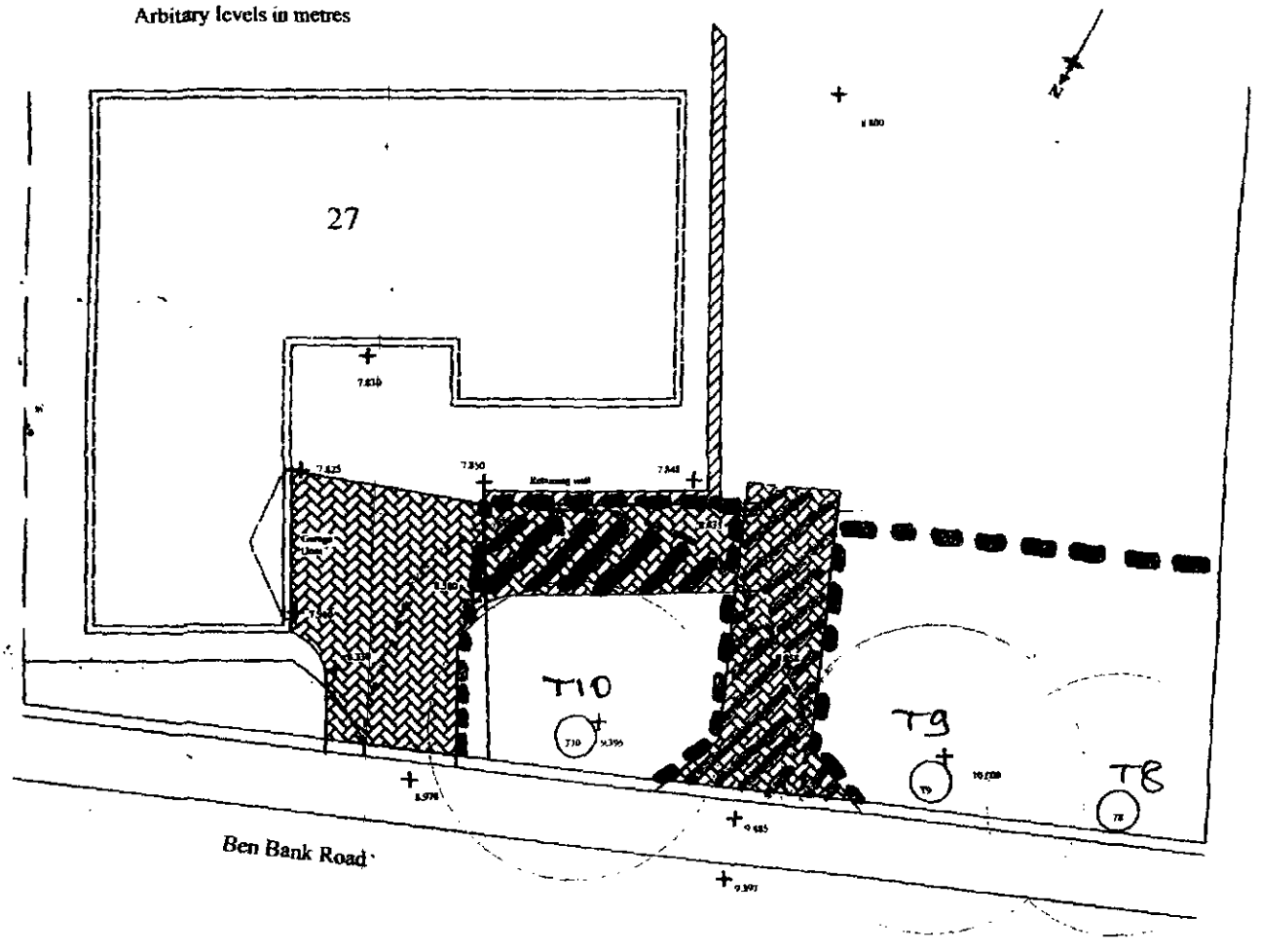
Category A

Category C

Category R

Project

APPENDIX 2



Survey Plan Scale 1:250

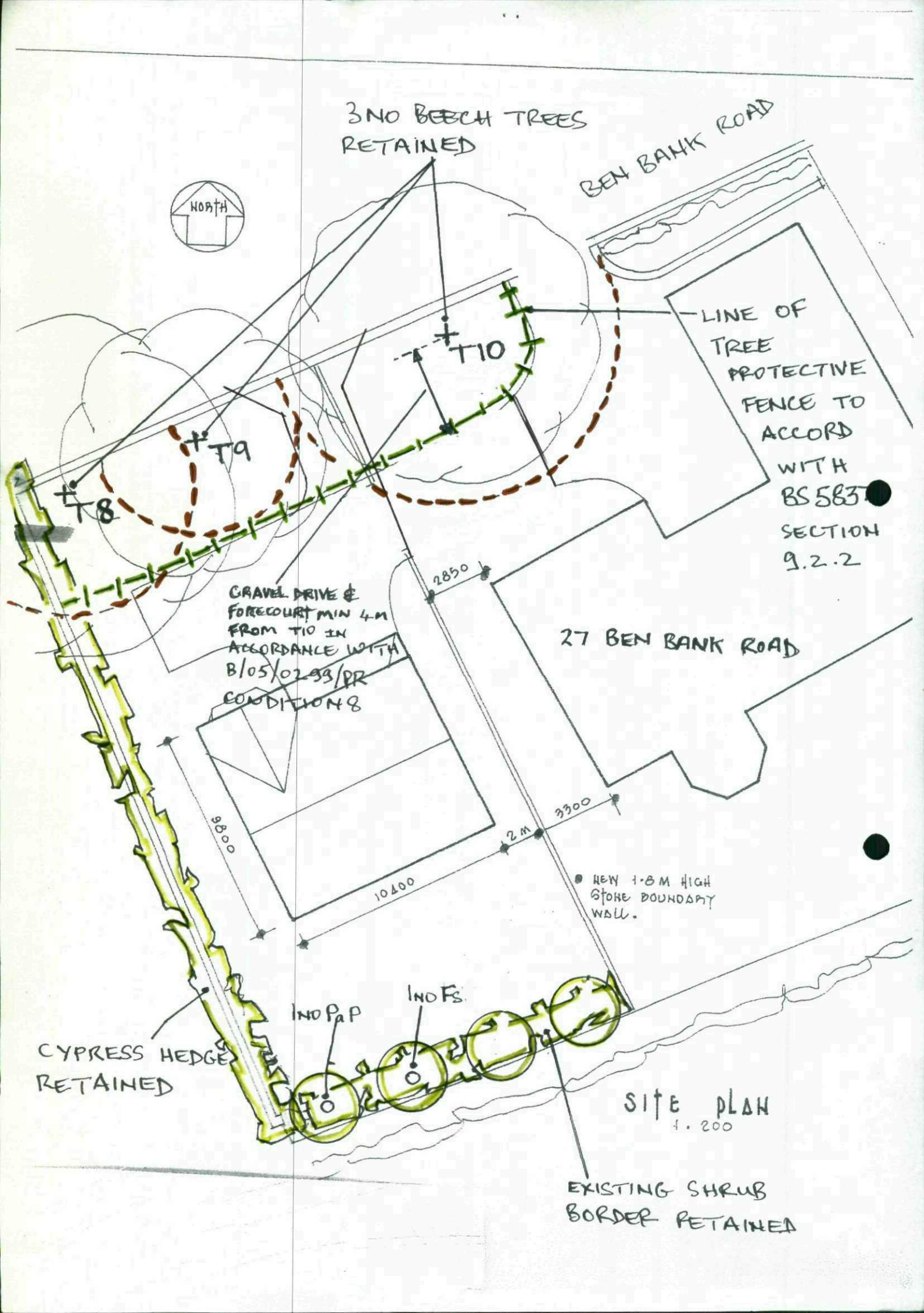
RPA radii

Proposed construction exclusion zone - protective fencing

Area of proposed driveway to be subject of specialised construction

Area of approved driveway construction within RPA radii

Project


3NO BEECH TREES RETAINED
BEN BANK ROAD
NORTH
T10
T9
T8
LINE OF TREE PROTECTIVE FENCE TO ACCORD WITH BS 5837 SECTION 9.2.2
2850
GRAVEL DRIVE & FORECOURT MIN 4M FROM T10 IN ACCORDANCE WITH B/05/0299/PR CONDITION 8
27 BEN BANK ROAD
9800
2M
3300
10400
NEW 1.8M HIGH STONE BOUNDARY WALL.
IND P&P
IND FS
CYPRESS HEDGE RETAINED
SITE PLAN
1:200
EXISTING SHRUB BORDER RETAINED