

Arboricultural Impact Assessment (AIA)

Aldi Stores Ltd

Claycliffe Road

Barugh Green

S75 1AP

June 2018

U R B A N
G R E E N



Quality Management

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1 Executive Summary

- 1.1.1 We have been instructed by Aldi Stores Ltd to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at the Aldi store on Claycliffe Road, Barugh Green and produce our findings in a report.
- 1.1.2 It is proposed to extend the current store and car park area. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3 The proposed development necessitates the removal of 1 tree. This is a small recently planted landscape tree which can be easily mitigated within any landscape improvements. 2 further trees are of poor quality and should be removed for sound arboricultural management.
- 1.1.4 Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.5 Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.6 Existing hard standing adjacent to T3 should be left in place as long as possible to prevent compaction of the soil within the RPA.
- 1.1.7 It will also be necessary to carry out supervised root pruning of T3, as indicated on the Tree Protection Plan to facilitate the pedestrian access.

2 Introduction

2.1 Instructions and references

- 2.1.1 All trees, regardless of their statutory status, are a material consideration in a planning application. We have been instructed by Aldi Stores Ltd to carry out a Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2 BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3 The site is located in the area shown in Figure 1. The OS Grid Reference is SE 3189307991.

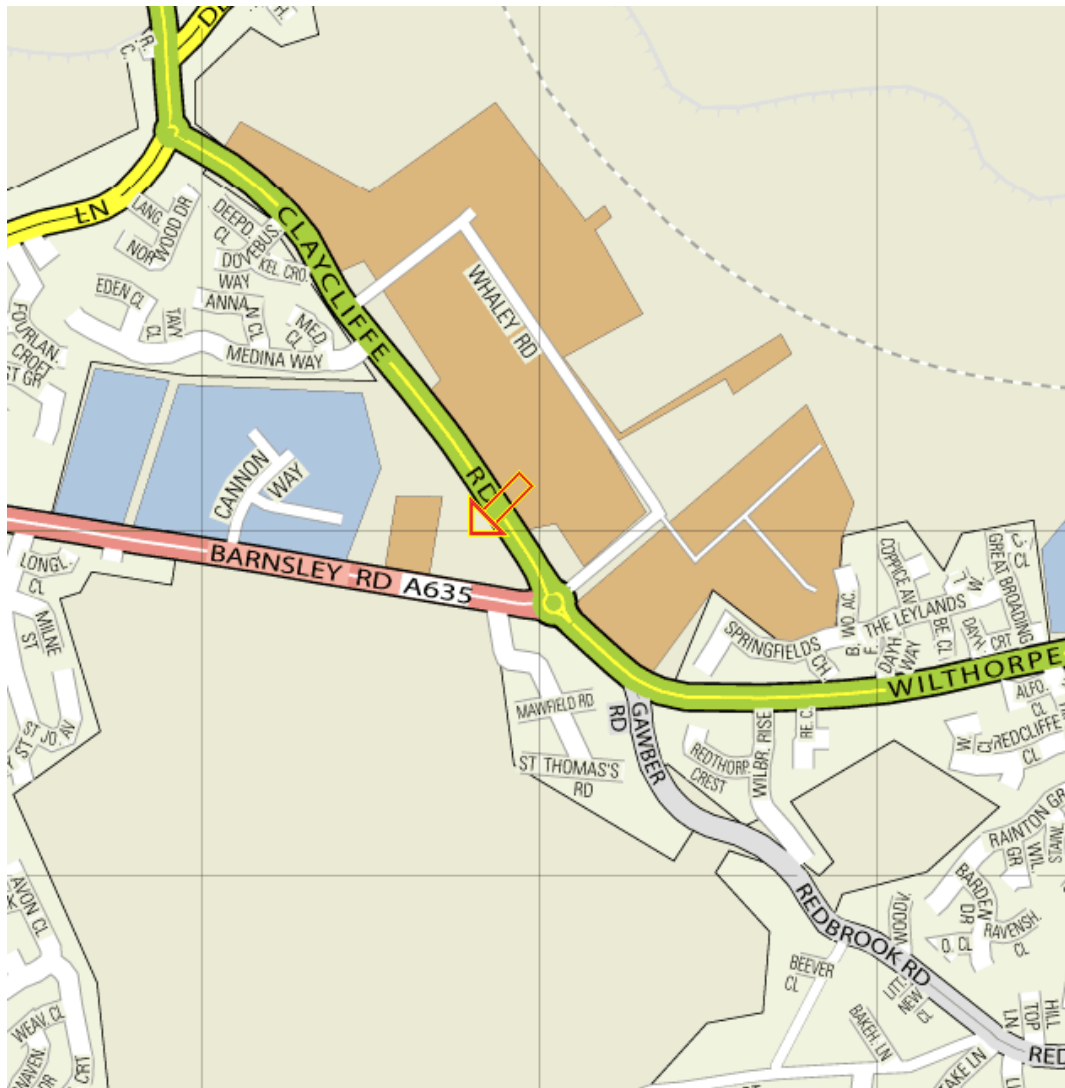


Figure 1 – Site Location Plan

2.2 Scope

- 2.2.1 The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2 The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3 Documents provided

- 2.3.1 A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2 Tree locations which have been estimated are illustrated on the Tree Constraints Plan in Appendix 4 with an #. The exact locations of these trees must be verified and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3 A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4 Limitations

- 2.4.1 The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2 The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.
- 2.4.3 Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4 Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5 Potentially hazardous trees are highlighted and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

3 Legislation

3.1 Tree protection status

- 3.1.1 A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2 An online search of Barnsley Council's interactive mapping system on 9th May 2018 showed that there are a number of TPO trees on site, but it is not within a Conservation Area.
- 3.1.3 It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4 All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5 It is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2 Wildlife

- 3.2.1 Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2 Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3 If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

4 Arboricultural Impact Assessment (AIA)

4.1 Summary of the development

- 4.1.1 It is proposed to extend the existing store and car park areas. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2 Tree constraints

- 4.2.1 BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2 Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3 It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3 Root Protection Areas (RPAs) explained

- 4.3.1 The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2 The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4 Impacts of development

- 4.4.1 1 small tree within the car park area requires removal to facilitate the extension of the car park.
- 4.4.2 2 further trees are recommended for removal due to their poor quality.
- 4.4.3 The existing hard standing adjacent to T3 is to be removed as part of the landscaping arrangements. T3 is located in a raised position above the car park and root activity in this area is not expected. However, as a precaution, it is recommended that the existing hard surface is left in place for as long as possible to prevent soil compaction.
- 4.4.4 A proposed pedestrian access runs at the edge of the RPA of T3, the incursion is considered minimal and root pruning should be carried out under the supervision of an Arboricultural Consultant to allow the construction of the access.

- 4.4.5 Boundary treatments that are replaced across the site should be designed to be flexible in the location of the post holes so as to avoid the roots of retained trees on site.

4.5 Tree surgery works

- 4.5.1 Tree works that are recommended in the Tree Data Schedule in Appendix 1 are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.5.2 Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.5.3 Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6 Protective fencing

- 4.6.1 Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.6.2 The existing closed board fencing is to remain in situ where possible and therefore this is considered to be suitable as protective fencing. Should this or any areas of this fencing need to be removed then the alignment shown on the Tree protective plan will need to be installed.
- 4.6.3 Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.6.4 The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.6.5 The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.6.6 No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.6.7 A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

4.7 Temporary tree guard

- 4.7.1 Where space is limited, it is sometimes necessary to construct a temporary tree guard to physically protect the main stem of the tree.

4.7.2 This should be made by joining together 4 X 25mm Exterior Grade pieces of plywood to 47mm X 47mm treated timber posts to create a box shaped frame which is attached to the ground or adjacent structures. No fixings are to be made to the tree and suitable ground protection should be employed within the RPA of the tree.

4.8 Removal of surfaces in the RPA

4.8.1 During surface removal, the following restrictions will apply:

- Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
- No excavation below the existing sub-base will occur.
- All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.9 Temporary site cabins

4.9.1 All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.

4.9.2 If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.10 Utilities

4.10.1 It is assumed that existing utilities will be reused within the proposed development. Any new service runs that are required should be designed to avoid the RPAs of retained trees on site.

4.11 Recommendations

4.11.1 All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.

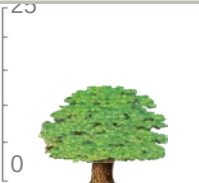
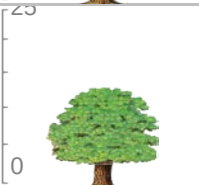
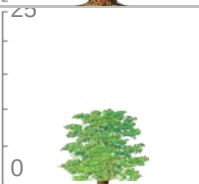
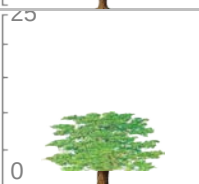
4.11.2 The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

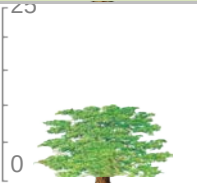
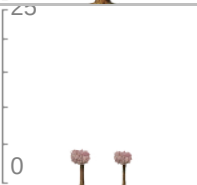
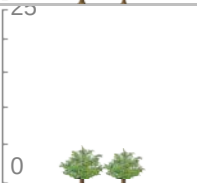
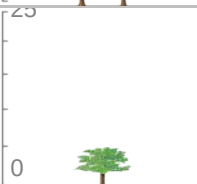
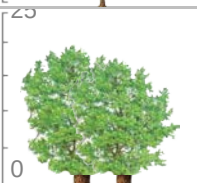
4.11.3 The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

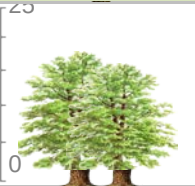
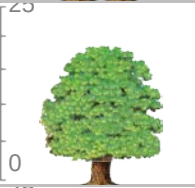
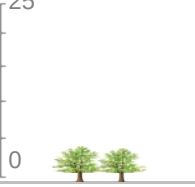
4.11.4 The Arboricultural Consultant will be responsible for supervising the root pruning of T3.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendix 2 in order to correctly interpret the tree data. All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T1	Mature Horse Chestnut Aesculus hippocastanum	13	3	800	6 4.5 5 6		1: Previously crown lifted above road. 2: Retaining structure for road 20cm from base. 3: Multiple occluding cavities on main stem, some with decay. 4: TPO T3.	Monitor.		Good	20-40
								Moderate	1	Fair	B
T2	Mature Horse Chestnut Aesculus hippocastanum	13	3	640	4 4.5 5.5		1: Previously crown lifted over road. 2: Occluding wounds on main stem. 3: TPO T4.	Monitor.		Good	20-40
								Moderate	1	Fair	B
T3	Mature Oak Quercus petraea	14	3	980	5 6 5.5		1: Sparse crown. 2: Ivy on main stem and into crown. 3: On raised bank. 4: Epicormic on lowers stem. 5: TPO T5.	Retrenchment pruning.		Fair	20-40
								Moderate	1	Fair	B
T4	Semi-Mature Oak Quercus petraea	10	1	370	3 3.5 1.5 5		1: Twin stemmed at base. north stem bifurcates at 1m. 2: Crown sparse and shaded by adjacent trees. 3: TPO T6.	No action required.		Fair	10-20
								n/a	3	Fair	C
T5	Semi-Mature Oak Quercus petraea	7	1	250	4 4.5 1.5 5		1: Few leaves on tree. 2: In decline.	Remove.		Very Poor	<10
								Moderate	N/A	Poor	U
T6	Semi-Mature Oak Quercus petraea	10	3	390	5 4.5 5 5.5		1: Minor deadwood in crown.	No action required.		Fair	20-40
								n/a	3	Fair	B

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T7#	Semi-Mature Oak Quercus petraea	10	1	500	6 6 5		1: Third party tree. 2: Overhangs site. 3: DBH estimated.	No action required.		Good	20-40
								n/a	3	Good	B
G8#	Young Cherry Prunus sp	av 4.5	av 3	av 50	av 1 1 1 each		1: Landscape planting.	Monitor tree ties.		Good	40+
								Moderate	1	Good	C
G9#	Young Goat Willow Salix caprea	av 4	av 0.1	av 100	av 1.5 1.5 1.5 each		1: Dbh estimated in enclosed area. 2: Self set scrub trees.	No action required.		Good	40+
								n/a	3	Good	C
T10#	Young Ash Fraxinus excelsior	4	2	80	1.5 1.5 1.5		1: Not yet in leaf. 2: Stem wound from stake, occluding.	No action required.		Fair	40+
								n/a	3	Fair	C
G11	Mature Poplar Populus sp	av 20	av 2	av 600	av 5 5 5 each		1: Two closest to road ivy covered. 2: Dbh estimated. 3: Some previous pruning.	Remove ivy. Arrange access for full inspection.		Fair	20-40
								Moderate	1	Fair	B
T12	Dead Poplar Populus sp	20	3	600	4 4 4		1: Dead specimen.	Remove.		Dead	Dead
								Moderate	N/A	Dead	U

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W S E	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
G13	Mature Mixed Species	av 18	av 2	av 700	5 5 5 each		1: In closed area between fences. 2: Sycamore sparse, ash not yet in leaf. 3: Horse chestnut, ash, sycamore. 5: Check other horses on f not for dbh.	Arrange access and reinspect.		Fair	20-40
								Moderate	1	Fair	B
T14#	Early-Mature Horse Chestnut Aesculus hippocastanum	19	3	700	5 5 5		1: Third party tree. 2: Crown 1.5m from existing structure. 3: TPO T1.	No action required.		Good	40+
								n/a	3	Good	B
G15	Young Mixed Species	av 3	av 0.5	av 100	2 2 2 each		1: Hazel, goat willow, buddlejia. 2: Scrub to boundary fence. 3: In closed area between fences.	No action required.		Good	40+
								n/a	3	Good	C

Appendix 2 – Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name - conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name – commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
Tree Diagrams	A diagrammatical representation of the tree taken from measurements of stem diameter, crown height and spread, and overall height.
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Category

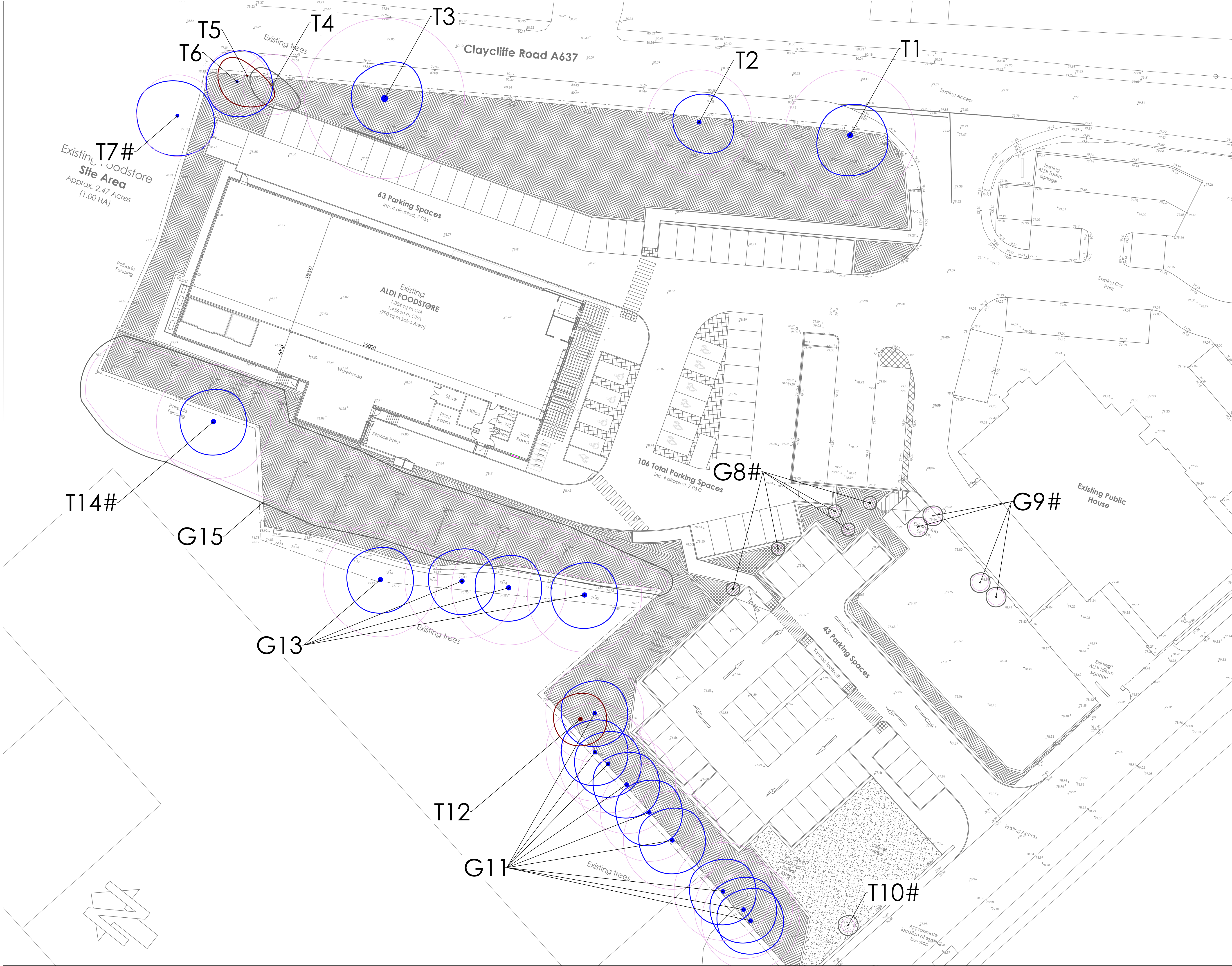
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	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.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Protection Plan

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

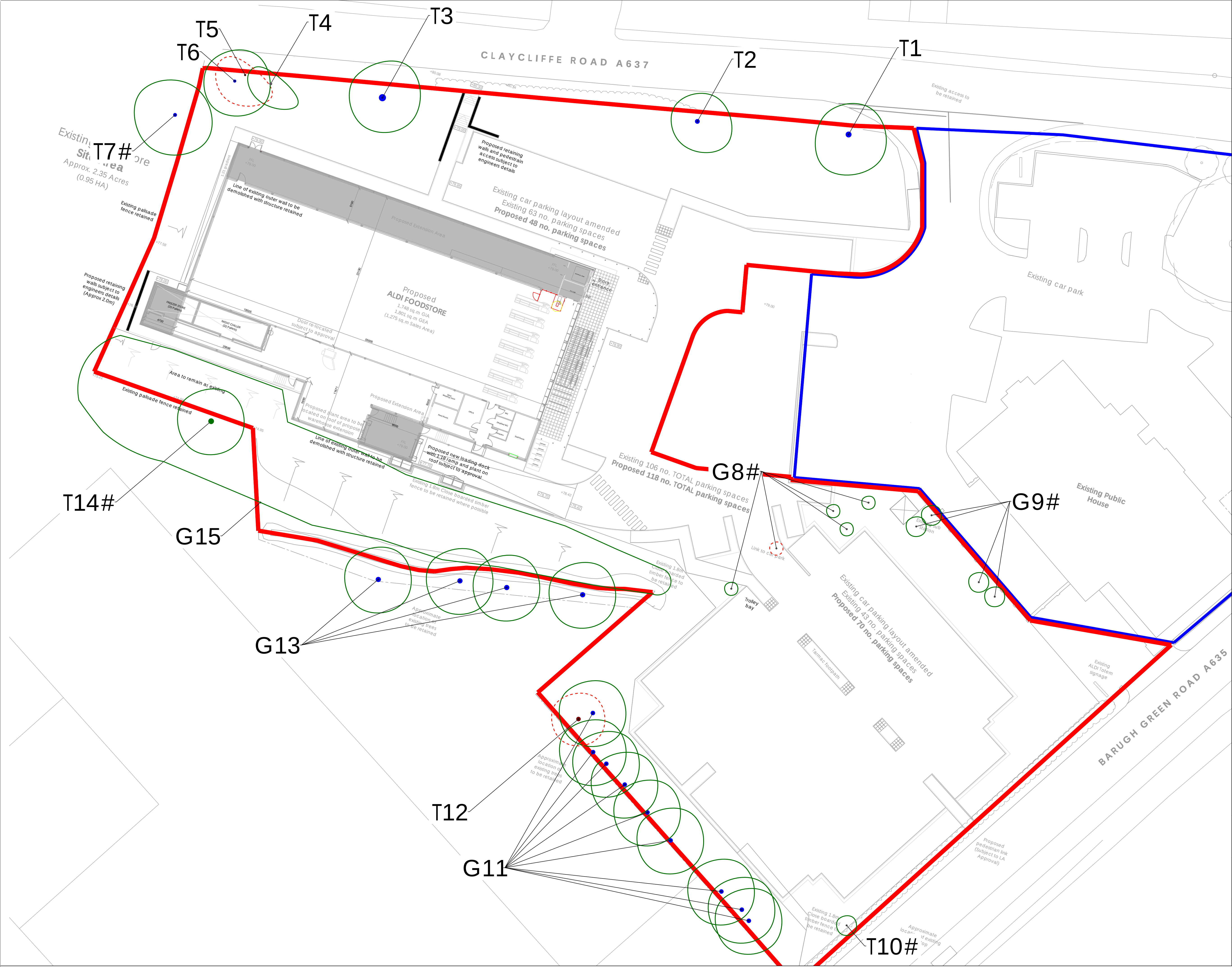
Category C tree, group or hedge

Category U tree, group or hedge

Root Protection Area (RPA)

North Arrow

REV.	DATE.	DESCRIPTION	DRAWN	CHKD
URBANGREEN Jactin House, 24 Hood Street, Manchester M4 6WX T: 0161 312 3131 W: urbangreen-space.co.uk				
Client: Aldi Stores Ltd				
Project: Aldi, Barugh Green				
Title: Tree Constraints Plan				
Status: Planning				
Project: 11799		Drawn: DL	Checked: KO	
Scale @ A1: 1:250		Date: 09/05/18	Approved: ED	
Drawing No: UG_11799_ARB_TCP_01			Revision: P01	



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Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Retained tree

Removed tree

Extents of pruning

URBANGREEN

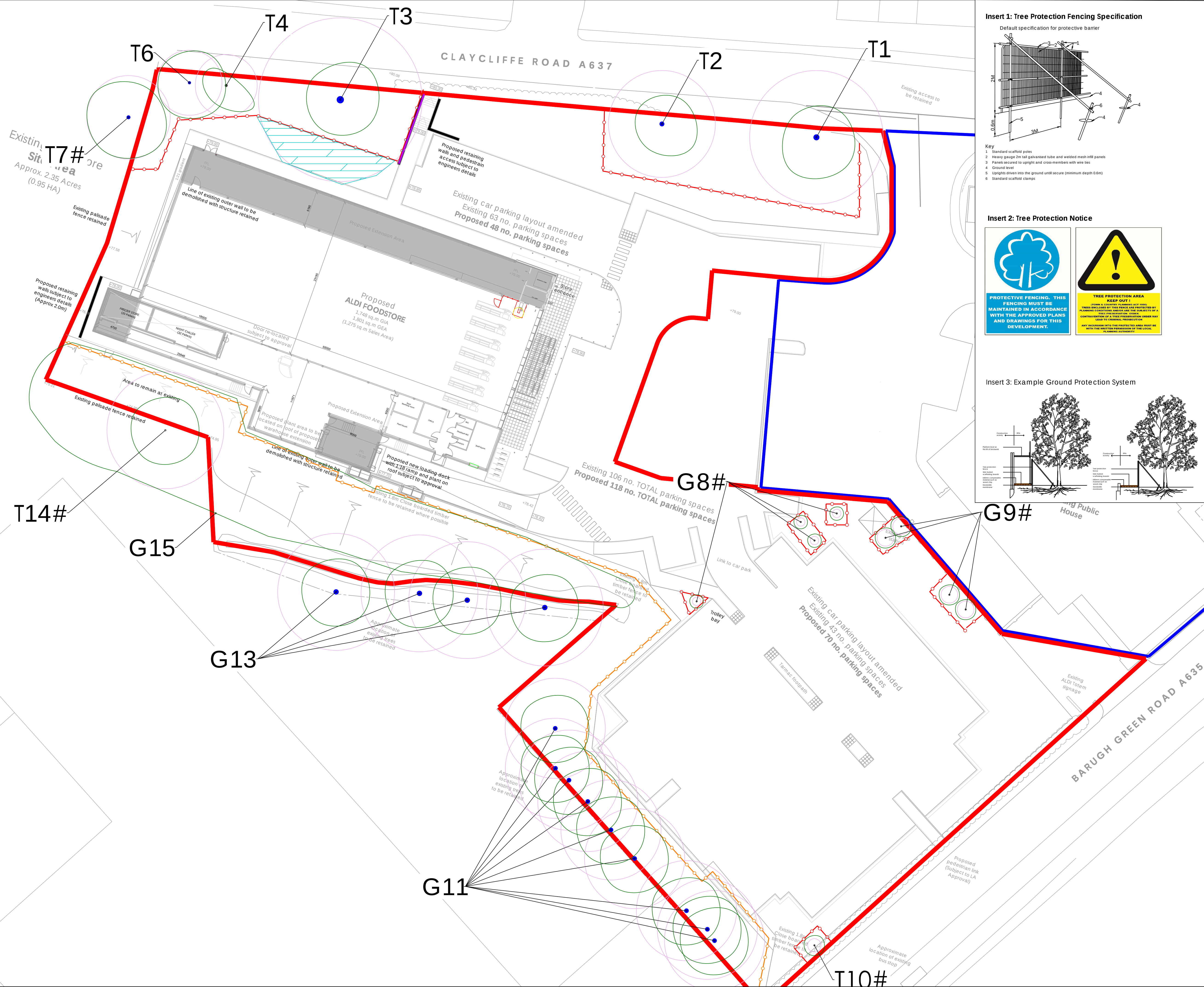
Jactin House, 24 Hood Street, Manchester M4 6WX
T: 0161 312 3131 W: urbangreen-space.co.uk

Client:
Aldi Stores Ltd

Project:
Aldi, Barugh Green

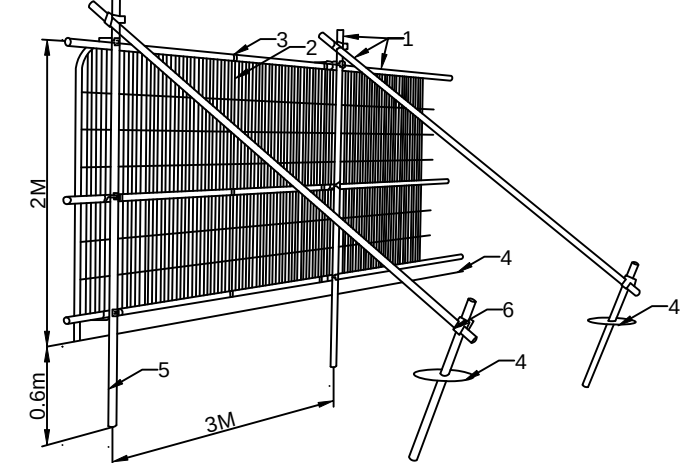
Title:
Tree Removal Plan

Status: Planning			
Project:	11799	Drawn: DL	Checked: KO
Scale @ A1:	1:250	Date: 09/05/18	Approved: ED
Drawing No:	UG_11799_ARB_TRP_03		Revision: P03



Insert 1: Tree Protection Fencing Specification

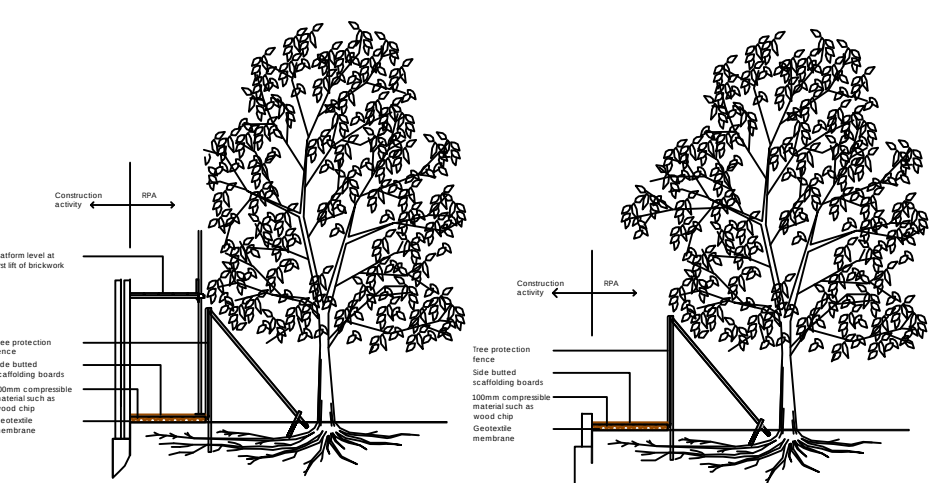
Default specification for protective barrier



Insert 2: Tree Protection Notice



Insert 3: Example Ground Protection System



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site.

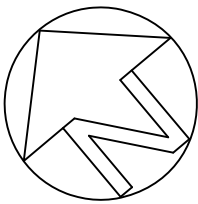
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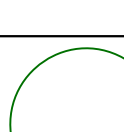
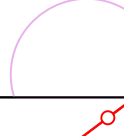
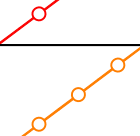
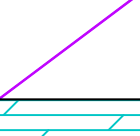
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Notes:-



- | | |
|---|---|
|  | Category A tree, group or hedge |
|  | Category B tree, group or hedge |
|  | Category C tree, group or hedge |
|  | Retained tree |
|  | Root Protection Area (RPA) |
|  | Protective fencing (See Insert 1 & Insert 2) |
|  | Protective fencing if required (See Insert 1 & Insert 2) |
|  | Supervised root pruning |
| | Existing hard surface to remain in place |

P03	26/06/18	Amendment to layout	ED	KO
P02	13/06/18	Amendment to layout	ED	KO
P01	09/05/18	Planning	DL	KO
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client: Aldi Stores Ltd

Project: Aldi, Barugh Green

Title: Tree Protection Plan

Status:			Planning		
Project:	11799	Drawn:	DL	Checked:	KO
Scale @ A1:	1:250	Date:	09/05/18	Approved:	ED
Drawing No:				Revision:	
UG_11799_ARB_TPP_03					P03