

Sheriffhall South East

Arboricultural Impact Assessment





DONALD RODGER
ASSOCIATES LTD

**Arboricultural Implication Assessment
and
Tree Protection Measures**

for

**Land at Sheriffhall South East
Dalkeith**

for and on behalf of

Buccleuch Property

November 2021

ARBORICULTURAL CONSULTANTS

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1 INTRODUCTION

This arboricultural implication assessment relates to proposals for development on a parcel of land at Sheriffhall South East, near Dalkeith. It was commissioned by Buccleuch Property.

A detailed tree survey to BS 5837:2012 was carried out of all individual trees and woodland within and adjacent to the areas proposed for development by Donald Rodger Associates Ltd in September 2021. This is submitted as a separate supporting document and should be read in conjunction with this report. The survey provides a comprehensive and detailed pre-development inventory carried out in line with **British Standard 5837:2012** '*Trees in Relation to Design, Demolition and Construction - Recommendations*'. Arboricultural constraints in terms of root protection area are calculated and graphically illustrated on the tree survey plans.

This **Arboricultural Implication Assessment** assesses the impact of the proposals on the tree cover and sets out recommendations regarding tree removal, retention and protection, consistent with the recommendations contained within BS 5837:2012.

2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Development Proposal

It is proposed to form a new vehicular access off Melville Gate Road and to construct industrial units on land to the south of the site. A SUDs pond is also to be created in the north east. The footprint of the proposed layout in relation to the tree cover is illustrated on the appended Tree Proposals Plan. Root protection areas, as per BS 5837:2012, are graphically illustrated on the plan, as is the measured canopy spread.

2.2 Tree Removal

- **Woodland plantation**

It is proposed to remove a small woodland plantation identified in the tree survey as Area C. This is shown hatched in red on the plans. As noted in the Tree Survey report, this is in very poor and deteriorating condition, and has limited future life expectancy. It is not included in the Ancient Woodland Inventory.

- **Individual Trees**

A total of 15 trees require to be removed to form the new access road and associated visibility splay off Melville Gate Road. The location for the new road has been specifically chosen at a natural break in the canopy in order to minimise tree impacts. This utilises an existing track.

A further 11 trees are to be removed to accommodate Unit 05. These lie at the western extremity of the large wooded belt along Melville Gate Road.

A single tree (141) is to be removed to accommodate a sub-station.

Six trees (207 to 212) are to be removed from the corner of the central block of woodland.

Trees proposed for removal are outlined in red on the appended plans. These fall directly within the footprint of proposed development or are located so close that their safe retention would not be practicable or feasible.

The loss of the 33 trees as identified above should be viewed in the context of the heavily wooded nature of the site. Woodland areas A and B contain several hundred individual trees and the proposed tree loss is a very small percentage.

The removal of the above trees will be mitigated by new tree planting as part of the landscaping for the site.

2.3 Tree Retention

It is proposed to retain the remaining trees. These are shown in green on the Tree Proposals Plan. This includes the vast bulk of the main tree groups which are recorded in the Ancient Woodland Inventory.

2.4 Tree Protection Measures

The trees to be retained must be protected prior to and throughout the construction phase. Clear guidelines on this matter are contained within British Standard 5837:2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*' and this document is referred to as a baseline on which recommendations are made.

Based on the trees, their RPA and proposed site layout, the recommended line of protective tree fencing is illustrated by a bold magenta line. This seeks to protect the retained woodland areas *en masse*. This respects the canopy spread and RPA, and allows for a realistic margin for construction.

Robust fencing must be used to define the tree protection area. This must be, as a minimum, to the specification as set out in Figure 1 overleaf. This should comprise 2m tall Heras fencing securely coupled together and secured into the ground and braced with stabiliser struts. ***Protective fencing must be erected prior to any construction works commencing on site and maintained throughout to completion.***

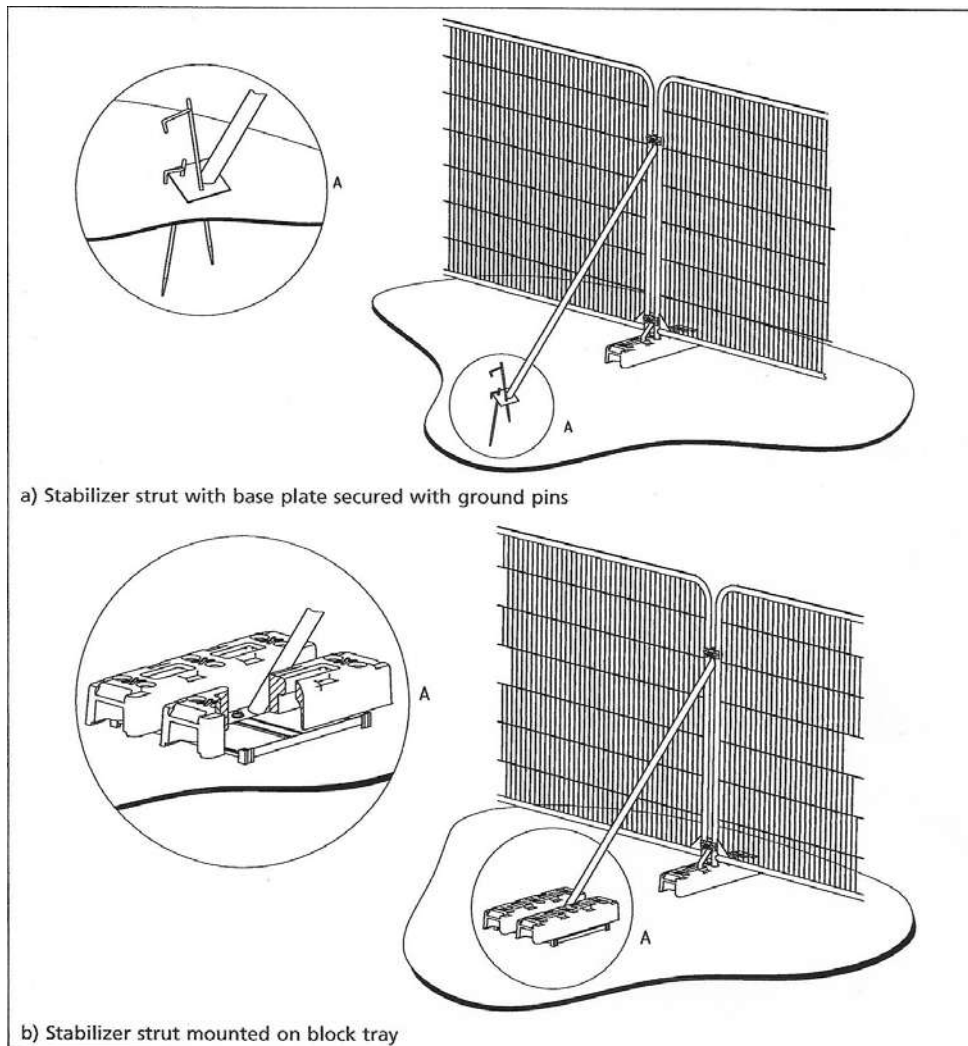


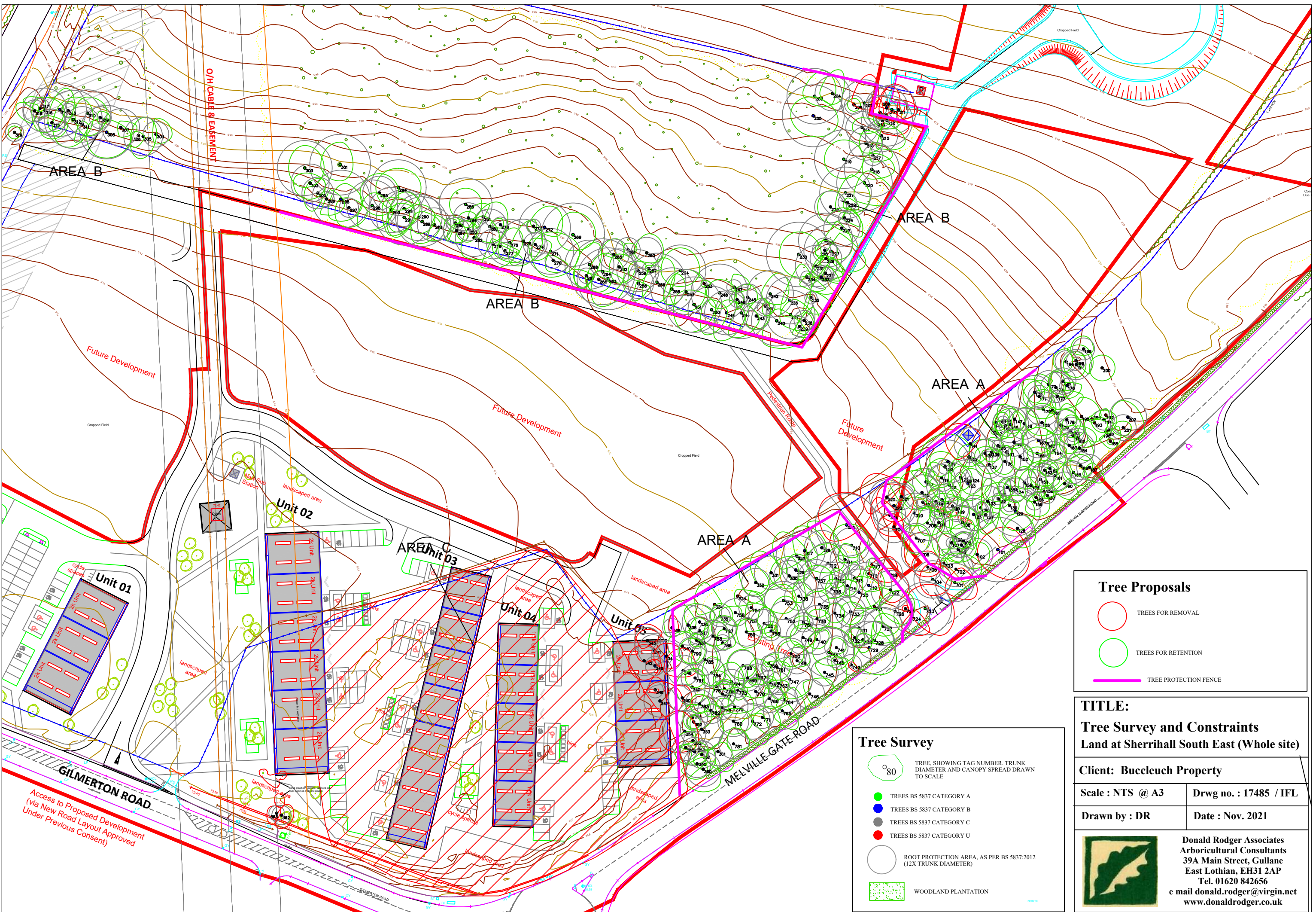
Figure 1. Protective tree fence specification, as per Figure 3 of BS 5837.

2.5 Woodland Management

Buccleuch will agree a Woodland Management Plan which would sit within their wider Estate Management activities.

PLANS

- Tree Proposals and Protection



Access to Proposed Development
(via New Road Layout Approved
Under Previous Consent)

O/H CABLE & EASEMENT

AREA B

AREA B

AREA B

AREA A

AREA A

Unit 02

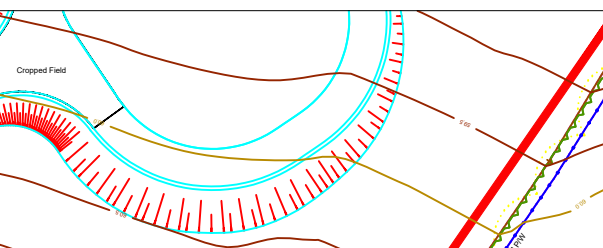
Unit 03

Unit 04

Unit 05

GILMERTON ROAD

MELVILLE GATE ROAD



Tree Proposals


- TREES FOR REMOVAL
- TREES FOR RETENTION
- TREE PROTECTION FENCE

TITLE:
Tree Survey and Constraints
Land at Sherrihall South East (Whole site)

Client: Buccleuch Property

Scale : NTS @ A3 **Drwg no. :** 17485 / IFL

Drawn by : DR **Date :** Nov. 2021



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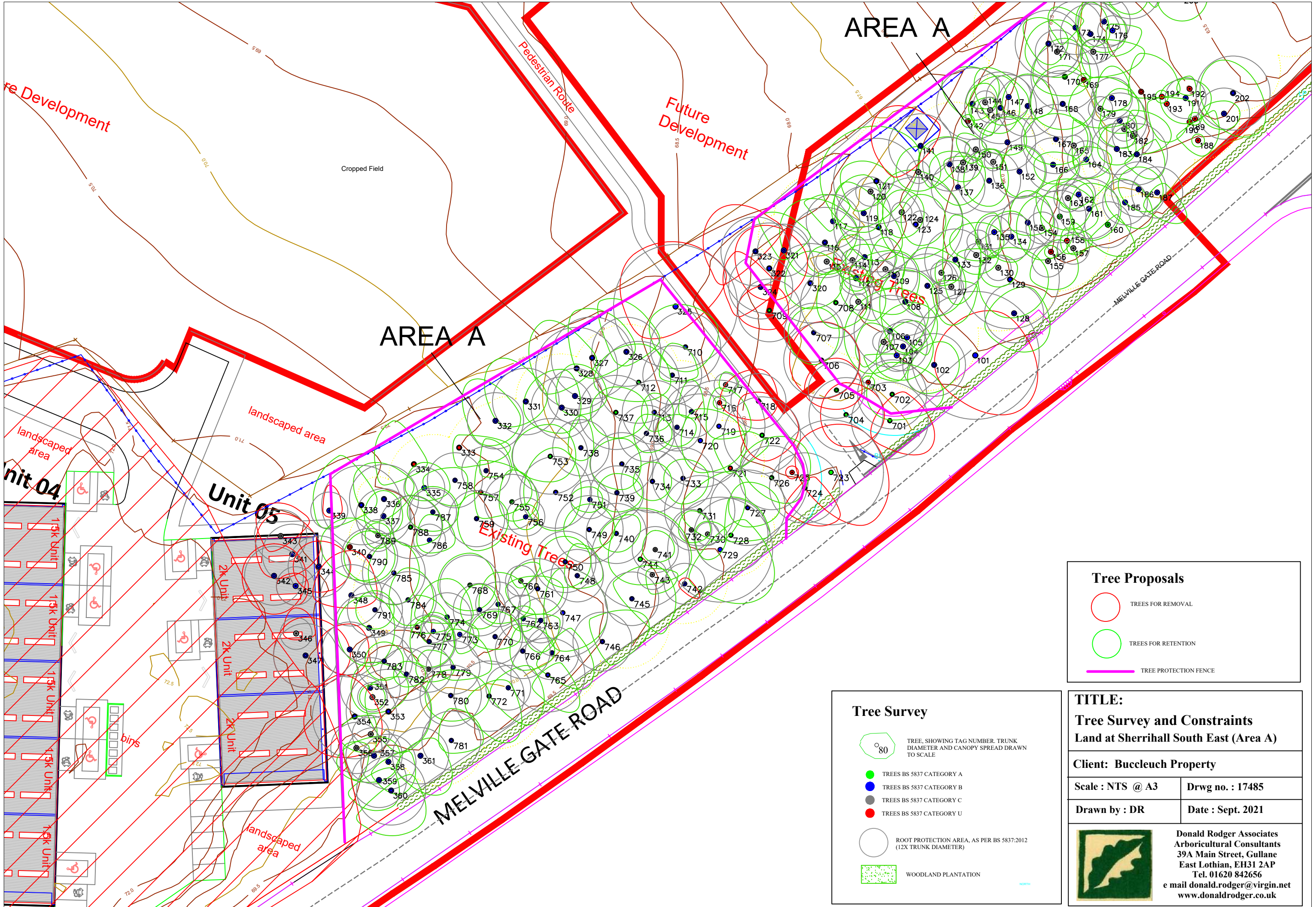
Tree Survey

- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U

80 TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)

WOODLAND PLANTATION



Tree Proposals

- TREES FOR REMOVAL
- TREES FOR RETENTION
- TREE PROTECTION FENCE

Tree Survey

- TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE
- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U
- ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)
- WOODLAND PLANTATION

TITLE:
Tree Survey and Constraints
Land at Sherrihall South East (Area A)

Client: Buccleuch Property




Scale : NTS @ A3 **Drwg no. :** 17485

Drawn by : DR **Date :** Sept. 2021










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Tree Proposals

-  TREES FOR REMOVAL
-  TREES FOR RETENTION
-  TREE PROTECTION FENCE

Tree Survey


-  TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE
-  TREES BS 5837 CATEGORY A
-  TREES BS 5837 CATEGORY B
-  TREES BS 5837 CATEGORY C
-  TREES BS 5837 CATEGORY U
-  ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)
-  WOODLAND PLANTATION

TITLE:
Tree Survey and Constraints
Land at Sherrihall South East (Area B)

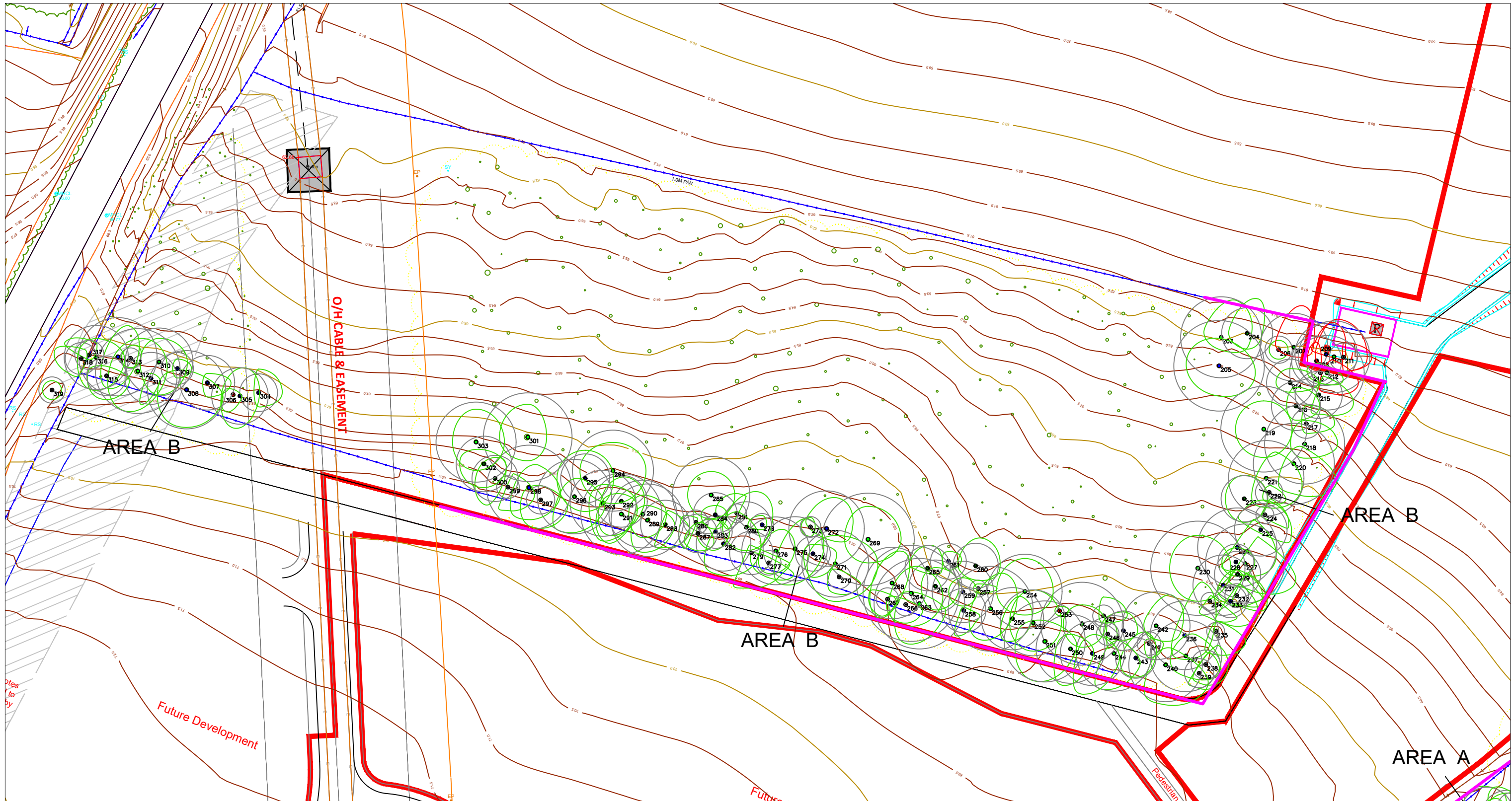
Client: Buccleuch Property

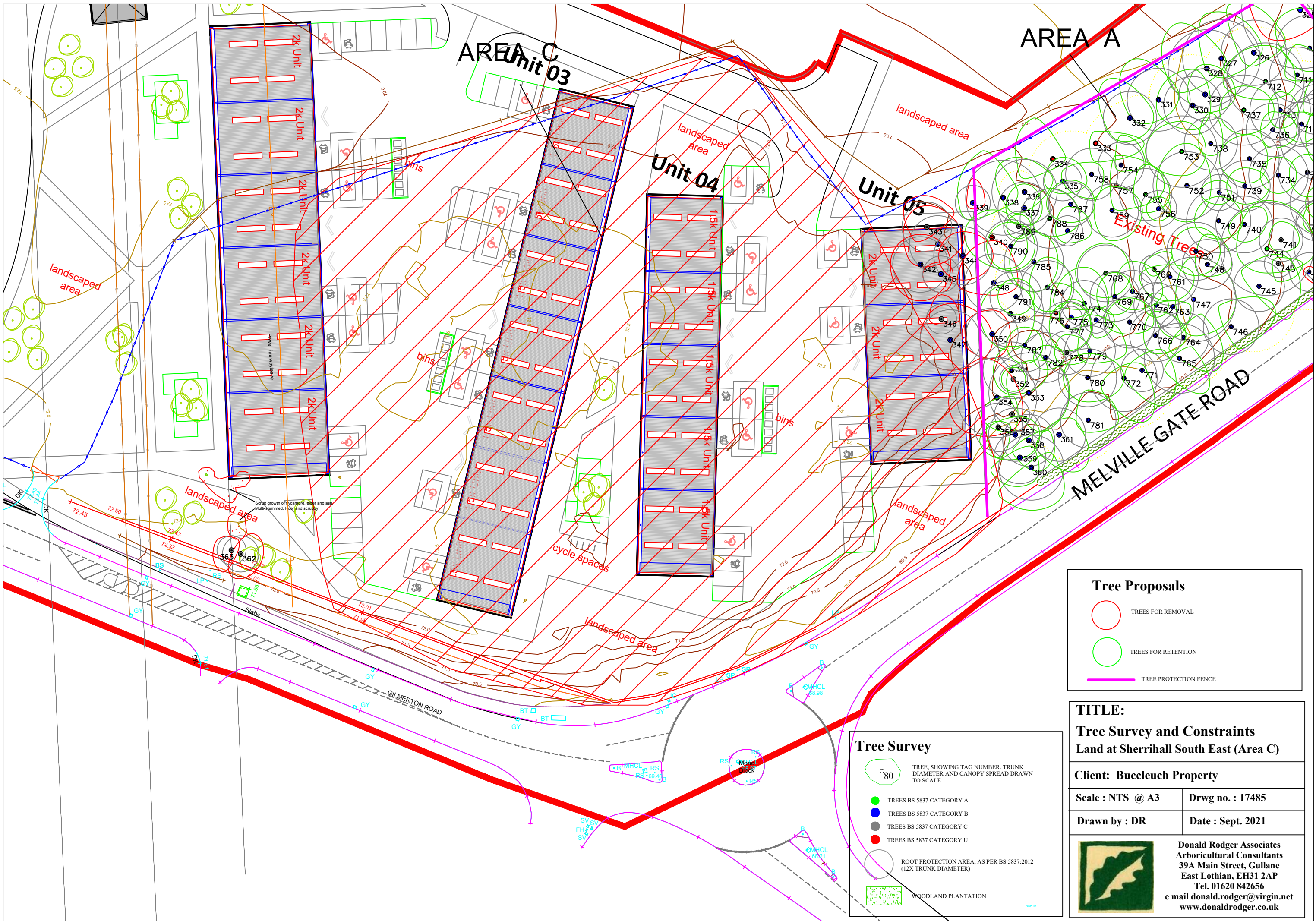
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Tree Proposals

- TREES FOR REMOVAL
- TREES FOR RETENTION
- TREE PROTECTION FENCE

TITLE:
Tree Survey and Constraints
Land at Sherrihall South East (Area C)

Client: Buccleuch Property

Scale : NTS @ A3

Drwg no. : 17485

Drawn by : DR

Date : Sept. 2021

Tree Survey

- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U

80 TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)

WOODLAND PLANTATION



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