

**Arboricultural Method Statement for
Demolition Works
at
Bordesley Hall Industrial Estate,
The Holloway,
Alvechurch,
Worcestershire.
B48 7QB**

Prepared for Corbally Group (Bordesley) Ltd



A trading name of RG Consultancy Ltd

**Prepared by
Jonnie Setterfield BSc(Hons) MArborA.
Our Ref 0122- 10008
January 2022**

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1.0 Introduction

- 1.1 This Arboricultural Report has been prepared by Ruskins Tree Consultancy (a trading name of RG Consultancy Limited) to provide information for the proposed demolition of the buildings and removal of some hardstanding at Bordesley Hall Industrial Estate, The Holloway, Alvechurch, Worcestershire. B48 7QB.
- 1.2 The demolition works are required in preparation for the proposed redevelopment of the site which is subject to a planning application for the demolition of office buildings, conversion of Bordesley Hall into 3 self-contained apartments and the erection of up to 49 dwellings and associated works with all matters reserved for future consideration except access.
- 1.3 We first visited the site in 2012 and have visited on numerous occasions since with the most recent visit undertaken in November 2021. The scope of the original appointment was to visit the site and to survey the trees in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations*' and to provide an Arboricultural Impact Assessment commenting on the proposed development to help inform the planning application. We were provided with a copy of a tree survey dating from 2013 which was prepared by B. J. Unwin Forestry Consultancy we have used the same numbers as used in this survey expanding the survey to cover a larger area than surveyed in 2013.

2.0 Statutory Tree Protection

- 2.1 The site is subject to protection by a Tree Preservation Order (TPO) (TPO Bordesley Hall TPO No 3 2014). This order protects one Area of trees A1 within the previously developed industrial estate part of the site and the trees either side of the access driveway, and a Woodland TPO W1, which covers the undeveloped western part of the site. It should be noted an Area designation within a TPO covers trees growing at the time the TPO was served whilst a Woodland TPO covers all trees within the Woodland area shown on the TPO plan regardless of age and size including trees which start to grow after the TPO is served.
- 2.2 Where trees are protected by a TPO, it is necessary to make a formal application to the local planning authority for consent to undertake treeworks. If this is refused it is possible to appeal. There are some relevant exemptions from the normal procedures:
1. Removing or making safe any trees that are dead, or which are 'imminently dangerous' does not need consent but in such cases the council must be given five days' notice. If works are proposed due to the trees 'imminently dangerous' state only the minimum works necessary to make the trees safe should be undertaken under this exemption. Please note the description of 'dying' is no longer a valid exemption.
 2. Any treeworks which are directly necessary to implement a full planning permission are deemed to be exempt from the TPO and are covered by the granting of a full planning consent.
 3. Removal of deadwood can be undertaken without TPO consent.

- 2.3 It should be noted that the granting of full planning permission where approved drawings show trees to be removed over-rides the Statutory Protection subject to wording and discharge of planning conditions. No vegetation works should be undertaken prior to determination of the planning application without obtaining necessary TPO consent from the Local Planning Authority.
- 2.4 It should be noted that regardless of the presence of statutory protection, following planning permission being granted, any damage to trees shown to be retained on approved drawings (this damage includes damage to the root system of retained trees) may be a breach of planning conditions and may result in enforcement action or prosecution.
- 2.5 The Forestry Act 1967 limits the amount of timber that can be felled in any calendar quarter. For treeworks which involve felling more than 5m³ of timber a Felling Licence is required. Where trees are protected by a TPO and works exceed the timber limit the correct procedure is to submit a Felling Licence application to the Forestry Commission rather than a TPO application to the LPA. A felling Licence has been granted for this site, this licence should not be relied on to undertake additional tree removals within this site for further information on the Felling Licence please contact our office.
- 2.6 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 2017 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010.
- 2.7 Where possible vegetation clearance should be scheduled to be undertaken outside the bird nesting season. The 'Bird Nesting Season' is from March until August inclusive (Natural England) and it is recommended that where possible vegetation works (tree or hedge cutting), or site clearance should be done outside of the nesting season. When tree or vegetation clearance work has to be undertaken during the nesting season, a pre-treeworks survey needs to be carried out birds by a suitably competent person to check for nesting

3.0 Site Description and Planning History

- 3.1 The site is described in detail within the planning application, the site is an industrial estate with numerous buildings with an access driveway and a service road that accesses the buildings and car parking area located around the central, southern and eastern part of the site. The site has grown in an ad-hoc manner around Bordesley Hall which is now located centrally within the site.
- 3.2 The tree resource within the developed parts of the site including close to the Bordesley Hall building include a mix of planted ornamental trees including horse chestnuts, beech, hollies, pines, blue cedars, Norway maples, Leyland and Lawson cypresses and shrubs along with self-set oaks, ash and sycamores with a cherry laurel understorey. There are 2 Veteran oak trees to the southern part of the site, one of which has a very limited live canopy and may well be dead before development commences on site, and a Veteran sweet chestnut within the wooded area to the northern side of the access road close to the eastern side of the northern most building .
- 3.3 To the western side of the driveway and to the western side of the industrial estate is a woodland area. This woodland consists of a mix of planted conifers (spruce, and pines) and remnants of the ornamental planting (yews, Lawson cypress, redwood, beech, horse chestnut) associated with grounds of Bordesley Hall. The woodland also contains self-set trees including sycamore and ash which have become established.

4.0 Arboricultural Method Statement for Demolition Works

4.1 Due to the presence of the Tree Preservation Order no trees can be removed or pruned to facilitate demolition works. All the existing trees will be protected during the demolition works.

4.2 The main Tree Protection Issues are outlined below

- **A suitably experienced Arboricultural Consultant will be appointed to fulfil the role of Arboricultural Clerk of Works (ACoW) as defined in BS5837 (2012).**
- **A pre-demolition meeting will be held with the demolition contractor site manager and the ACoW. This meeting will be held prior to any phase of demolition works commencing.**
- **Prior to any enabling / groundworks or demolition commencing on site, the Tree Protection Fencing will be installed to form a Demolition Exclusion Zone (DEZ) as per the attached Tree Protection Plan. The areas of existing hardstanding to be retained outside the DEZ will be marked on the ground with spray paint.**
- **The Tree Protection Plan will be on display in the site agent's office.**
- **The Tree Protection Fencing will remain in situ throughout the works.**
- **No works will be undertaken within the Demolition Exclusion Zone.**
- **Any variations to the agreed demolition methodology that may impact on the retained trees or the ground around the retained trees will be reviewed by the ACoW**

6.3 Arboricultural Clerk of Works

6.4 A suitably experienced Arboricultural Consultant will be appointed to fulfil the role of Arboricultural Clerk of Works (ACoW) as defined in BS5837 (2012).

6.5 The ACoW will be responsible for briefing the Demolition Contracts Manager on the tree protection issues relating to the proposed demolition works prior to works commencing on site. This briefing will include a review of the proposed works, discussion of the demolition methodology and ensuring that the tree protection fencing is installed and the areas of hardstanding to be retained are identified to avoid damage to the rooting system and rooting environment of the retained trees.

6.6 All site operatives will be briefed on the Tree Protection Issues as part of the induction process. The tree protection measures will be explained to all contractors and sub-contractors as part of their induction before they undertake any works on site.

6.7 The Arboricultural Clerk of Works (ACoW) role shall be to:

- a. To assess the methodology of the proposed demolition works and ensure these works have the minimum impact on the retained trees.
- b. Brief the workers on the necessity to protect the retained trees.
- c. To ensure the agreed methodology is followed by direct on-site supervision.
- d. To provide direction on tree protection issues as they arise.
- e. To monitor and photograph the works undertaken.

- 6.8 Site visits will also be undertaken during the demolition works at a maximum interval of 2 weeks, it is our experience that a mix of scheduled and unannounced site visits are best suited to ensure that the demolition methodology is being followed and the correct tree protection measures are in place.
- 6.9 During these visits the condition of the tree will be assessed, the tree protection measures will be inspected, any changes to the proposed works will be discussed, their impact assessed and recommendations for best practice will be outlined. After each of these visits a copy of the report should be sent to the Site Manager and Site Owner. Any remedial action undertaken will be recorded on the next visit. These reports will include photographs.
- 6.10 The ACoW will report any non-conformance with regards to the agreed demolition methodology and will also record any accidents or incidents in relation to the protection of the trees.
- 6.11 To deal with any issues or incidents involving trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site.
- 6.12 Prior to any demolition works commencing the Tree Protection Fencing will be installed to protect the open ground around the retained trees. This fencing will be installed as per the 'Demolition Works Tree Protection Plan' (See Appendix 1).
- 6.13 The tree protection fencing must be rigid and fit for purpose, it must be erected to a suitable specification which prevents the fencing being pushed back during works. (See Appendix 1).
- 6.14 Within the fenced-off Demolition Exclusion Zone (DEZ) there will be
- No excavation by any means
 - No level changes + or -
 - No storage of plant or materials
 - No storage or handling of any chemicals including cement washings
 - No Machinery or Vehicular Access
 - Underground service routes will be located outside the fenced-off area
 - No fires on site
- 6.15 Prior to any enabling / groundworks or demolition commencing on site, the extent of theoretical Root Protection Areas will be marked on the existing hardstanding using spray paint.
- 6.16 During the demolition works within the theoretical Root Protection Areas of retained trees it is proposed to retain the existing hardstanding. This will help to protect any roots growing beneath the hardstanding and will provide a suitable surface for works access. If any damage is observed to the existing hardstanding within the Root Protection Areas of retained trees, access will be stopped and the hardstanding will be overlaid with highway plates or a suitable sacrificial surface.

- 6.17 The tree protection fencing should be subject to regular inspection by the site manager, site staff and the ACoW, if any fencing is damaged or has been removed it should be re-erected immediately.

7.0 Conclusion

- 7.1 The scope of the demolition works and removal of hardstanding associated with the demolition works have been amended to reduce the number of trees to be removed as part of the Prior Approval Works. For the demolition works it is not intended to undertake all the tree removals required to allow for the yet to be determined planning application for the redevelopment of the site. (Planning Reference 19/01722/FUL).
- 7.2 The tree removals associated with the prior approval demolition works are restricted to the removal of small poor-quality trees and an internal row of Leyland cypress as identified in Table A and on the Demolition Works Tree Removals and Tree Protection Plan (See Appendix 1).
- 7.3 The protection of retained trees during the proposed demolition works will be achieved by the installation of Tree Protection Fencing, and retention of the existing hardstanding as per the 'Demolition Works Tree Removals and Tree Protection Plan (See Appendix 1), and by the appointment of an Arboricultural Clerk of Works (ACoW) who will ensure the guidance in this report is followed during the demolition works on site.

Jonnie Setterfield BSc (Hons) MArborA
Ruskins Tree Consultancy (a trading name of R G Consultancy Limited)
January 2022

Appendix 1

Demolition Works Tree Protection Plan

Tree Protection Fencing Notice

Tree Protection Fencing Specification

TREE PROTECTION AREA



PLEASE KEEP OUT

The trees in this area are protected by Statutory Protection and / or Planning Conditions. Any works in this fenced off area may result in damage to the above ground parts or root system of these trees.

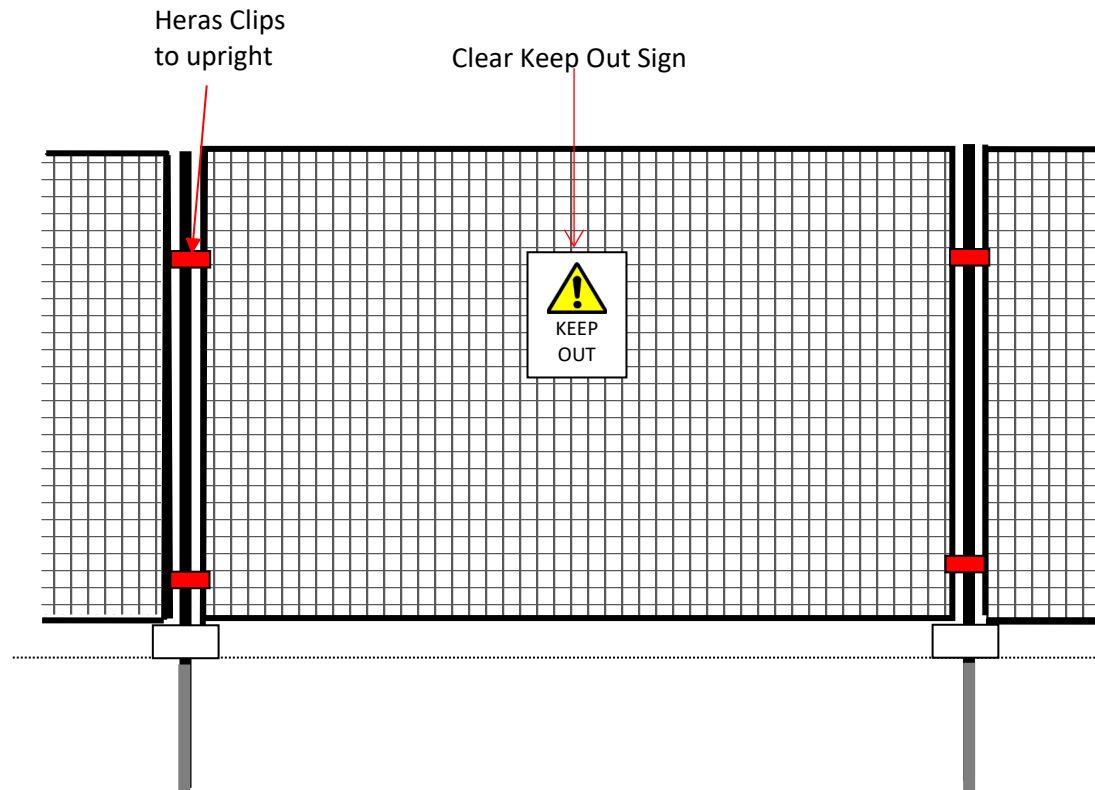
Damage to these trees is a criminal offence and breach of the planning consent and may lead to a criminal prosecution. and / or enforcement action.

Any works in this area must be undertaken as per the Arboricultural Report.

Please contact info@ruskins-tree-consultancy.co.uk for further information.

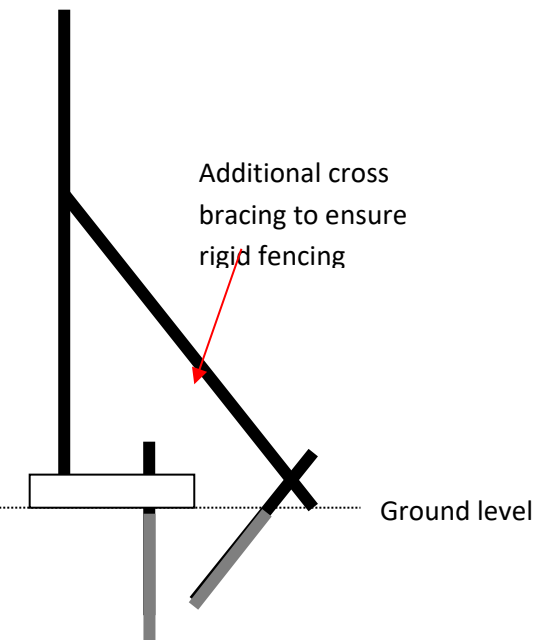
Tree Protection Fencing Specification

Elevation



Tree Protection Fencing should be erected as per the Tree Protection Plan prior to any works commencing or materials being delivered to site.

Section



If concrete or rubber feet are used these must be pinned to the ground to prevent movement.

TREE PROTECTION AREA



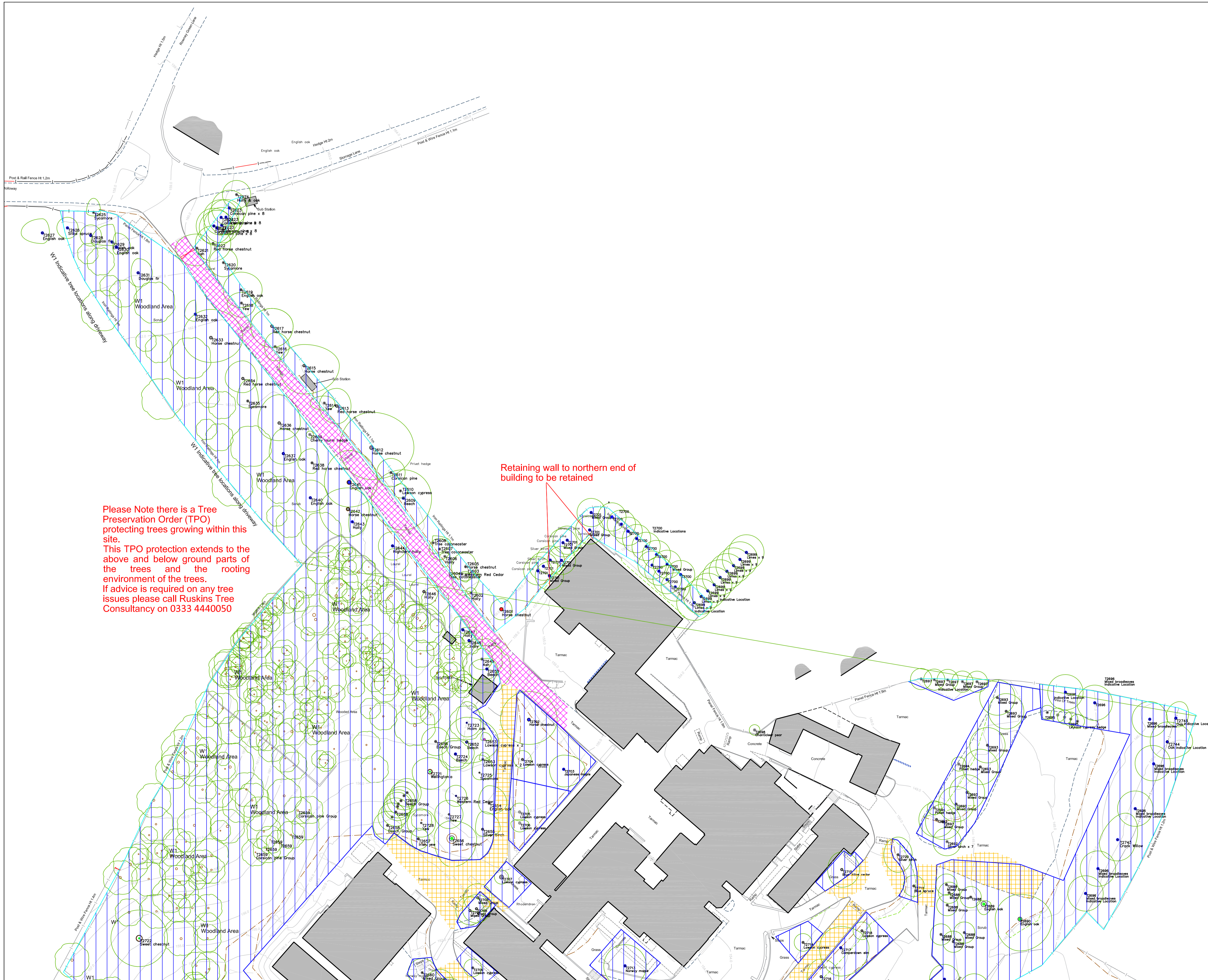
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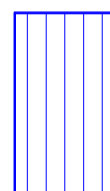
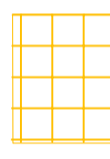
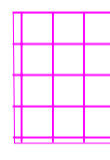


Demolition Works Tree Protection Plan



Please Note there is a Tree Preservation Order (TPO) protecting trees growing within this site. This TPO protection extends to the above and below ground parts of the trees and the rooting environment of the trees. If advice is required on any tree issues please call Ruskins Tree Consultancy on 0333 4440050

Retaining wall to northern end of building to be retained

Tree Protection Plan Key

-  Tree Protection Zone / Demolition Exclusion Zone
For demolition works the tree protection fencing shown by navy blue lines will be installed. The light blue lines show the boundary of the Tree Protection Zone / Demolition Exclusion Zone where due to topography, and distance from demolition works Tree Protection Fencing is not required. The Tree Protection Fencing will be erected before any enabling works, demolition works groundworks or excavation works commencing on site. The hatched area is a demolition exclusion zone with no access during enabling, demolition or groundworks or construction works. All works within this hatched area including removal of existing hardstanding or removal of existing imported material to be undertaken under direct Arboricultural Supervision by the Arboricultural Clerk of Works.
-  Existing tarmac hardstanding, if this is to be removed as part of the demolition works the removal should only be undertaken under direct supervision by the Arboricultural Clerk of Works.
-  Existing tarmac access driveway to be retained during demolition works.
-  Tree to be retained
-  Woodland tree to be retained

Sheet 2 of 2
Bordesley Hall,
The Holloway, Alvechurch,
Worcestershire B48 7QA

Demolition Works
Tree Protection Plan
Prepared for
Lone Star Land Limited

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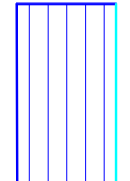
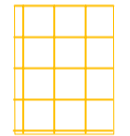
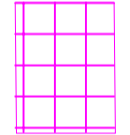


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Project No.	1019-8071		
Dwg. No.	TPP 1		

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Sheet 1 of 2
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Demolition Works
 Tree Protection Plan
 Prepared for
 Lone Star Land Limited

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