

Arboricultural Impact Assessment to BS5837:2012

My UK Management Ltd

Skyways Site,

Blackpool,

FY4 3RS

20 July 2022

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 20th May 2022 from My UK Management Ltd to attend Skyways Site, Blackpool, FY4 3RS; grid reference, SD 32604 31805 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of Trees, Tree Constraints Plan and Arboricultural Impact Assessment.

2. Executive Summary

This report describes the extent and effect of the proposed development at Skyways Site, Blackpool, FY4 3RS (“site”) on individual trees and groups of trees within and adjacent to the site.




Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’ (“BS5837”).

Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.



Figure 1: Aerial Image of Site (Bing Maps)

Checklist for Submission to Local Planning Authority

- Tree survey 
- Tree constraints plan 
- Arboricultural impact assessment 

This report and its appendices follow precisely the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.

It is the conclusion of this report that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development.

3. General Information

Client: My UK Management Ltd

Site: Skyways Site, Blackpool, FY4 3RS.

Brief proposal description: Erection of 10No. industrial units, with a car park and an EV charging station.

Planning application reference: N/A

Table 1: Documents referred to.

Document	Reference No.
Topographical / Site survey drawing	OS Tile
Proposed layout drawing	22 – 675 00-02
Landscape master plan drawing	N/A
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Arboricultural Impact Assessment	Arbtech AIA 01

4. Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Charlie Moore on 22nd of June 2022.

A total of 1No. individual tree, 2No. groups of trees, 1No. hedge and 2No. major shrub groups were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1).

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
OS Tile	-	-	

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey’s management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e., not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

5. Arboricultural Impact Assessment

Table 3: Documents upon which this assessment has been based.

Document	Originator	Reference Number	Title
OS Tile	-	-	-
Site Plan	Philip Lambert	22-675-002-02	Proposed Site Plan

There are a number of issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

Trees to be removed

A total of 1No. individual trees, 4No. groups and the partial removal of 1No. require removal to facilitate the proposed scheme.

A breakdown of all tree removals and pruning works can be seen in Table 6: Summary of Tree Works

Table 4: Number of individual trees to be removed.

U	A	B	C
0	0	0	1

Table 5: Number of groups to be removed.

U	A	B	C
0 (0)	0 (0)	0 (0)	4 (1)

() = partial removal of a group

Canopy cover is ecologically important and the loss of canopy cover by this tree will be mitigated with planting within the development.

Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Table 6: Summary of Tree Works.

No.	Species	Works	Category
G01	Various	Partial fell: Remove Laurel and Viburnum to the south. Retain northern section including Silver Birch.	C2
G02	Various	Fell: Remove to ground level and remove stumps.	C2
G03	Various	Fell: Remove to ground level and remove stumps.	C2
G04	Goat Willow	Fell: Remove to ground level and remove stumps.	C2
H01	Various	Fell: Remove to ground level and remove stumps.	C2
T01	Goat Willow	Fell: Remove to ground level and remove stump.	C1

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Tree removal

A tree should be felled in one piece only when there is no significant risk of damage to people, property or protected species (see Annex A).

Where restrictions (e.g., lack of space, buildings, other features, land ownership or use, or other trees which are to be retained) cannot be overcome, trees should be dismantled in sections.

This also applies where a tall stump is being retained but where branches are to be removed/pruned.

Extensively decayed trees can be unpredictable when they are being felled, and special precautions should therefore be taken, such as the use of a winch to guide the direction of fall.

Stump removal – stump grinding

Stump grinding should be to a minimum of 300mm deep or to extend through the base of the stump leaving the major roots disconnected if the intention is to reduce the potential for the spread of Honey fungus.

The grinding residue should be treated as arising's and removed from site.

NOTE: Mechanical destruction of a stump-by-stump grinding is less disruptive to the site than digging out.

The hole left by stump removal, should be filled with soil or other material. The filling should be appropriate for future site usage, and for any surface treatment that is to be installed.

Where future plant growth is desired, the backfill material should be firmed in 150 mm layers by treading, avoiding excessive compaction and destruction of the soil structure.

Stump removal - digging

Stump removal by digging out should include disposal/utilisation of woody material (see Clause 13).

NOTE: Whether done by hand or machine, digging out can cause severe disturbance of the site.

Where possible, when winching out a stump, a ground or other type of anchor should be used rather than a tree to be retained. If there is no alternative to using such a tree as an anchor, appropriate protective measures should be adopted.

After stump removal

The hole left by stump removal, whether by digging out or grinding, should be filled with soil or other material. The filling should be appropriate for future site usage and for any surface treatment that is to be installed.

Where future plant growth is desired, the back fill material should be firmed in 150mm layers by treading, avoiding excessive compaction and destruction of the soil structure.

Protected Species

Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licenced.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests – typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Appendix 1: Arboricultural Impact Assessment

Appendix 2: Tree Survey Schedule

BS5837:2012 Tree Survey

Arbtech Consulting Ltd

Client: My UK Management Ltd
 Project: Skyways Site, Blackpool, FY4 3RS
 Survey Date: 22/06/2022
 Surveyor: Charlie Moore



Unit 3, Well House Barns
 Chester Road
 Chester
 Cheshire
 CH4 0DH
 Phone: 01244661170


Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
Estimated Measurements											
G01 Various <i>See comments for details</i>	5	1	140	N E S W	2 2 2 2	0	SM A: 8.9 R: 1.68	Good	C: Good S: Not visible B: Not visible	Group comprised of three individual young and semi mature birch trees, with a dense shrub group below; species include birch, laurel and viburnum; recorded dimensions denote the maximum measurements for the group - stems between 140mm and 90mm, heights between 5m and 3.5m.	C.2 40+ yrs
Estimated Measurements											
G02 Various <i>See comments for details</i>	4	1	60	N E S W	2 2 2 2	0	M A: 1.6 R: 0.71	Good	C: Good S: Not visible B: Not visible	Large shrub group with approximately 2 individual multi stemmed goat willows; species include goat willow, brambles and nettles; recorded dimensions denote the maximum measurements for the group - stems between 60mm and 30mm.	C.2 40+ yrs
Estimated Measurements											
G03 Various <i>See comments for details</i>	4	1	60	N E S W	2 2 2 2	0	M A: 1.6 R: 0.71	Good	C: Good S: Not visible B: Not visible	Large shrub group with several small trees; species include goat willow, brambles and nettles; recorded dimensions denote the maximum measurements for the group - stems between 60mm and 30mm.	C.2 40+ yrs
Estimated Measurements											
G04 Goat Willow <i>Salix caprea</i>	7	1	100	N E S W	3 3 3 3	0	M A: 4.5 R: 1.19	Good	C: Good S: Not visible B: Not visible	Located in grassland; group comprised of one larger goat willow and two smaller suckers on the western side of the group; recorded dimensions denote the maximum measurements for the group - stems between 100mm and 80mm.	C.2 20+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:		C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature			S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature			B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
Estimated Measurements												
H01												
Various <i>See comments for details</i>	2	1	50	N	0.5	0	M	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	Onsite linear hedge running along the western boundary; species include viburnum; recorded dimensions denote the maximum measurements for the hedge - heights between 2m and 1m, recorded stem diameter denotes average.	C.2 20+ yrs
T01												
Goat Willow <i>Salix caprea</i>	3.5	1	100	N	2	1	EM	A: 4.5 R: 1.19	Fair	C: Fair S: Good B: Good	Located in grassland; multi stemmed from 500mm - recorded stem diameter denotes average at 1.5m; approximately 80 percent crown density, with an asymmetrical crown distribution; main stem angle approximately 30 degrees from vertical to the east.	C.1 10+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature								
	Y	Young	M	Mature								
	SM	Semi-mature	OM	Over Mature								
Condition:	C	Crown										
	S	Stem										
	B	Basal area										
Stems:	Ø	Diameter										
	(Eq)	Equivalent stem diameter using BS5837:2012 definition										
ERC:		Estimated Remaining Contributio										

Appendix 3: Contact Details

Name	Position	Company	Contact
	Client		
	Agent / Project Manager		
	Tree Officer		
	Arboricultural Consultant	Arbtech Consulting Ltd.	01244 661170 https://arbtech.co.uk
	Site Manager		
	Main contractor		

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AIA 01	Matthew Edwards		Senior Consultant	01	20/07/22

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