



**Arboricultural Impact Assessment
The Cottage
Gledhow Lane, Gledhow
Leeds, LS8 1NQ**

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Amended 26 April & 6 July 2023

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1 Introduction

1.1 Instruction and Brief

- 1.1.1 Tree Care Consultancy was commissioned by the property owner John Hope to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for alterations of an existing dwelling and erection of 1 No. single storey dwelling. Following a consultation response from the Council's Landscape Officer the earlier report has been amended to address a number of concerns raised by the Landscape Officer. In addition a supporting Arboricultural Method Statement is provided under separate cover.
- 1.1.2 The report produced includes the following information:
- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
 - Tree Constraints Plans (appendix 4i and 4ii) which highlight the potential development limitations trees pose on site
 - An Arboricultural Impact Assessment which evaluates any potential impact the proposal may have on surrounding trees.
- 1.1.3 The background and design/site context to the planning application has been comprehensively discussed in the Bowman Riley Architects, Design and Access Statement documentation and it is not considered necessary to repeat such information. However it may help to add the planning application proposal follows on from a pre application submission to the Local Planning Authority (LPA).
- 1.1.4 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.
- 1.1.5 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.
- 1.1.6 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

- 1.1.7 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

- 1.2.1 An arboricultural survey was undertaken by Joe Hardaker on the 25 July 2022. Joe holds a National Diploma in Forestry and Arboriculture, a Foundation degree in Arboriculture with Urban Forestry and has recently also undergone a top up program to progress his academic qualifications into a bachelor's degree, where he achieved first class honors in Applied Horticulture. In addition to academic studies, Joe has worked in practical areas of Arboriculture gaining over 11 years' experience in the field. Mike Shackleton, the author of this report, was also present for the duration of the survey.
- 1.2.2 On the day of the survey the weather conditions were dry and still with no visibility constraints.
- 1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included in Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.2 This survey should be read in conjunction with the Tree Constraint Plans (TCP) (located at appendix 4i and 4ii) which have been prepared by overlaying tree survey data onto topographical and proposed site layout drawings. The author has relied on the accuracy of the drawing in the production of this report.

1.3 Site Description

- 1.3.1 The existing Cottage sits on a rectangular plot that receives vehicular access from Gledhow Lane via an existing private drive to the south. The plot is relatively flat with no discernable changes in level. A separate pedestrian access is gained from Lidgett Walk that runs alongside the northern property boundary. The northern boundary is defined by a substantial circa 3 metres high stone wall.
- 1.3.2 The eastern site boundary borders a sports, otherwise the surrounding area is predominantly residential in character.

- 1.3.3 Save for a number of fruit trees the vegetation influencing the proposed development is predominantly positioned around the site perimeter and includes a range of tree species and ages certain of which occupy offsite locations.
- 1.3.4 Tree cover within the neighbourhood is plentiful in terms of numbers and species mix, being defined by the prevailing land use and typically weighted towards trees of a mature age.

1.4 Tree Status

- 1.4.1 The sites tree cover occupies Gledhow Valley Conservation Area (Ref: CA No.64).
- 1.4.2 No trees detailed within the report are understood to be subject of a Tree Preservation Order.
- 1.4.3 In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

- 1.5.1 No soil testing was undertaken, and no soil information was provided for the author. The precise soil type could only be confirmed with further soil investigation/analysis.

2 Tree Quality Assessment

- 2.1.1 As highlighted in table 1 below, the tree survey found 2No. retention category "B" items. 12No. individual trees and 4No. tree group/hedgerows were identified as category "C" items. 2No. trees were identified as seriously defective category "U" items.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T2, T14
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	H1, T3, T4, T5, T6, G7, T8, T9, T10, G11, H12, T13, T16, T17, T18, T19
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T15, T20
Total number of trees:		16No. individual trees & 4No. tree groups/hedgerows

- 2.1.2 The site's tree cover is comprised of ornamental tree, shrub and hedgerow material together with several fruit trees. Save for the fruit trees that are inset from the northern boundary material present wraps around the south and western site boundaries screening neighbouring property and complimenting the garden landscape. The presence of the circa 3 metre high boundary wall that defines the northern boundary together with the tucked away position of the plot effectively limits views into the property. As such much of the sites tree, shrub and hedge material is not visible from the public realm.
- 2.1.3 Several off site trees, most notably T2, T9, T10, G11, T13, T14 and T18 are detailed within this report on the basis that they were seen to have the potential to impact on the proposed development to a greater or lesser extent.
- 2.1.4 The on-site material consists of low-quality category "C" and seriously defective category 'U' material and in comparison, to the offsite trees T2, T9, T10, G11 and T14 the sites vegetative cover is considered less significant in terms of its contribution to the surrounding landscape. Should the need arise, any of the onsite items are readily replaceable within normal arboricultural management protocols and/or within the context of development proposal.

- 2.1.5 2No. trees T15 and T20 are structurally or physiologically impaired and could quite reasonably be removed regardless of the development proposal.
- 2.1.6 In terms of T18 this tree is a Highway Authority tree of self-set origins growing from the base of the applicants substantial boundary wall. The tree has been previously truncated presumably to address conflict with the wall though has since regrown. The Forestry Section acting as agent to the Highway Authority have now agreed the tree should be removed in order to abate an actionable nuisance. The location of the tree will negate an opportunity for the Local Authority to replace the tree within the immediate vicinity.

3 Arboricultural Impact Assessment

- 3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Bowman Riley Architects.
- 3.1.2 The proposal seeks an alteration of an existing dwelling and erection of 1No. single storey dwelling and laying out of an associated drive and garden areas. The existing Cottage and proposed dwelling would be served from Gledhow Lane via an existing access.
- 3.1.3 The proposed development has undergone scrutiny and change during the design process including a pre application submission to the Council.

3.2 Trees to be Removed for Development

- 3.2.1 As highlighted in table 2 overleaf the proposal now seeks to remove 4No. low quality category 'C' and 1No. seriously defective category 'U' item(s). Of these only H1, T17 and T19 would be required in order to accommodate the proposed development. In terms of table 2 the Ash T18 and Cherry T20 are shown removed in order to accommodate development though their removal is equally justified for reasons of competent arboricultural management.
- 3.2.2 With regards to the removal of H1, T17 and T19 these items which are small in stature are largely obscured from public realm by the circa 3 metre high boundary wall and neighbouring property. As such their removal would not cause any demonstrable harm to the setting of the Conservation Area. Furthermore there remains scope within the site to accommodate additional tree planting that will provide for continuity of tree cover and greater visual significance than currently afforded. Indicative locations for the replacement of the tree and hedgerow material to be removed as part of the development are shown on the amended Bowman Riley proposed layout plan.

3.2.3 As discussed in paragraph 2.1.6 and 3.2.2 the removal of the offsite self-set Ash T18 is necessary to avoid a progressive conflict with the substantial stone boundary wall itself a feature of the Conservation Area. The Forestry Section acting as agent to the Highway Authority have now agreed the tree should be removed in order to abate an actionable nuisance.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons regardless of development
'A'	Nil	Nil	Nil
'B'	T2, T14	Nil	Nil
'C'	T3, T4, T5, T6, G7, T8, T9, G11, H12, T13, T16	H1, T17, T18, T19	T18
'U'	T15	T20	T20

3.2.1 The remaining trees, shrubbery and hedgerows within the site can be retained and adequately safeguarded throughout the development process.

3.3 Demolition

3.3.1 The existing summerhouse and garage are to be demolished prior to the commencement of the new build. Demolition work will not require access within the RPA's of retained trees. This matter is addressed in greater detail in the accompanying Arboricultural Method Statement (AMS).

3.4 Below Ground Constraints (Foundations)

3.4.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).

3.4.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plan (TCP) taking full account of the surrounding topographical factors, tree condition and probable root disposition.

3.4.3 No foundation construction will be required within the RPA's of retained tree cover.

3.5 Proposed driveway

- 3.5.1 The proposed driveway extension will require new surfacing within an area of 9.1% of the RPA of T2 and this area will need to withstand the weight of vehicles without causing compaction to the underlying soils. As per BS5837 and Arboricultural Practice Note (APN12) the proposed finished surface will consist of a no dig construction. The graveled finish will very much reflect the existing driveway. Again this matter is addressed in greater detail in the accompanying Arboricultural Method Statement (AMS). The proposed no dig section of driveway falls well within It will be noted BS 5837 paragraph 7.4.2.3 recommends new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within an RPA.

3.6 Above Ground Constraints (Facilitation Pruning)

- 3.6.1 Very minor facilitation pruning in the form of crown lifting is recommended in respect of the offsite Field Maple T2 and Handkerchief tree T3. The level of pruning recommended will ensure adequate space is available for the installation of a Tree Protection Fence, garden circulation, maintenance and accessibility to the existing and proposed properties post occupancy. The work would only require the removal of small diameter and tertiary branches and will not compromise tree health or visual amenity of T2 and T3. Pruning works should be carried out in accordance with BS3998:2010 recommendations for tree work.

3.7 Leeds City Council 'Guideline Distances from Development to Trees'

- 3.7.1 Retained tree cover has been considered in the context of the Councils "Guideline Distances from Development to Trees with due weight being given to site specifics, individual tree health and overall suitability for retention in the context of the proposed development. This issue is discussed overleaf at further at paragraph 3.10.

3.8 Alterations to Ground Levels

- 3.8.1 A rise or reduction in soil level can have major implications on the health and longevity of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. There is no requirement for alterations to ground levels within the prescribed RPA's of retained trees save for those discussed in respect of T2 and the proposed no dig driveway.

3.9 Tree Protection

3.9.1 A protective fence and ground protection will be installed prior to the commencement of any site works e.g. before any materials are brought on site. Tree protection fencing will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence may only be removed following completion of all construction works. This matter is addressed in greater detail in the accompanying Arboricultural Method Statement (AMS).

3.10 Light Penetration into Buildings and useable garden area's

3.10.1 Shading will occur to rooms located along the south elevation. However given the dual aspect and fenestration of habitable rooms, the extent of shading will not seriously impact on the quality of occupancy resulting in unjustified requests to prematurely remove or prune nearby trees. This is demonstrated by the shade path detail at appendix 4ii. It is also the case that Birch T9 will cast a relatively light shadow. Caution should also be exercised in respect of T8 and T10 whose pyramidal growth will be exaggerated by the industry adopted shade path calculation.

3.10.2 Shading will occur across the southern portion of the site at differing times of the day, however given the aforementioned comments on tree species influencing the garden ample unshaded space will remain available for large parts of the day. Again this is demonstrated by the shade path detail at appendix 4ii.

3.11 Material Storage & Site Compound

3.11.1 No material storage or plant movement will be required within the Construction Exclusion Zone. This matter is addressed in greater detail in the accompanying Arboricultural Method Statement (AMS).

3.12 Services (Drainage & Utilities)

3.12.1 Service runs are to utilise a combination of existing drain runs and where new provision is made these will utilise a dedicated Services route from Lidgett Walk. Nevertheless in the unlikely event that trenching is required within the RPA's of retained trees before any excavation commences, advice must be sought from either the project Arboriculturist or Local Authority Case Officer. This matter is addressed in greater detail in the accompanying Arboricultural Method Statement (AMS).

3.13 Landscaping

3.13.1 The proposed development provides opportunities for planting that will ensure continuity of tree cover for the enjoyment of future generations. Should the need arise scope will exist to replace trees removed pursuant to a planning permission on the basis of the Councils 3:1 ratio, though it is apparent this well vegetated property is already influenced by abundant vegetation and screening in the form of the boundary wall fronting Lidgett Walk. Moreover it is respectively requested that the LPA agree to condition landscaping as part of a detailed planning permission. However for the purpose of this application indicative planting locations are shown on Bowman Riley amended layout plan.

4 Conclusions

- 4.1.1 The design intention is to safeguard wherever reasonably practicable the health and longer term viability of retained tree cover and the value it affords to the property and local landscape/Conservation Area.
- 4.1.2 As demonstrated, accepting the loss of low quality and defective trees, the proposal can safely retain the vast majority of existing tree cover whilst providing sufficient space for future tree growth and new planting alike.
- 4.1.3 Retained tree cover can be adequately safeguarded by tree protection measures and these are addressed by a supporting Arboricultural Method Statement.
- 4.1.4 The protection of trees and their subsequent health and future potential is 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. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.
- 4.1.5 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 the report author.

Mike Shackleton

Mike Shackleton HND Arb, M.Arbor.A

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

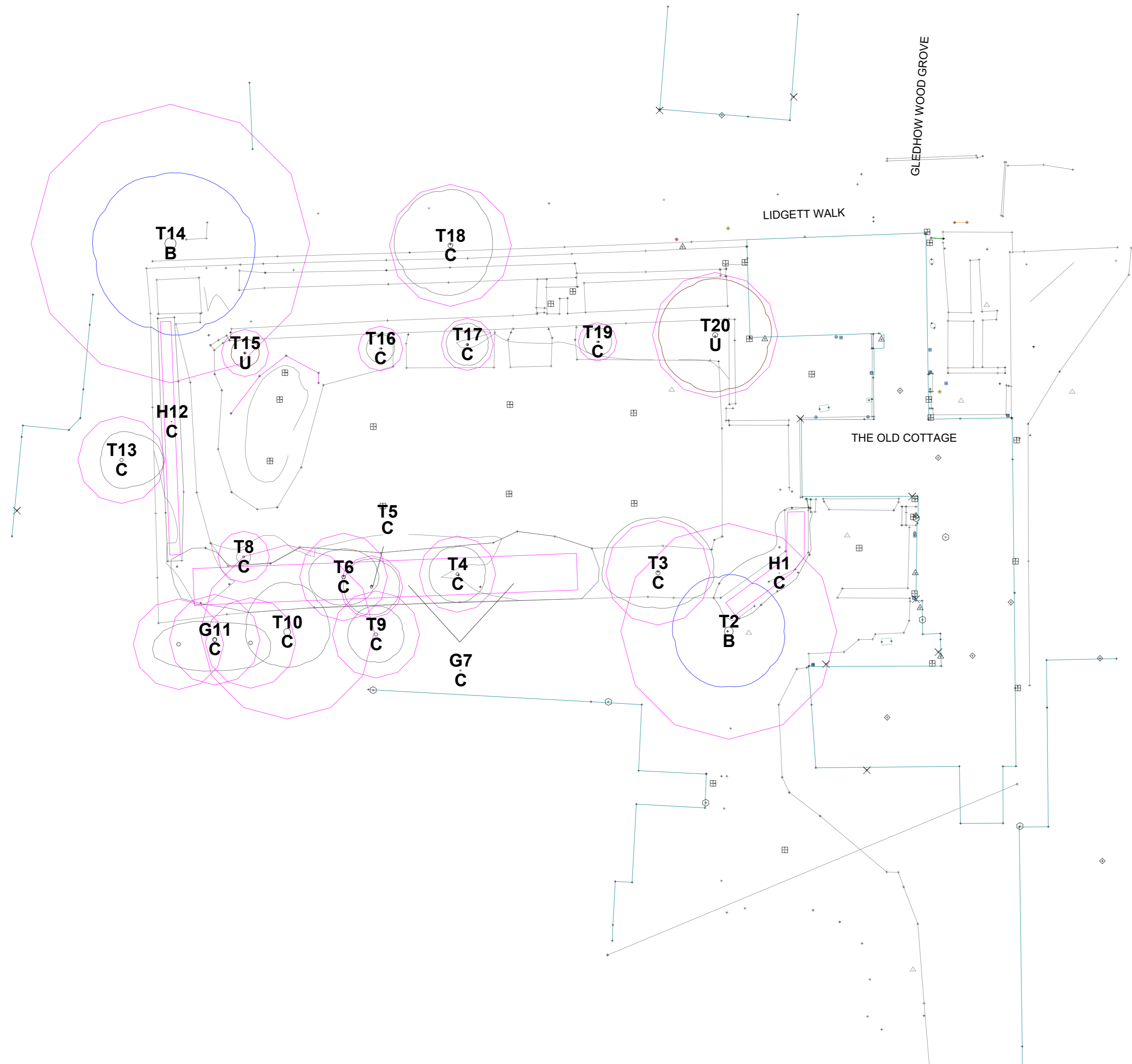
Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of a high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3- Tree Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
H1	Common Yew, <i>Taxus baccata</i>	2	1	50 average	1	1	1	1	0ar	Early-mature	P= Good, S= Good. Hedge separating garden area from driveway. Provides low level screening.	Remove to accommodate development.	10 to 20 yrs	C2	Use dripline
T2	Field Maple, <i>Acer campestre</i>	13	1	620	4	4	4	4	2ar	Mature	P= Good, S= Good. Off site tree situated within boundary hedge. Well formed prominent item. Low branches over access road may impede access for delivery vehicles. The proposed no dig driveway will cover 9.1% of the trees RPA.	Crown lift to height of 5m above driveway to accommodate deliveries.	20 to 40 yrs	B1	7.4
T3	Handkerchief Tree, <i>Davidia involucrata</i>	12	1	300	4	4	3	4	1ar	Semi-mature	P= Good, S= Good. A reasonably well formed and infrequently found specimen. Slightly suppressed canopy on southern side due to dominance of the off site Field MapleT2. Longer term retention/value may be compromised by dominance of the higher value T2. Low level crown will require crown lifting to accommodate Tree Protection Fencing. Initial crown lifting will be of a minor nature sufficient to accommodate the Tree Protection Fence line.	Retain and crown lift to a height of 3m to accommodate Tree Protection Fencing.	10 to 20 yrs	C2	3.6
T4	<i>Eucryphia, Eucryphia spp</i>	8	2	150, 160	2	2	2	2	3ar	Semi-mature	P= Good, S= Fair. Small growing tree. Historically topped with reformed crown. Reasonably well formed specimen.	Retain, no work required.	10 to 20 yrs	C2	2.6
T5	<i>Eucryphia, Eucryphia spp</i>	8	2	160, 80	2	2	2	2	3ar	Semi-mature	Small growing tree. Historically topped with reformed crown. Reasonably well formed specimen.	Retain, no work required.	10 to 20 yrs	C2	2.1
T6	Persian Ironwood, <i>Parrotia persica</i>	4	4	140, 100, 90, 160	2	3	2	3	0.5 ar	Semi-mature	P= Good, S= Good. Low level specimen tree. No visible defects.	Retain, no work required.	10 to 20 yrs	C2	3
G7	Mixed group including Philadelphus, Berberis, Irish Yew, Cypress spp, Mahonia.	3	1	100 average	2	2	2	2	0ar	Semi-mature	P= Good, S= Good. Group of shrub type material, collectively forming a dense screen to neighbouring property.	Retain and maintain at current proportions.	10 to 20 yrs	C2	1.2
T8	Lawson Cypress 'Green Spire', <i>Chamaecyparis lawsoniana</i> 'Green Spire'	5	3	100, 60, 90	0.5	1	1	1	0ar	Semi-mature	P= Good, S= Good. Coniferous item in front of summer house. Upright form.	Retain and maintain at current proportions.	10 to 20 yrs	C2	1.8
T9	Silver Birch, <i>Betula pendula</i>	12	1	250	2	2	2	2	6s	Early-mature	P= Good, S= Fair. Off site tree with estimated DBH. Drawn woodland type form.	Retain, no work required.	10 to 20 yrs	C2	3
T10	Grand Fir, <i>Abies grandis</i>	19	1	500	3.5	3	3	3	5n	Early-mature	P= Good, S= Good. Off site tree with estimated DBH, standing within 2m of boundary fencing.	Retain, no work required.	10 to 20 yrs	C2	6
G11	Group of 2 Holly, <i>Ilex aquifolium</i> and 1 Birch, <i>Betula pendula</i>	13	1	260 average	3	3	3	3	2ar	Mature	P= Good, S= Good. Group of off site trees growing within 2m of boundary fencing. Estimated DBH.	Retain, no work required.	10 to 20 yrs	C2	3.1
H12	Western Red Cedar, <i>Thuja plicata</i>	1.5	1	50 average	0.5	1	1	1	0ar	Semi-mature	P= Good, S= Good. Well maintained hedge running along western boundary, providing effective low level screening.	Retain and maintain at current proportions.	10 to 20 yrs	C2	Use dripline
T13	Southern Magnolia, <i>Magnolia grandiflora</i>	5	1	250	2	3	2	2	2.5e	Early-mature	P= Good, S= Good. Off site tree with estimated DBH. Located approx. 3m from boundary.	Retain, no work required.	10 to 20 yrs	C2	3

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T14	Common Beech, <i>Fagus sylvatica</i>	15	1	800	5	6	7	6	4e	Mature	P= Good, S= Good. Off site tree with limited inspection undertaken. Estimated DBH. Located behind historic boundary wall which may act as root barrier depending on depth of foundations. Slightly sparse upper canopy, co-dominant stems from 2.5m.	Retain, no work required.	20 to 40 yrs	B1	9.6
T15	Apple, <i>Malus spp</i>	3	2	90, 100	1	1	1	1	1n	Semi-mature	P= Poor, S= Good. Inconsequential and of small stature and presumed to be grown on dwarf rooting stock. Crown notably sparse with bacterial infection of foliage. Retention possible though removal will aid planting opportunities.	Retain, no work required.	<10 yrs	U	1.6
T16	Apple, <i>Malus spp</i>	3	2	80, 100	1	1	1	1	0.5w	Mature	P= Good, S= Good. Inconsequential and of small stature and presumed to be grown on dwarf rooting stock.	Retain, no work required.	10 to 20 yrs	C2	1.5
T17	Apple, <i>Malus spp</i>	3	1	150	1.5	2	2	2	0.5e	Mature	Inconsequential and of small stature and presumed to be grown on dwarf rooting stock.	Remove to accommodate development.	10 to 20 yrs	C2	1.8
T18	Common Ash, <i>Fraxinus excelsior</i>	10	1	350	4	3	4	4	2.5s	Semi-mature	P= Good, S= Good. Self set, off site item. Growing from base of substantial boundary wall. Secondary thickening of root collar and structural roots will inevitably result in structural disturbance occurring to this substantial wall.	Agreement received from Forestry Section to remove tree in order to abate a threat to adjoining substantial stone boundary wall.	10 to 20 yrs	C2	4.2
T19	Plum, <i>Prunus domestica</i>	3	1	110	1	1	1	1	1e	Early-mature	P= Good, S= Good. Inconsequential and of small stature.	Remove to accommodate development.	10 to 20 yrs	C2	1.3
T20	Flowering Cherry, <i>Prunus serrulata</i> 'Kanzan'	10	1	360	4	4	4	4	2e	Mature	P= Poor, S= Fair. Stands approx. 2m from neighbouring summerhouse and appears to have been subject of past conflict. Short term value in respect of existing relationship. Historically pruned item with multiple defects. Extensive dieback of canopy with necrotic cambium on affected limbs. Likely to be host to degenerative bacterial infection.	Remove for arboricultural management reasons.	<10 yrs	U	4.3



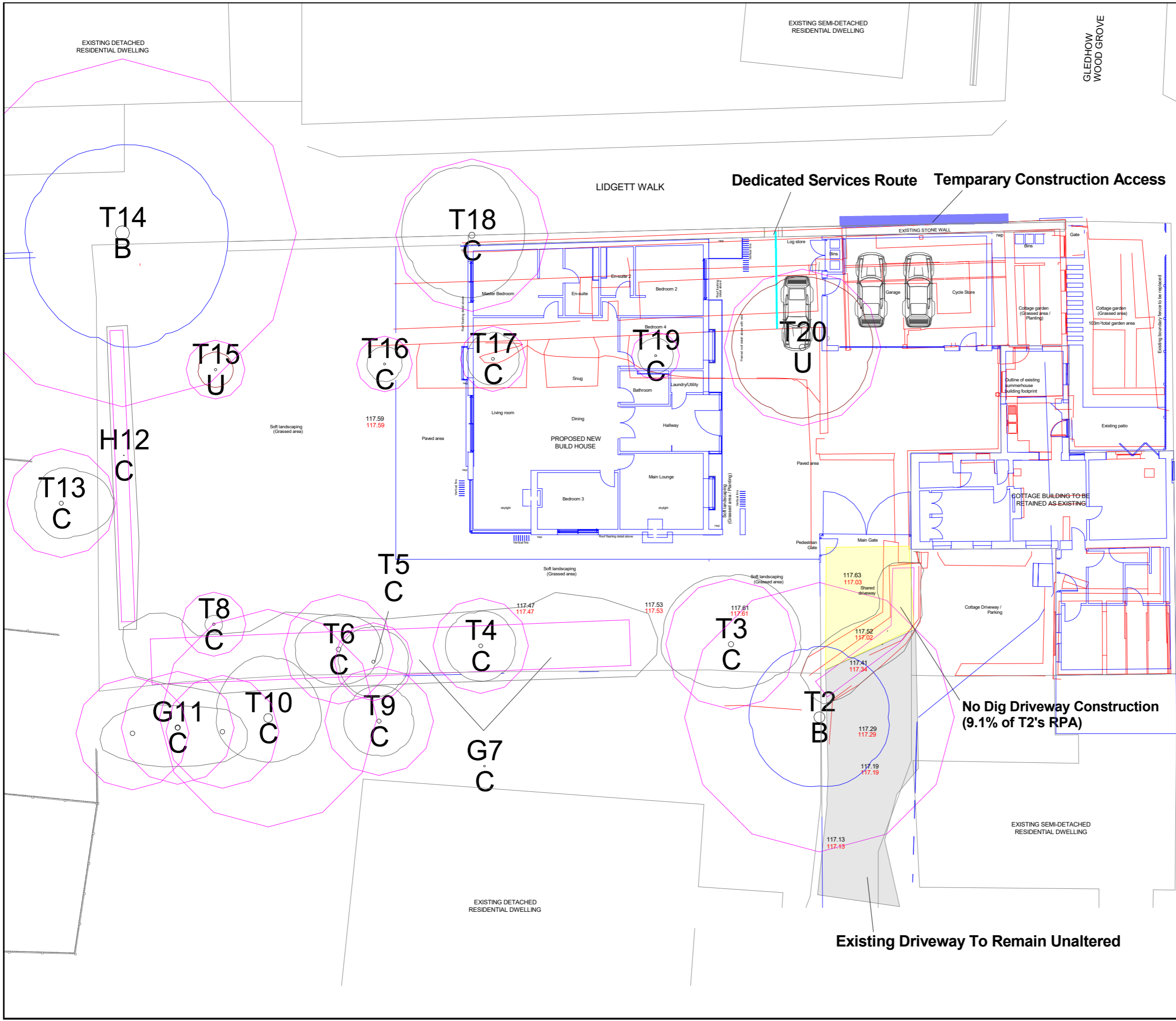
KEY

Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Tree Constraints Plan
The Cottage, Gledhow Lane, Leeds

SCALE : 200 @ A2	DATE : 03/08/2022	
MAP FILENAME : TCC1554-1		

Tree Care Consultancy Ltd, Clifton Villa, 37 Hall Cliffe Road
Horbury, Wakefield, West Yorkshire, WF4 6BY
Phone: 01924 270619, Email: info@treecareconsultancy.co.uk



KEY

- Tree Number
- Root Protection Area
- Crown Spread
- Category 'A'
- Category 'B'
- Category 'C'
- Category 'U'
- No Dig Construction Driveway
- Services Route
- Construction Access
- 117.13 - Existing Levels
- 117.13 - Proposed Levels

Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Tree Impact Plan
The Cottage, Gledhow lane, Leeds, LS8 1NQ

SCALE : 1 : 200 @ A3 DATE : 07/07/2023

MAP FILENAME : 1554-3

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