

Arboricultural Impact Assessment:

The proposal is to install a standalone outside room. This will sit close to the mature trees on neighbouring land.

The proposal has not provided a topographical map and the trees have been plotted using images from satellites as base maps so their exact locations is not known. The proposed location has been added to a basic map which has been scaled and overlaid. The location of the trees moved to reflex their location on neighbouring land. As such the exact distance from trees and their trunks is not known. The proposed site does have significant rooting and the RPA of three trees T4, T5 and T7 will be infringed upon. The calculations for the possible infringements are set out below but do not include the root loss shadows.

Infringement on T4s RPA

The trees circular RPA, represented by the magenta RPA line is 311.69m², as defined by BS5837.

The proposed extension would have a total external footprint of 27.3m² according to diagrams provided. This figure has been generated by scaling images provided but the documents show the internal space in 20m². The larger figure has been used in the calculations.

The percentage infringement by the proposed extension on the circular RPA is 8.8%.

Infringement on T5s RPA

The trees circular RPA, represented by the magenta RPA line is 261.33m², as defined by BS5837.

The proposed extension would have a total external footprint of 27.3m² according to diagrams provided. This figure has been generated by scaling images provided but the documents show the internal space in 20m². The larger figure has been used in the calculations.

The percentage infringement by the proposed extension on the circular RPA is 10.5%.

Infringement on T7s RPA

The trees circular RPA, represented by the magenta RPA line is 254.5m², as defined by BS5837.

The proposed extension infringes on the RPA by 1.5m².

The percentage infringement by the proposed extension on the circular RPA is <1%.

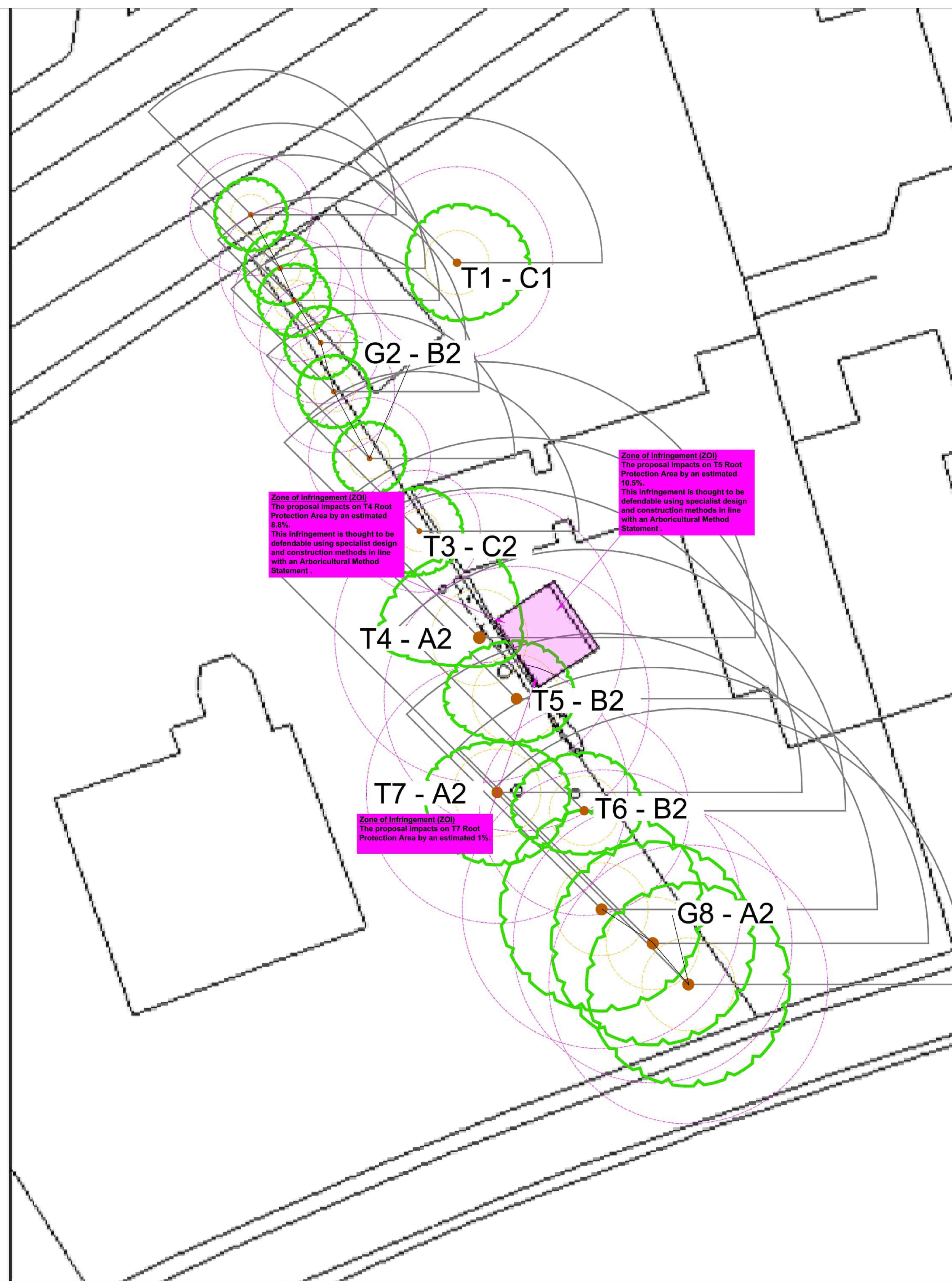
Conclusion

The potential infringements on T4 and T5 is below the recommended maximum infringement of 20% set out in BS5837:2012 Trees in Relation to Design, Demolition And Construction – Recommendations.

In section 7.4.7, Design Recommendations states in 7.4.7.3 "New permanent hard surfacing should not exceed 70% of any existing unsurfaced ground within the RPA."

In section 7.5 Special engineering for foundations within the RPA, states in section 7.5.3 "Where a slab for a minor structure (e.g. shed base) is to be formed within the RPA, it should bear on existing ground level, and should not exceed an area greater than 20% of the existing unsurfaced ground."

Leeds city council have chosen to ignore these recommendations for mature trees in the past and there is a chance that the building could enter the root plate of one of these trees. It is therefore recommended that the proposal use tree friendly techniques. The proposal state that piles will be used. Ideally these would be helical screw piles or similar, driven piles should be air excavated for the first 500mm with an onsite arborist monitoring progress and assessing roots. There should be no changes to soil levels and efforts should be made to ensure the soil beneath the structure remains hydrated and water runoff not diverted away from where the trees is still able to access it. This should be documented within an Arboricultural Method Statement which can be prepared after construction techniques have been agreed.



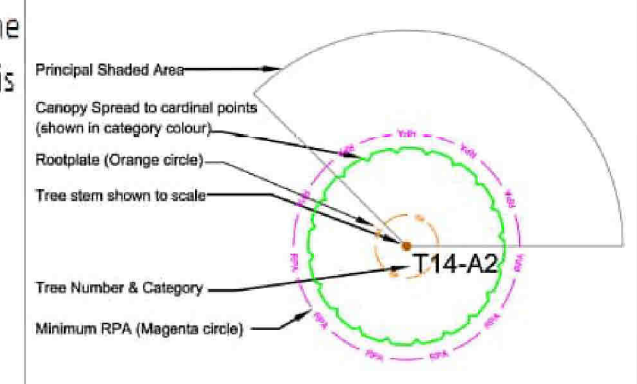
Zone of Infringement (ZOI)
The proposal impacts on T4 Root Protection Area by an estimated 8.8%.
This infringement is thought to be defensible using specialist design and construction methods in line with an Arboricultural Method Statement.

Zone of Infringement (ZOI)
The proposal impacts on T5 Root Protection Area by an estimated 10.5%.
This infringement is thought to be defensible using specialist design and construction methods in line with an Arboricultural Method Statement.

Zone of Infringement (ZOI)
The proposal impacts on T7 Root Protection Area by an estimated 1%.

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Individual Tree Symbols



Tree Management Requirements

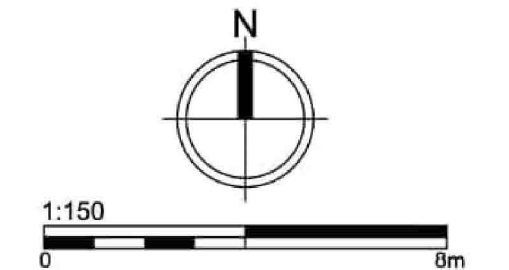
Trees to be retained within the scheme and protected in line with the guidelines set out in BS5837.

Zone of Infringement- (ZOI) Indicated by Magenta shading. Areas of conflict within RPA's of retained trees.

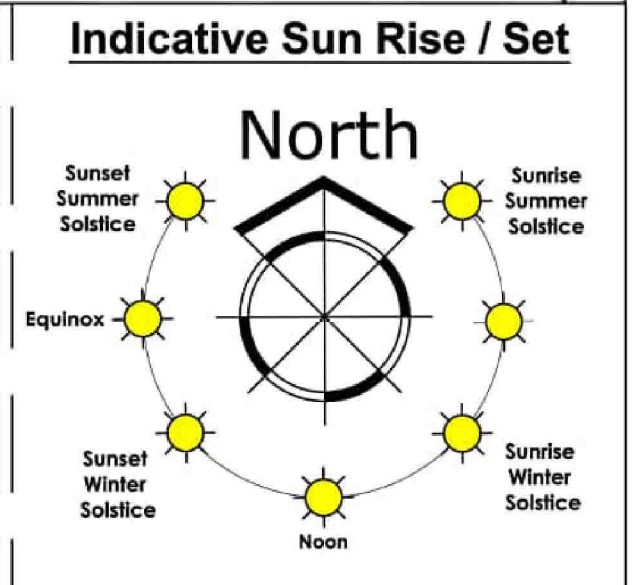
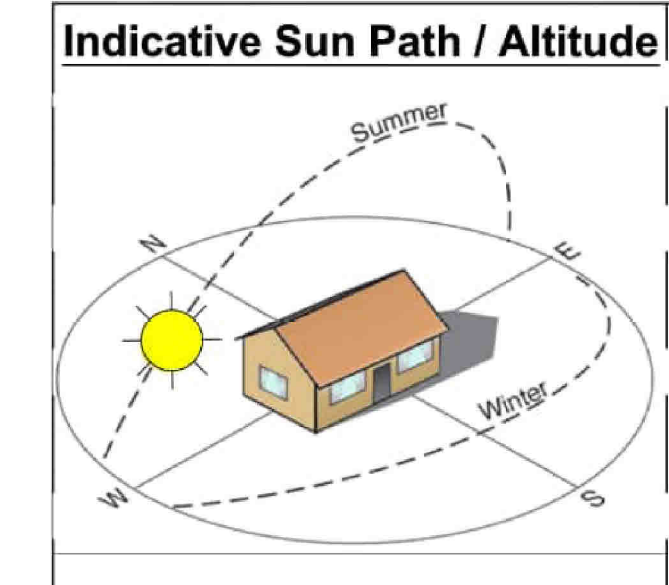
Note:
Plan is based upon an aerial image sourced from Google Earth. As such, precision scaling cannot be guaranteed.

Drainage/Utility layout not provided.
Existing/Proposed level data not provided.
No detailed cross sections/drawings provided of structures.

Revision table with columns for Revision, Date, and Description. Row A: 02/02/2024, Preliminary Issue.



Client information table including Client (My Modular), Project (5 Raby Park, Wetherby), Title (Arboricultural Impact Assessment), Drawing No. (BA23621AIA), Scale (1:150 @ A1), Date (24/01/2024), and Drawn/Checked/Approved by (JE, TG, SB).



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