TREE SOLUTIONS

Arboricultural Impact Assessment & Method Statement

Land at 101 Joel Lane, Hyde

Prepared for:

MR & MRS ARROWSMITH

Our Ref: 24/AIA/TAME/08

March 2024

T 01244 389114 • E info@tree-solutions.co.uk

Tree Solutions Ltd • Registration in England & Wales • Company No. 04548951

Contents:

1.0 INSTRUCTION

1.1 We have been instructed by Mr & Mrs Arrowsmith (the applicant) to carry out an Arboricultural Impact Assessment (AIA) to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.

1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed development on land at 101 Joel Lane, Hyde. As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (***Appendix 1***) and plotted on all accompanying plans.

1.3 The stage 1 tree survey was carried out on 06 March 2024 by Russell Pearce, Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.

1.4 Twenty-seven individual trees (T1–T27), six groups (G1-G6) and four hedgerows (H1-H4) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 24/AIA/TAME/08, Drawing No. 1 & 2 at ***Appendix 2***. All arboricultural information recorded during the survey is presented within a schedule at ***Appendix 1***.

1.5 The Arboricultural Impact Assessment is based on the site layout plan Ref: 558-03b provided by MCD Planning & Architecture.

2.0 STATUTORY CONTROLS & PLANNING POLICY

2.1 Unfortunately we have been unable to ascertain if any trees are subject to a Tree Preservation Order of if the land falls within a designated Conservation Area as the Council interactive maps were not functioning. You are therefore advised to seek confirmation on this prior to undertaking any works to trees not granted consent under this planning application.

2.2 Protected Species

2.2.1 Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation (Natural Habitats, &c) (Amendment) Regulations 2007.

2.3 Wildlife Habitats

2.3.1 Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September.

3.0 THE SITE

3.1 The application site is currently utilised as the rear garden to the applicants current dwelling. There is open countryside to the east and residential dwellings beyond all other boundaries. Several trees within garden area will require removal to facilitate the works.

4.0 DEVELOPMENT PROPOSAL

4.1 1 No detached residential dwelling with associated vehicular access and parking.

© Tree Solutions Ltd (2024)

P1 – site location

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 The three phases of an AIA were outlined in Section 1. In addition, during the development process for retention trees, there may be three and even four constraints to consider: Construction Exclusion Zone (CEZ's):

- CEZ 1: Root Protection Area (see 5.2)
- CEZ 2: Tree Crown Protection (see 5.3)
- CEZ 3: Tree Dominance (see 5.4)
- CEZ 4: New Tree Planting Zone (see 5.5)

CEZ's are explained below:

5.2 CEZ 1: ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, calculated in m2, should be protected before and during any demolition/construction works. This ensures the effective retention of trees by safeguarding a reliable quantum of functioning tree roots. The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve or by the (mean stem diameter²) x number of stems for multi-stemmed trees. With the AIA 1, the RPA is only shown indicatively on the preliminary TCP, as its shape may be subject to amendment as the design progresses.

5.2.2 During the AIA 2, the derived radial measure is converted by the arboriculturalist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s), particularly in relation to factors affecting their likely rooting disposition. The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

5.2.3 The means of protecting the RPA will include the installation of tree protective fencing prior to the start of any demolition or construction work on site. The prohibition of various activities within the RPA must be adhered to (e.g. mechanical excavation, soil stripping, fire lighting, material storage, lowering levels and creating excessive sealed surfacing) and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 This is the area above ground occupied by the crown (branches) of the tree, along with allowances for working space (safe working area) and if appropriate, for future growth. The extent of CEZ 2 is determined by considering the existing and future crown spread of the tree(s), bearing in mind the possibility of this being modified by an acceptable quantum of pruning.

© Tree Solutions Ltd (2024)

5.3.2 Development is clear of the canopy of all retained trees and no access facilitation pruning is required.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 The applicant wishes to retain the early mature tree group along the eastern boundary and these trees are set far enough back from the dwelling such that they will not cause any significant issues of over dominance. They will provide early morning shade; the plot does however receive unimpeded daylight from all other boundaries and as such we are confident that excessive shading will not be an issue that could lead to future tree removals.

5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 Refer to proposed landscape plan for details.

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at ***Appendix 1***
4. For clarity, the grading system is summarised from ***Table 2*** of the BS as follows:

   U grade – trees for removal, effective for less than 10 years

   A grade – trees of high quality and value, effective for more than 40 years

   B grade – trees of moderate quality and value, effective for more than 20 years

   C grade – trees of low quality and value, effective for 10 years

   Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:

- the root protection area (RPA)
- tree protection
- new planting design; and
- foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments and the client is advised to seek specialist advice in this respect.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.

7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.

© Tree Solutions Ltd (2024)

7.1.3 Root patterns are affected by topography and characteristics of the soil or substrate. Where trees are located within proximity to existing hard standing or underground physical barriers, they are unlikely to have an even distribution of lateral roots due to restrictions in root growth created by compacted sub-grades beneath. The RPA of tree number 1 has been modified and is shown running 2m within Joel Lane to its west and extending further within the site where a more favourable rooting environment exists. All other RPA's have been plotted unmodified as there were no significant underground barriers present that would prevent good radial root spread.

7.2 Underground Services

7.2.1 We have considered the broad implications of the provision of underground services but other than the underground gas main, the locations of existing and proposed were not identified on the plans supplied by the Project Architect and in this regard, our advice is of a general nature.

7.2.2 Drainage and service runs may need to be constructed within the rooting areas of retained trees. If this is a requirement of the development it will be necessary to retain significant roots and methods of excavation, such as thrust boring or hand digging, may need to be adopted to ensure that these impacts are acceptable.

7.2.3 As with foundation design, low impact construction methods for services installation are now well established. For more information regarding underground services, reference should be made to the National Joint Utilities Group (NJUG) Publication No. 10. Volume 4 *'Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees' 2007*

8.0 DEVELOPMENT IMPACT TO TREES

8.1 Tree Solutions carried out a stage one preliminary tree survey and provided the project architect with a report in which all existing trees and their respective Root Protection Areas (RPA) were identified and plotted on a tree constraints and impact assessment plan. The architect has incorporated the design and layout advice contained within the stage 1 survey and we are therefore satisfied that the proposal has taken the long-term future of the tree into account and the layout is therefore in accordance with National Planning Policy Framework (NPPF) 2021, Tameside Council Planning Policies and recommendations contained with BS5837: 2012.

8.2 In order to accommodate the proposed development it will be necessary to clear several trees from the existing rear garden. These include tree numbers 3, 4, 6-15, 18, 25, G4 x 2 trees and H2. Most of these trees are common or garden Cypress many of which have been topped during previous management. Whilst they offer some landscape amenity to adjacent dwellings, they are largely screened from the wider locale by boundary vegetation and buildings as such their removal will have no significant adverse impact on the landscape character and setting of the area.

8.3 The most important trees/hedgerows on site are those around the boundaries all of which are being retained to maintain the good green boundary treatments that provide screening of the new dwelling from neighbouring properties.

8.4 New planting will further enhance the landscape value of the site and ensure continued tree cover well into the future.

9.0 PROPOSED REVISIONS TO THE SCHEME

9.1 We advise that all proposed revisions having implications for trees should be referred to us for review.

10.0 CONCLUSIONS

10.1 BS 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention, and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice and undertaking a phase 1 preliminary tree survey to inform the layout and design of the proposed development
- Acting upon arboricultural advice throughout the design process to obtain the best development proposal whilst considering the current and future tree requirements
- Trees to be removed are all typical garden Cypress of no particular merit
- Taking the above into consideration, we can see no arboricultural grounds for refusal

© Tree Solutions Ltd (2024)

11.0 LIMITING CONDITIONS

- Unless stated otherwise:
- Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection.
- The inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.
- This report has been prepared for the sole use and benefit of the client. Any liability of Tree Solutions shall not be extended to any third party.
- No part of this report can be reproduced without the authorisation of *Tree Solutions Ltd*.

© Tree Solutions Ltd (2024)

Appendix One

Tree Survey Schedule

© Tree Solutions Ltd (2024)

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

Site	101 JOEL LANE, HYDE	**Surveyor**	RUSSELL REARCE
Client	M ARROWSMITH	**Assessment Dates**	06-Mar-24
Brief	ARBORICULTURAL IMPACT ASSESSMENT	**Viewing Conditions**	CLEAR
		Job Reference	24/AIA/TAME/08

Tree/Group/ Woodland Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m^2)
T1	Sycamore	EM	11	2	5	4	5	5	500	Good	Good structure. Open balanced crown. No defects noted.	20+	No action required.	B1	6	113
T2	Variegated Holly	EM	8	2	5	4	3	3	270	Poor	Reduced vitality and crown density. Minor stem lean to north east. Small area of missing bark at base of stem	<10	Remove	U	N/A	N/A
T3	Lawson's Cypress	SM	6	2.5	1.25	1.25	1.25	1.25	220 230	Good	Poor structure. Acute included compression fork primary union with crack forming. Recently topped.	<10	Remove	U	N/A	N/A
T4	Lawson's Cypress	SM	6	0	1	1	1	1	150	Good	Moderate structure. Stems with acute primary unions. Close linear group of x3 trees. Recently topped.	10+	Remove for development	C2	1.8	10
T5	Bald Cypress	EM	13	1	2.5	3	3	2.5	520	Good	Moderate to Poor structure. Optimising included primary union - ears adjacent to union - cup union forming. Codominant bifurcation at 2m. Good aesthetic value.	10+	No action required.	C1	6.2	122
T6	Wild Cherry	EM	10	2	6	2	5	3	230 230 250 250	Moderate	Moderate structure. Suppressed asymmetric crown due to proximity of surrounding trees. Multistemmed at 1m with acute primary unions. Multiple partially occluded pruning wounds from recent husbandry. 480 DBH	10+	Remove for development	C1	5.8	104
T7	Western Red Cedar	EM	12	0	2.5	2	3	3	370	Good	Good structure. Trifurcated below 3m.	20+	Remove for development	B1	4.4	62
T8	Western Red Cedar	SM	10	1	2.5	1	1.5	1	250	Moderate	Good structure. Suppressed by adjacent trees.	10+	Remove for development	C1	3	28
T9	Western Red Cedar	SM	10	1	2	2	2	1	240	Moderate	Good structure. Suppressed by adjacent trees.	10+	Remove for development	C1	2.9	26
T10	Purple Leaved Norway Maple	EM	17	5	5	6	7	5	580	Good	Good structure. Minor mechanical damage to exposed surface roots. Open balanced crown.	20+	Remove for development	B1	7	152
T11	Sawara Cypress	SM	8	1.5	3	2	3	3	320	Moderate	Good structure. Suppressed by adjacent trees with reduced vitality/crown density.	10+	Remove for development	C1	3.8	46
T12	Sawara Cypress	EM	10	1.5	4.5	4	2.5	3	280 290	Good	Good structure. Codominant bifurcation at base. Open balanced crown.	20+	Remove for development	B1	4.8	202
T13	Sawara Cypress	EM	11	1.5	2	3	3	2.5	320 370	Good	Moderate structure. Optimised included compression fork primary union. Open balanced crown	20+	Remove for development	B1	6	245
T14	Oleaster	M	3	1.5	2	1.5	3	1.5	110 120 70	Good	Slightly suppressed by adjacent trees.	10+	Remove for development	C1	2.1	89

HEADINGS & ABBREVIATIONS	
TREE NO.	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE Measured USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE & DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS
BS 5837CATEGORY & SUB-CATEGORY GRADING	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
BS 5837 RADIUS & BS 5837 RPA:	AT 707 M^2) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

Site	101 JOEL LANE, HYDE	**Surveyor**	RUSSELL REARCE
Client	M ARROWSMITH	**Assessment Dates**	06-Mar-24
Brief	ARBORICULTURAL IMPACT ASSESSMENT	**Viewing Conditions**	CLEAR
		Job Reference	24/AIA/TAME/08

Tree/Group/ Woodland Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m^2)
T15	Scots Pine	SM	10	2	3	4	4	4	290	Good	Good structure. Single straight stem. Open balanced crown.	20+	Remove for development	B1	3.5	38
T16	Wild Cherry	SM	7	1.5	2	4	3	2	160 140	Moderate	Poor structure. Suppressed by adjacent trees with lean to east and asymmetric crown. Large open basal cavity - percussion test indicates significant decay.	<10	Remove	U	N/A	N/A
T17	Sycamore	EM	17	4	6	8	7	6	550 360	Good	Twin stemmed at 1.25m. 3rd stem historically failed at 1.5m. Open balanced crown	20+	No action required.	B1	8	330
T18	Grand fir	EM	15	1	5	5	6	5	660	Good	Moderate structure. Recently topped at approx. 13m. Lower crown to the north shaded out by adjacent trees	20+	No action required.	B1	7.9	197
T19	Sycamore	Y	12	2	1	4	2	2	240	Good	Moderate structure. 3rd party tree. Codominant bifurcation at 1.5m. Slightly suppressed by adjacent trees.	10+	No action required.	C1	2.9	26
T20	Scots Pine	SM	13	3	5	7	2	0	380	Good	Moderate structure. Suppressed by adjacent trees with significant weight bias to east. Phototrophic form.	20+	No action required.	B1	4.5	65
T21	Sycamore	EM	15	5	5	6	6	6	420 400	Good	Moderate to Poor structure. Twin stemmed at base - both have partially occluded longitudinal wounds from base to 2m - good ribs - reaction wood formed. Multiple partially occluded pruning wounds from previous crown lifts.	10+	Monitor cavities.	C1	290	7
T22	Sycamore	EM	15	6	6	6	6	4	470	Good	Good structure. Codominant bifurcation at 4m. No defects noted.	20+	No action required.	B1	5.6	100
T23	Sycamore	M	15	5	7	5	7	6	460 500	Good	Good structure. Codominant bifurcation at base. Open balanced spreading crown. Multiple partially occluded pruning wounds from previous crown lifts. Minor deadwood within crown.	20+	No action required.	B1	8.2	340
T24	Wild Cherry	SM	6	2	4	2	4	5	250	Good	Moderate structure. Suppressed asymmetric crown due to proximity of adjacent tree. Imbalanced with significant weight bias to NW. Overhangs 3rd party garden.	10+	No action required.	C1	3	28
T25	Japanese Maple	SM	4	1	2	3	3	3	123	Good	Good structure. Multistemmed at base. Open balanced crown. x5 stems avg 55mm DBH.	10+	Transplant	C1	1.5	6.8
T26	Willow	EM	12	2	7	6	7	7	620	Good	Moderate structure. Recent high pollard. Codominant bifurcation at 3m. Open balanced crown.	20+	No action required.	B1	7.5	173
T27	Magnolia	EM	6	2	4	4	4	3	290	Good	Good structure. Open balanced spreading crown. Small decay pockets at old branch loss wounds.	20+	No action required.	B1	3.5	38
G1	Mixed fastigiate Cypress	Y to SM	2.5 to 7	0	1.5	1.5	1.5	1.5	110	Good to Moderate	Moderate structure. Suppressed by adjacent tree (T1) with minor crown asymmetry. Acute included primary unions. x5 trees.	10+	No works	C2	1.3	5.4
G2	Fastigiate Lawson's Cypress	SM	10	0	0.5	0.5	0.5	0.5	100	Good	Good structure. Acute primary unions.	10+	No works	C2	1.2	4.5
G3	Lawsons Cypress	EM	16	0	3	3	3	3	370	Good	Moderate to Poor structure. Closely proximate group of x4 trees forming 1 canopy. Phototrophic stem form. Multiple acute included unions throughout. Shedding branches. Crossing branches. Limited SULE.	<10	Remove.	U	N/A	N/A
G4	Lawson's Cypress / Leyland Cypress	SM	4	0	1	1	1	1	120	Good	Good structure. Maintained as topiary.	20+	Remove 2 trees marked on AIA plan for development	B2	1.4	6.5

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

Site	101 JOEL LANE, HYDE	**Surveyor**	RUSSELL REARCE
Client	M ARROWSMITH	**Assessment Dates**	06-Mar-24
Brief	ARBORICULTURAL IMPACT ASSESSMENT	**Viewing Conditions**	CLEAR
		Job Reference	24/AIA/TAME/08

Tree/Group/ Woodland Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m^2)
H1	Privet	EM	2.5	0	1	1	1	1	100	Moderate	Reduced crown density. Recent topping/reduction.	10+	No action required.	C2	1.2	4.5
H2	Lawson's Cypress	SM	3	1	0.75	0.75	0.75	0.75	130	Good	Recently topped. Maintained hedgerow.	10+	Remove for development	C2	1.5	7.6
H3	Privet	SM	2.5	0	0.5	0.5	0.5	0.5	75	Moderate	No significant defects.	10+	No action required.	C2	1	2.5
H4	Cherry Laurel	Y	2 to 3	0	0.5	0.5	0.5	0.5	75	Good	Good structure. Newly planted.	10+	No action required.	C2	1	2.5

Table 1 **Cascade chart for tree quality assessment**

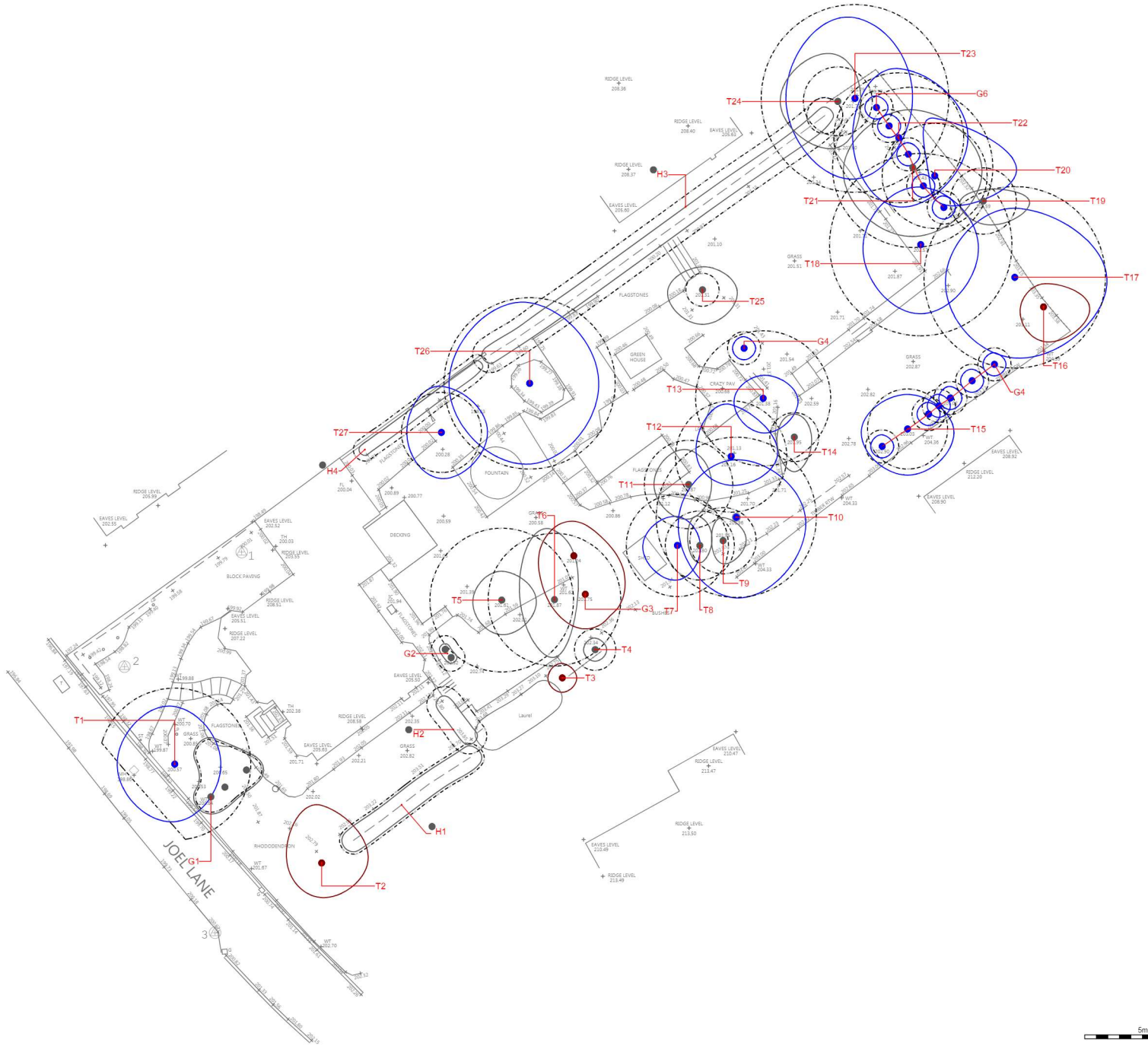
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• 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 the 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; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of 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 those that are essential components of groups or 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)	See Table 2
Category B **Trees 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 growing 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	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of 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 collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

© The British Standards Institution 2012

Appendix Two

Preliminary Tree Constraints Plan

© Tree Solutions Ltd (2024)



Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

Client: M Arrowsmith	
Project: Land at 101 Joel Lane, Hyde	
Title: Preliminary Tree Constraints Plan	
Scale: 1:250 @ A2	Date: March 2024
Drawn By: NB	Revision: -
Job Ref: 24/AIA/TAME/101	Drawing No: 01

Do not scale from this drawing all dimensions to be checked on site.

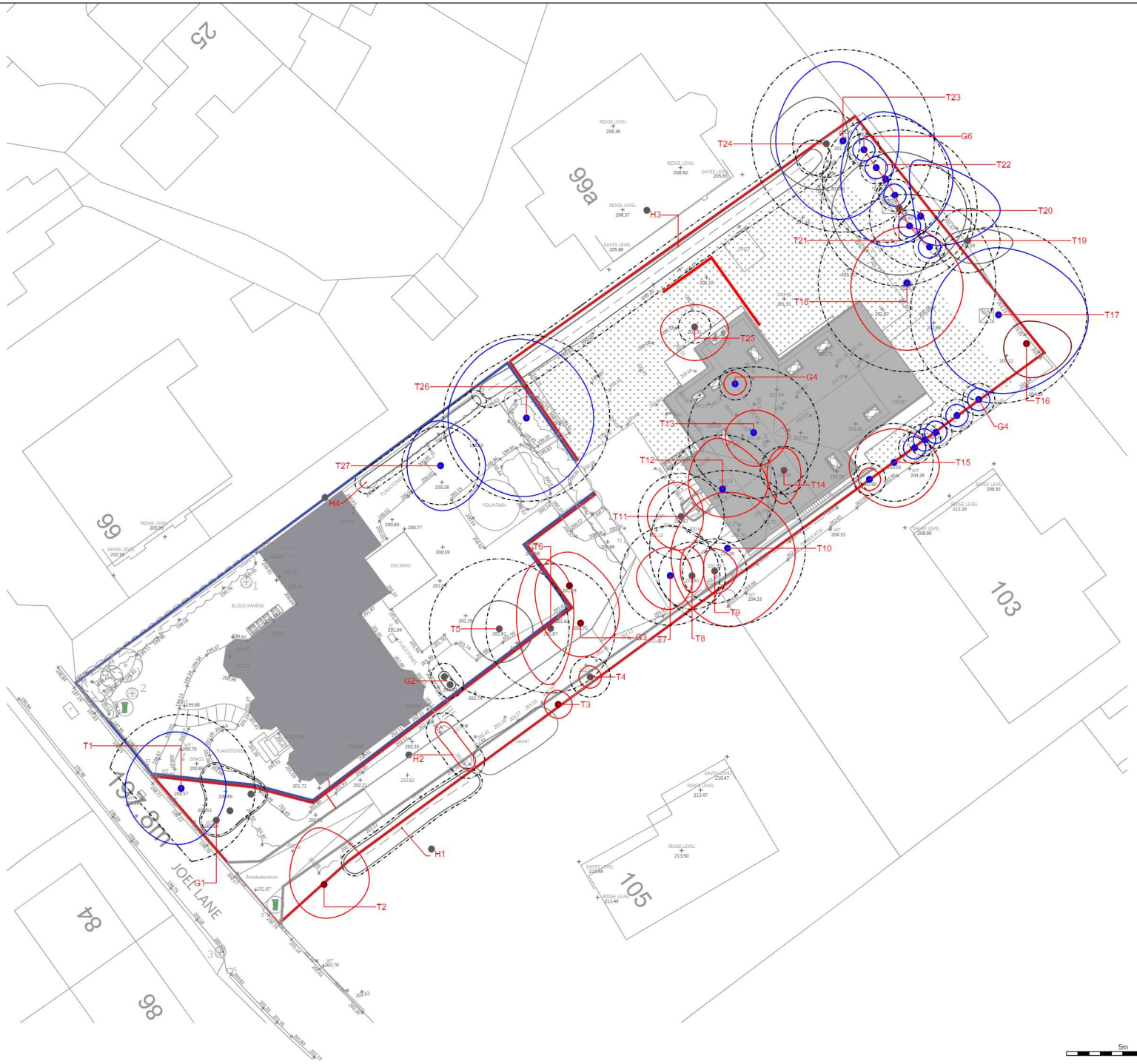
The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

TREE SOLUTIONS
E: info@tree-solutions.co.uk T: 01244 389114
Tree Solutions Ltd – Company No: 04540951

Appendix Three

Impact Assessment Plan

© Tree Solutions Ltd (2024)



Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Proposed for Removal

Client: M Arrowsmith	
Project: Land at 101 Joel Lane, Hyde	
Title: Arboricultural Impact Assessment	
Scale: 1:250 @ A2	Date: March 2024
Drawn By: NB	Revision: -
Job Ref: 24/AIA/TAME/101	Drawing No: 02

Do not scale from this drawing all dimensions to be checked on site.

The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

TREE SOLUTIONS
E: info@tree-solutions.co.uk T: 01244 389114
Tree Solutions Ltd – Company No: 04540951

Appendix Four

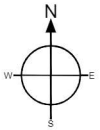
Tree Protection Plan

© Tree Solutions Ltd (2024)

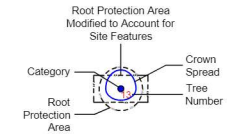
Tree Protective Fencing Specification

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT !
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



Legend



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- 2.0M high Heras (with extra central support bar) mounted on scaffold poles (driven in to the ground) and secured with anti tamper bolts – as illustrated.

Client: M Arrowsmith	
Project: Land at 101 Joel Lane, Hyde	
Title: Tree Protection Plan	
Scale: 1:250 @ A2	Date: March 2024
Drawn By: NB	Revision: -
Job Ref: 24/AIA/TAME/101	Drawing No: 03

Do not scale from this drawing all dimensions to be checked on site.

The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

TREE SOLUTIONS
E: info@tree-solutions.co.uk T: 01244 389114
Tree Solutions Ltd – Company No: 04540951

Appendix Five

Tree Protective Measures/Method Statement

© Tree Solutions Ltd (2024)

SEQUENCE OF OPERATIONS

From commencement of the above development, the following methodology shall be implemented in the manner and sequence described:

1. Tree surgery works
2. Erect temporary protective fencing
3. Main construction phase
4. Removal of temporary fencing
5. Landscaping within RPA's
6. Arboricultural site supervision

1. Tree Surgery Works

1. Before the erection of the temporary protective fencing, all tree removal shall be implemented in accordance with the approved Tree Survey Schedule at ***Appendix* 1**
2. All possible efforts must be made to prevent damage to retained trees including potential root incursion or compaction caused by vehicle access.
3. All arboricultural works shall conform to the recommendations of BS 3998 (2010) 'Recommendations for Tree Work'
4. All operatives shall be equipped with and use personal protective equipment (PPE) in accordance with current Health & Safety Executive current directives and industry codes of practice.
5. Performance of all arboricultural operations and use of equipment shall be in accordance with current Health & Safety Executive current directives and industry codes of practice
6. Any additional access facilitation pruning required shall be undertaken by qualified tree contractors and conform to the recommendations of BS 3998 (2010) 'Recommendations for Tree Work'

2. Erect Temporary Tree Protective Fencing

1. Prior to commencement of any construction, preparation, excavation, or material deliveries the main contractor shall erect the temporary protective fencing as detailed in the 'Tree Protection Specification' and in the location indicated on the Tree Protection Plan.

3. Main Construction Phase

1. Tree protective fencing to be erected prior to any construction plant or materials entering the site
2. Tree protective barriers in accordance with BS 5837: 2012 will be erected to prevent damage to the tree stems and any movement of plant with the RPA
3. There shall be no storage of construction material, site parking, site accommodation or equipment in any area designated as the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing
4. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained. No fires will be lit
5. The site agent shall supervise deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees are not at risk of damage

Cement Mixing

- The cement mixer will be laid on top of plywood boards in a position outside the RPA of any trees. The mixer will be kept in this position throughout all development work.

Avoiding Damage to Stems and Branches

- Care shall be taken when planning site operations in proximity to trees to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without meeting retained trees. Such contact can result in serious injury resulting in safe retention impossible

On Site Storage of Spoil and Building Materials

- Prior to and during all site construction works no spoil will be stored and no cement mixing will take place within the Root Protection Area of any tree on or adjacent to the site even if proposed site work is to be within the crown spread. Any encroachment within this protected area will only be with the prior agreement of the ACoW

© Tree Solutions Ltd (2024)

4. Remove all Temporary Tree Protective Fencing

1. Tree Protective fencing will only be removed upon completion of all construction and subsequent demolition work and once all machinery associated with the works has left site.

5. Landscaping within RPA of Trees

1. There shall be **no rotovating** of ground within any area designated as a Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing.
2. No hard-landscaping works or excavation for cables or any other service should be installed within the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) without the written consent of the LPA

6. Arboricultural Site Supervision

1 The Arboricultural Clerk of Works (ACoW) shall oversee all works required within the RPA of trees
2 The ACoW make visits to site to inspect all tree protection measures during all key development work within proximity to retained trees and when requested by the contractor.

© Tree Solutions Ltd (2024)

TREE PROTECTIVE FENCING

1 Before the commencement of any site engineering and subsequent construction works on site (other than those set out in the schedule of tree works contained in this document), protective fencing will be erected as detailed on the Tree Protection Plan and as specified below.
2 The fencing will consist of a scaffold framework in accordance with Figure 2 of BS 5837 – 2012 (illustration below) comprising a metal framework, both vertical and horizontal, well braced to resist impacts. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not considered resistant to impact and for this reason will not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area will be rectified immediately.
3 Clearly legible weatherproof signage, stating "Protected Trees – Exclusion Zone" shall be attached to the fencing 1.5m from the ground, facing out of the Tree Protection Zone located at regular intervals along the fence line
4 The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site
5 Other than works detailed within this method statement or approved in writing by the Local Planning Authority (LPA), no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

Protective Fencing Detail

The fence types are shown on the Tree Protection Plan with the following colour key: -

1. Magenta

2.0M high heavy-duty Heras panels (with extra central support bar) mounted on scaffold poles (driven into the ground) and secured with anti-tamper bolts – as illustrated below.

Tree Protective Fencing Specification

Arboricultural Consultant

Name: Alistair Henderson
Tel: 01244 389114
Mobile:
Email: [redacted]

© Tree Solutions Ltd (2024)

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT !

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY