



MPTREES

Arboriculture Impact Assessment
And
Method Statement

Project:
77 Kirklake Road,
Formby,
Liverpool L37 2DA

Date:
February 2024

MPTREES

101 Marsden Avenue, St Helens, Merseyside WA10 4DY

www.mptrees.com

Disclaimer:

Unless otherwise stated, tree inspections have been undertaken from ground level and using non-invasive techniques only. Comments upon the condition and safety of any tree relate to the condition of the tree at the time of the survey. It should be recognized that tree condition is subject to change due to, for example, the effects of disease, wind or nearby development works. Changes in land use are also significant in respect of risk assessment. Trees should therefore be inspected at intervals relative to identified site risks.

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Appendix 2: BS5837: 2012 Tree Survey Data Tables 77 Kirklake Road February 2024 v1

Appendix 3: Tree Protection Plan Drawing MPT307.02.24

Appendix 4: Tree Protection Fencing Fig.3 BS5837: 2012

Appendix 5: Tree Planting Plan

1.0 Introduction

- 1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) and Method Statement further to the instructions of Mr K Fairclough, who seeks planning permission at 77 Kirklake Rd, Formby, Liverpool L37 2DA, hereafter referred to as the application site or the site.
- 1.2 The purpose of this AIA is to provide an assessment of the existing arboricultural resource on/adjacent the application site, and of the significance of the potential impacts of this planning application on the resource.
- 1.3 To assess the significance of the potential impacts of this application, all trees on/adjacent the application site were surveyed by a qualified surveyor using ground based, non-invasive, visual survey techniques.
- 1.4 The surveyor recorded the baseline arboricultural conditions on/adjacent site in accordance with British Standard 5837: 2012 *Trees in relation to construction – Recommendations*. The survey details recorded in the format recommended by BS5837: 2012 can be found at appendices 1 and 2 of this report.

2.0 Site Description

- 2.1 The application site consists of a detached residential property in mature, landscaped grounds, located in an urban residential area.
- 2.2 Trees potentially impacted by the application proposal are all situated at the frontage of the property, adjacent site boundaries. They consist of one early mature oak tree and one mature wych elm.
- 2.3 Sefton Council Tree Preservation Order NO.30 affords protection to the wych elm, identified as T2 in this report. However, it is in relatively poor condition, with deadwood throughout its crown, and as wych elms are susceptible to Dutch elm disease, it is highly likely that it will die in the near future (next 5 – 10 years from now).
- 2.4 The existing site layout and the location of all trees potentially impacted by the application can be seen on drawing MPT307.01.24 at appendix 1 of this report.

3.0 Application Proposal

3.1 Mr Fairclough seeks planning approval for the construction of a new vehicular entrance and boundary wall to his property that will require the demolition of an existing 1m high old brick boundary wall to the north and west boundaries of his property. The proposed site layout can be seen on drawing MPT307.02.24 at appendix 3 of this report.

4.0 Impact Assessment

4.1 As can be seen on drawing MPT307.02.24 at appendix 3 and detailed in the survey data tables at appendix 2, the application will require the removal of one tree, T2, from the application site.

4.2 T2 is a mature wych elm, that as stated in section 2 of this report, is in poor condition. It has deadwood branches and dieback in its crown, it is covered in dense ivy and is leaning by approximately 30-35 degrees over Kirklake Road to the north. As it is susceptible to Dutch elm disease, it is almost certain that its condition will decline further and that it will die in the near future due to the disease. This will result in large deadwood over Kirklake Road and an increase in risk levels associated with the tree. T2 has therefore been categorised as category C1 as per Table 1 of BS5837: 2012 and it is recommended for removal and replacement as part of new site landscaping to ensure a healthy and sustainable tree population on site.

4.3 The proposed demolition of the existing old brick boundary wall running along the north and west site boundaries, and the construction of a new 1.2m high brick boundary wall on the north and west site boundaries, with 1.8m high brick pillars at intervals along its length, will have the potential for significant negative impacts on tree T1, recommend for retention, through root damage and loss.

4.4 The existing boundary wall is assumed to date from around the date of the construction of the property, circa 1870's, and is unlikely therefore to have significant foundations. However, to mitigate the potential for root damage and

loss to T1 from the removal of the existing wall, the wall sections and foundations within its Root Protection Areas (RPA), as shown on drawings MPT307.01.24 and MPT307.02.24 at appendices 1 and 3 of this report, will need to be removed with care, by hand, and under arboriculture supervision, within any exposed roots treated in accordance with the recommendations of section 7.2 of BS5837: 2012. Providing that these measures are implemented there will be a negligible impact on trees T1 and T2 from the removal of the existing boundary wall.

- 4.5 The construction of the foundations for the proposed new boundary wall within the RPA of T1 will also have the potential for significant negative impacts and to mitigate this the foundations within the RPA will need to use as small a diameter displacement piles as possible, driven into the ground at regular intervals (to be specified by project engineer), with a ground beam or lintel placed at existing ground level to span over the roots of the tree.
- 4.6 Soils on site are classified as naturally wet, very acid sandy and loamy soils (<http://www.landis.org.uk/soilscapes/>). There is therefore no known evidence of any significant impediment to gas and moisture exchange by tree roots on site. In addition, T1 is in good condition and displaying good vitality (height, diameter at breast height, crown density, extension growth, lack of deadwood etc). Using pile and beam foundations for the new wall sections within the RPA of T1 will significantly reduce the potential for root damage and loss and therefore the negative impact of the construction of the new boundary wall on the tree.

5.0 Conclusions & Recommendation

- 5.1 One tree (T2 as per appended plans and tables), a mature, poor condition and form wych elm that will decline and die from Dutch elm disease in the near future, and that has been categorised as category C1 as per table 1 of BS5837: 2012, is recommended for removal. The removal of this tree will have a minor negative impact on the amenity benefit value that trees on site afford the local landscape and in accordance with Tree Preservation Order legislation and No.7 of Policy

EQ9 *Provision of Public Open Space, Strategic Paths and Trees* of the Sefton Council Local Plan, adopted 2017, this impact can be mitigated by the planting of a new tree of a suitable species in a suitable location on site as part of new landscaping.

- 5.2 Drawing MPT307.03.24 at appendix 5 shows a proposed species, size, location, planting specification and 5-year maintenance schedule for a new tree to replace T2. Provided that this tree is planted in accordance with the planting and maintenance specifications provided on drawing MPT307.03.24 there will be a long-term negligible impact on the local landscape and will potentially ensure a healthier and more sustainable tree population on site.
- 5.3 To mitigate the potentially significant negative impacts of the application proposal on retained tree T1, the Method Statement at section 6 of this report will need to be understood and agreed by all relevant parties before the start of any development activities on site.
- 5.4 Provided that a new Scots pine tree is planted on site in the location shown, and to the specifications detailed, on drawing MPT307.03.24, and provided that the Method Statement at section 6 of this report is understood and agreed by all relevant parties, it is recommended that there are no arboriculture reasons why planning permission cannot be granted for this application.
- 5.5 It is further recommended that any planning permission granted for this application should include relevant conditions to ensure that the details of the Method Statement at section 6 of this report are fully implemented.

6.0 Arboriculture Method Statement

6.1 Relevant Contact Details –

Client / Developer: Mr K Fairclough

Site address: 77 Kirklake Rd, Formby, Liverpool L37 2DA

Site manager: Unconfirmed

Local Planning Authority: Sefton Council

Arboriculture Planning Officer: T Skipworth, tom.skipworth@sefton.gov.uk

Project Arboriculturist: M Potier, matthew@mptrees.com, 07575360202.

Arboriculture Clerk of Works: Unconfirmed

6.2 Tree Protection Fencing

6.21 Install tree protection fencing as per appendix 4 in locations shown on drawing MPT307.02.24.

6.22 Areas behind fencing to be exclusion zone to all site activities including the raising, or lowering, of existing ground levels, the storage or discharge of materials or liquids, and the passage of men and machinery.

6.23 Fencing to remain in locations shown until completion of all construction activities.

6.3 Site Compound and Storage Specification

6.31 Site Compound and storage of all materials to be located outside of Tree Protection Fencing as shown on drawing MPT307.02.24 at appendix 3.

6.4 Demolition

6.41 Section of existing brick boundary wall and foundations within the RPA of T1 as shown on drawing MPT307.01.24 at appendix 1 to be removed using hand tools only, under supervision of the nominated Arboriculture Clerk of Works (ACoW).

6.42 Any exposed roots to be treated as follows:

- Any roots less than 25mm diameter exposed to be pruned back to edge of excavations using sharp secateurs or saw.

- Any exposed roots greater than 25mm or occurring in clumps to be cut only after agreement from project Arboriculturist.
- Any exposed roots to be covered with sheeting or sacking if left exposed overnight or longer.
- Any exposed roots left overnight or longer to be kept moist by watering with clean tap or rainwater, as and when required, depending on prevailing weather conditions.

6.5 Construction

- 6.51 New wall foundations within RPA of T1 as shown on drawing MPT307.02.24 at appendix 3 to be constructed using as small as possible diameter displacement piles (to be specified by project engineer), driven through existing ground in locations specified by engineer by use of a lightweight piling hammer with a ground beam or lintel placed on pile caps at existing ground level.
- 6.52 New wall brick piers foundations within RPA of T1 to be constructed using as small as possible diameter displacement piles (to be specified by project engineer), driven through existing ground in locations specified by project engineer by use of a lightweight piling hammer, with a pile cap at existing ground level.
- 6.53 Any tree roots that are exposed during construction to be treated as per section 6.42 of this report.

6.6 New Tree Planting

- 6.61 Plant 1 no. new standard (1.8m tall, 8-10cm girth), rootball stock, Scots Pine (*Pinus sylvestris*) in the location shown, and to the specification detailed, on drawing MPT307.03.24 at appendix 5.
- 6.62 Planting to be in accordance with the specifications of British Standard 4428: 1989 *code of practice for general landscape operations (excluding hard surfaces)* and British Standard 8545: 2014 *Trees: from nursery to independence in the landscape*.

6.7 Sequence of Operations

Pre-start:

- Nominate Arboriculture Clerk of Works (ACoW) and provide copy of this Method Statement.
- Nominated construction contractor(s) to be provided with a copy of this Method Statement and to be fully aware of its implications prior to the start of site activities. Any issues should be raised immediately to the ACoW before the start of any development activities on site.
- Nominated ACoW and nominated construction contractor(s) to hold pre-commencement site meeting to agree on details of this Method Statement.

Site set-up:

- Erect Tree Protection fencing as per section 6.2.
- Install site compound and store materials as per section 6.3.

Demolition:

- Demolish existing boundary wall within RPA of tree T1 and treat any exposed roots as per section 6.4.

Construction:

- Construct new boundary wall foundations within RPA of tree T1 as per section 6.5 and treat any exposed roots as per section 6.4.

Completion:

- Carry out any remedial works to T1 and its RPA only after consultation with ACoW and agreement from Arboriculture Planning Officer.

Soft Landscaping:

- Plant 1 no. tree as per section 6.6.

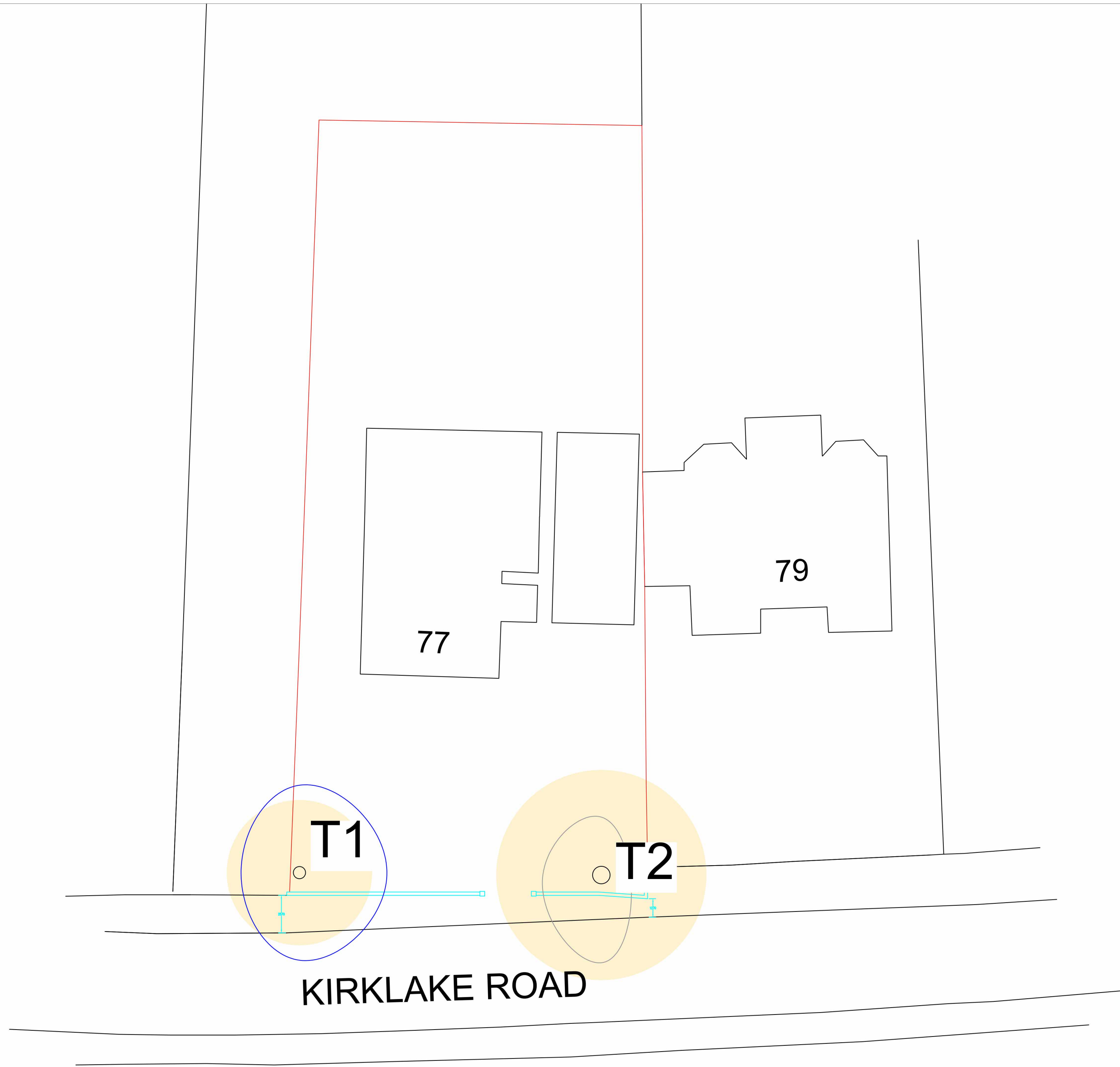
6.8 Monitoring Specification

The ACoW is to be notified by site agent at the following times and is to visit site when notified to ensure compliance with this Method Statement:

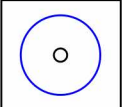
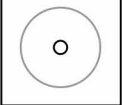

- I. During demolition of existing boundary wall and foundations in RPA of T1.
- II. During construction of foundations for new boundary wall and pillars in RPA of T1.

- III. At Completion. Any remedial works to retained trees or amelioration works to their RPA to be notified by project ACoW to client and Arboriculture Planning Officer.
- IV. After soft landscaping to confirm planting of 1 no. new tree as specified by this Method Statement.

Appendix 1



LEGEND

-  Category B Trees as per Table 1 BS5837: 2012.
-  Category C Trees as per Table 1 BS5837: 2012.
-  Nominal Root Protection Area (RPA) as per BS5837: 2012.

- Notes:**
- PLAN TO BE READ IN CONJUNCTION WITH MPTREES AIA&AMS 77 KIRKLAKE ROAD, FEBRUARY 2024.
 - ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
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DRAWING NO.			MPT307.01.24		



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MPTrees.com

CLIENT:
 Mr K Fairclough
 LOCATION:
 77 Kirklake Road, Formby L37 2DA
 DRAWING TITLE:
 BS5837: 2012 Tree Constraints Plan
 SCALE:
 1:200@ A2



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Appendix 2

MPTrees

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BS5837: 2012 Tree Data Tables

Site: 77 Kirklake Road, Formby

Date: 13/02/2024

Key:

Ref. No.: Reference number (T= Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)

Ht: Height of tree/group of trees measured in meters (to nearest 0.5m)

Species: Common name used

Stem DBH: Diameter at Breast Height measured at 1.5m above ground level (in mm to nearest 10mm).

RPA Area & Radius: Root Protection Area dimensions in m²/m

Branch Spread: in meters to each of the four cardinal points (to nearest 0.5m)

Cr. Cl.: Canopy ground clearance (to nearest 0.5m) with compass direction of lowest primary branch

Age Class: Y=Young, SM=Semi Mature, EM=Early Mature, M=Mature, FM=Fully Mature, D=Dead

Observations and Recommendations: General observations and preliminary recommendations for planning

Est. (yrs): Estimated remaining contribution in years

Cat.: Tree Category in accordance with Table 1 of BS5837: 2012. **Cat. A - High Value Trees**, **Cat. B - Medium Value Trees**, **Cat. C - Low Value Trees**, **Cat. U - Trees recommended for removal irrespective of development.**

Ref. No.	Species	Ht.	Stem DBH	RPA Area & Radius	Branch Spread				Cr. Cl.	Age Class	Observations & Recommendations	Est. Yrs	Cat.
					N	S	E	W					
T1	Oak	12	415	77.91 4.98	6	6	4	6	3SW	EM	Long low horizontal primary branches to south, west and north over road. Good form and condition. Will require special consideration for retention.	100+	B1
T2	Em	11	600	162.86 7.20	6	4	4	2	3.5N	M	35degree lean to north over road with canopy all to north. Dense ivy, dieback and deadwood branches. Semi mature sucker stem at base to south. Dead sucker stem to south west and dead early mature sycamore, twin stem at base and covered in ivy with both leaders missing at 3m to south. Remove and replace as part of new landscaping with tree of appropriate species in appropriate location.	5-10	C1



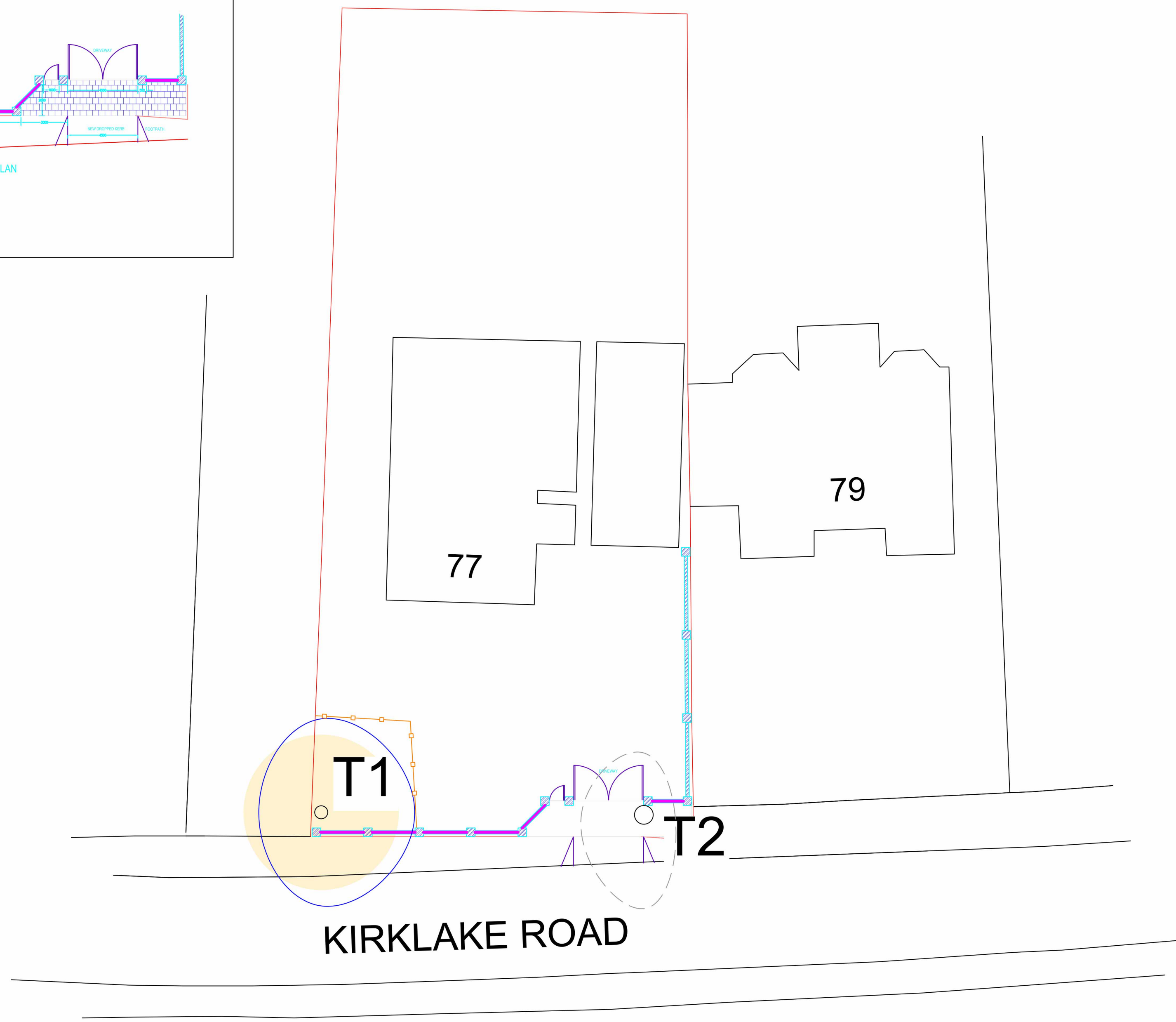
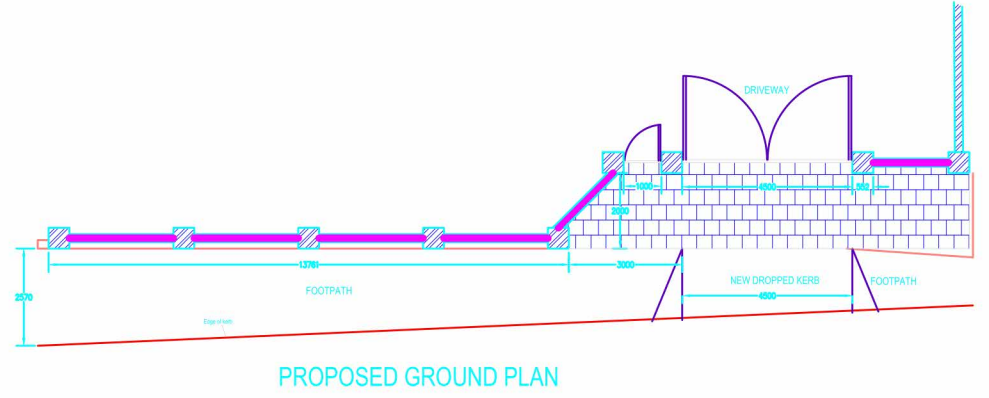
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Appendix 3






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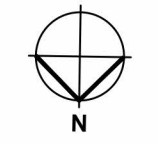
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LEGEND

-  Category B Trees as per Table 1 BS5837: 2012 proposed for retention.
-  Category C Trees as per Table 1 BS5837: 2012 proposed for retention.
-  Category C Trees as per Table 1 BS5837: 2012 proposed for removal.
-  Nominal Root Protection Area (RPA) as per BS5837: 2012 of trees proposed for retention
-  Tree protection fencing as per Fig. 3 BS5837: 2012

- Notes:**
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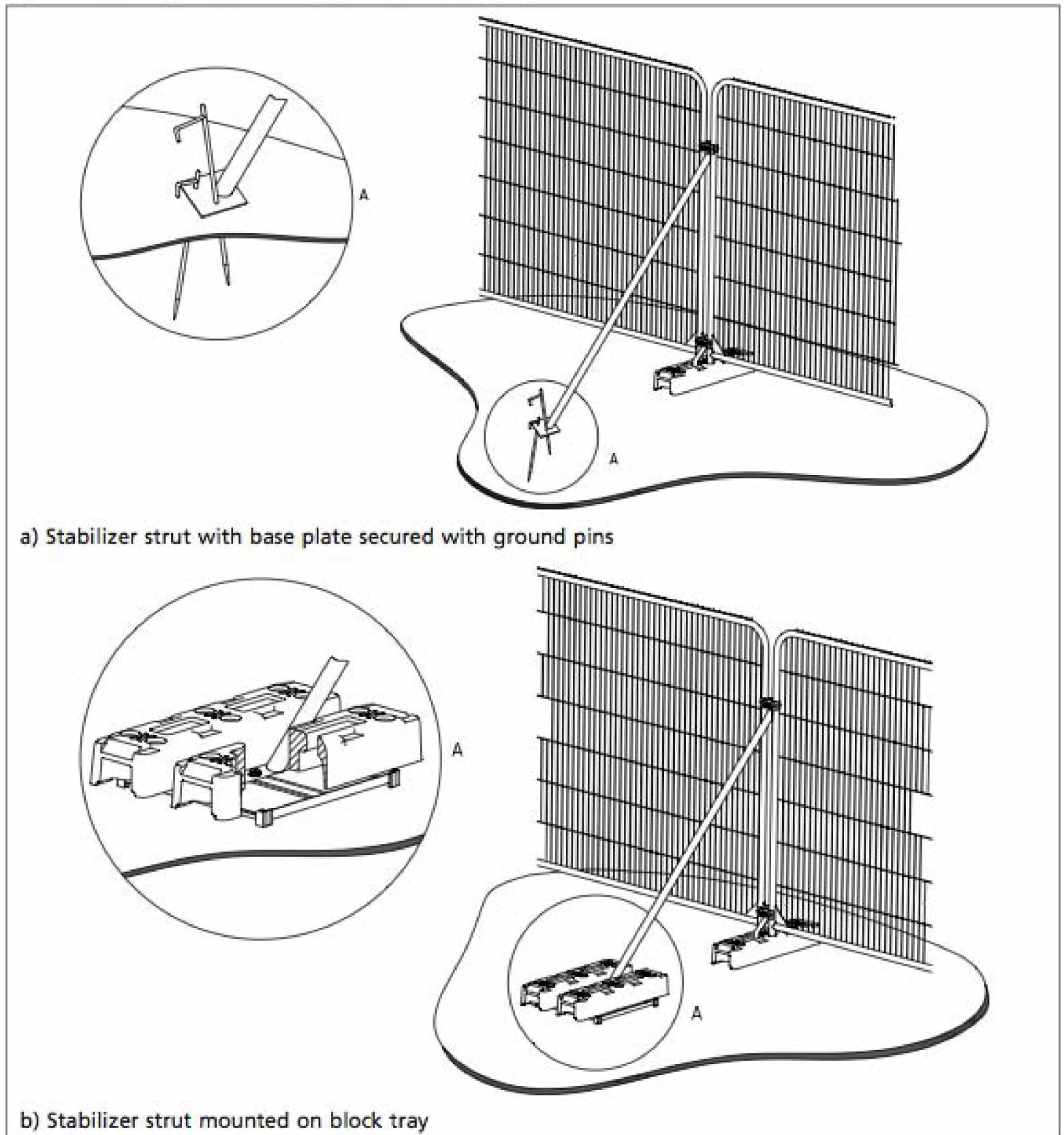


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 BS5837: 2012 Tree Protection Plan
 SCALE:
 1:200@ A2

Appendix 4

Figure 3 Examples of above-ground stabilizing systems





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



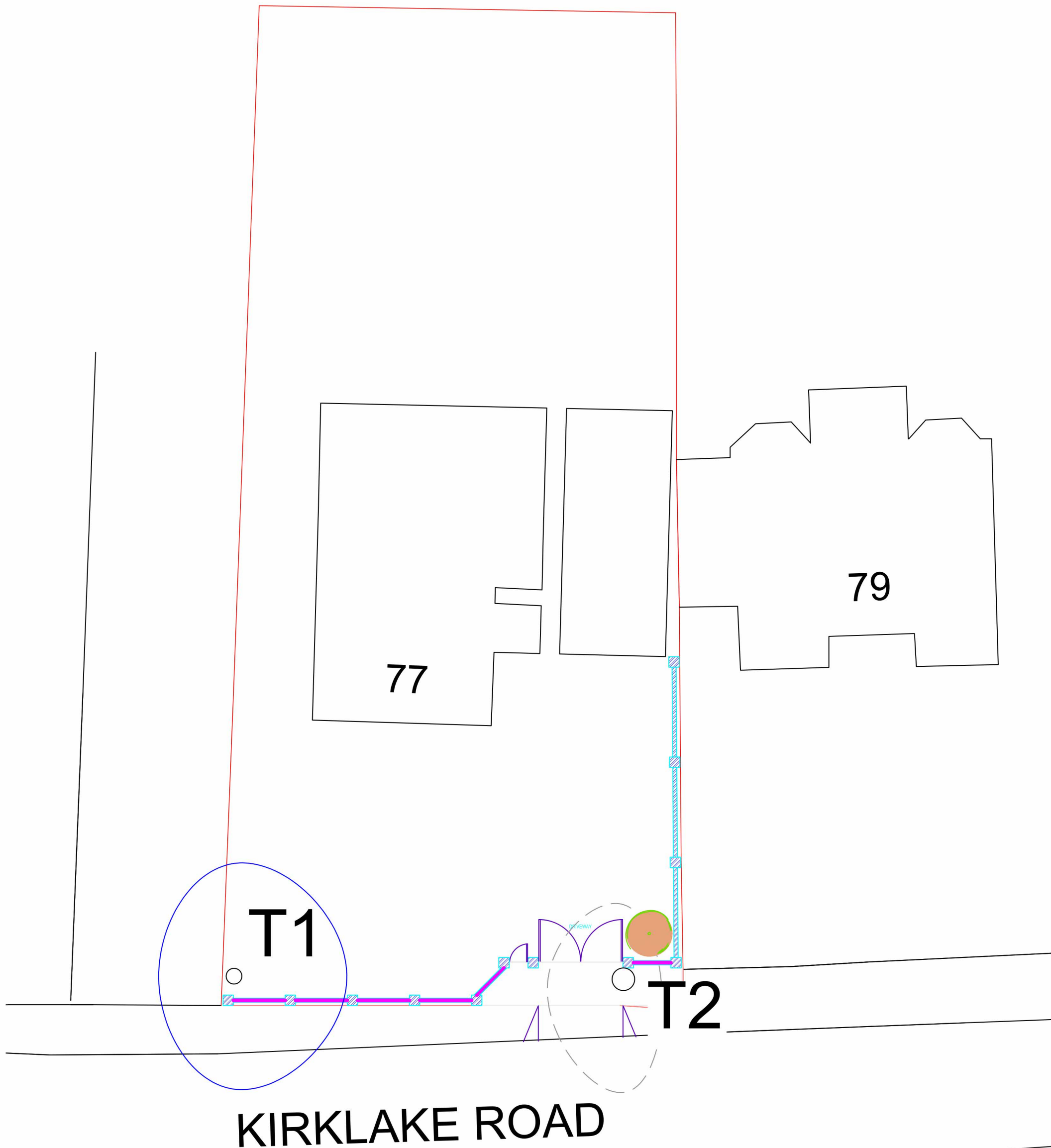
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Appendix 5

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Tree Planting Specification

General

1. All planting to comply with BS3936:2007 for Nursery Stock and BS8545:2014 Trees from nursery to independence
2. All pre-planting, site preparation, planting and post planting maintenance shall be carried out in accordance with BS4428 Code of Practice for General Landscape Operations
3. All trees shall be positioned in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction
4. There are to be no trees planted within 5m of any underground or overhead services, without suitable approved root barriers, where applicable.

Schedule of Implementation

The planting will be carried out in the first available season after completion of development (October to March) when weather conditions are suitable.

Site Preparation

1. Clear all litter debris and stone above 50mm in any dimension and any other unwanted material from planting area.

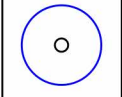
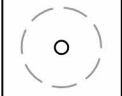

Planting Specification

1. Excavate 1no. planting pit in location shown; 600mm diameter x 600mm deep, thoroughly break up sides and base (to 250mm).
2. Place root ball tree in pit and fill remainder of pit with 50/50 mix of good quality top soil conforming to specifications of BS3882: 2015 - Topsoil, and peat free organic compost, with granular, slow release, general fertilizer, added as per manufacturers instructions.
3. Firm in soil around tree ensuring root collar of tree is flush with finished ground level.
4. Support tree with appropriate stake and tie.
5. Place proprietary 75mm deep layer of well decomposed bark mulch around tree.

5 Year Maintenance Plan

1. Area around tree to be kept clear of weeds by hand pulling as necessary and treating area with a suitable non-residual translocated herbicide, according to manufacturer's recommendations.
2. Verify stake and ties annually. Adjust or replace as necessary.
3. Re-firm and maintain tree in an upright position if/when necessary.
4. Prune to remove any damaged or potentially weak branches and limbs.
5. Tree to be watered at time of planting and when necessary to ensure healthy establishment during periods of drought.
6. If tree is removed, damaged, dead or diseased within 5 years of planting it will be replaced in the next available planting season with a replacement of same species and size as original, unless otherwise agreed with Local Planning Authority.
7. Any new tree to conform to BS8545: 2014 Trees from nursery to independence in the landscape and to be planted in accordance with BS4428 Code of practice for General Landscape Operation and as per the Planting Specifications detailed on this plan.

LEGEND

-  Category B Trees as per Table 1 BS5837: 2012 proposed for retention.
-  Category C Trees as per Table 1 BS5837: 2012 proposed for removal.
-  1no. 'standard' Scots pine *Pinus sylvestris*, rootball stock, 1.8m tall, 8-10cm girth.

Notes:

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