

Arboricultural Impact Assessment



<u>Client:</u>	T J Thomas Estates Ltd.
<u>Site:</u>	Penny Black Pub Lickers Lane Whiston Merseyside
<u>Ref:</u>	TJT01
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<u>Date</u>	June 2013
<u>Version</u>	Version 1

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1 Introduction

RMH was invited by T.J. Thomas Estates Ltd. (the client) to survey and prepare an 'Arboricultural Impact Assessment' incorporating a 'Method Statement' if applicable for land off Lickers Lane in Whiston, Merseyside (the site).

The survey was completed in June 2013 and followed guidelines as recommended within **BS 5837:2012** *Trees in relation to design, demolition and construction - Recommendations*.

Under these recommendations trees are assessed objectively according to set criteria, a summary of criteria is within Table 1 below with the full table presented at appendix 1.

Table 1 – Summary of BS5837 criteria

Category	Definition
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.
A	Trees of high quality with an estimated remaining life expectancy of at least 40 years.
B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
C	Trees of low quality with an estimated remaining lifespan of at least 10 years, or young trees with a stem diameter below 150mm.

A topographical map supplied by the client was used to record tree stem locations. The positions of any trees not shown on the topographical map have been estimated and will be annotated accordingly on the TPP.

2 The Site

Within the site boundary is a derelict building which was previously the Penny Black Pub with associated car parking space, out buildings and areas of soft landscaping. The blue line in *Image 1* below demarcates the site boundary.

The site is bound by Lickers Lane to the south and Sherwood Drive to the east. Residential and small business buildings mark the north and west boundaries of the site.

Image 1 – Location Map



There is existing access to the site by vehicle off Sherwood Drive and on foot throughout the site. Trees located on third party land were surveyed as accurately as possible from accessible parts of the site.

Weather conditions during the survey were clear and bright.

3 Statutory Protection

LPA

Consultation with Knowsley Borough Council confirmed that, at the time of the survey, no statutory protection in the form of a Tree Preservation Order or Conservation Area status was present on, or directly influencing to the site.

Protected Species

In accordance with Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of the *Conservation of Species and Habitats Regulations 2010* an inspection from ground-level was undertaken for the presence of bats and birds.

No trees were found to have features suitable for bat habitation and no birds' nests either being built or containing eggs were noted during the survey.

Should the presence of a bat roost be suspected during demolition or construction operations all work must cease until advice can be sought from a suitably qualified bat specialist.

Should a birds' nest be found during tree work operations, work on that tree must cease until advice can be sought from a suitably qualified ecologist.

4 Existing Trees

Tree quality categories are summarised within *Table 2* in section 6 and in *Appendix 2*.

A total of 8 trees were recorded during the survey 3 of which were located on third party land beyond the northern boundary. T6-cherry, T7-rowan and T8-laburnum *image 2* (below).

As shown within *image 2* the trees are located beyond a fence with brick-wall foundations therefore the RPA of these trees are unlikely to be present within the site. No signs of root incursion were noted within any area of the hard surfacing directly adjacent to these trees.

Image 2 – Trees T6, T7 and T8



The remainder of trees are located exclusively in the south-western corner of the site. T1-whitebeam, T2-whitebeam, T3-Swedish whitebeam, T4-copper beech and T5-Swedish whitebeam *images 2 and 3* (below).

These trees are of similar age indicating they were planted around the same time and are in good to fair condition with the exception of T5, which is considered unsuitable for long term retention regardless of the proposed development.

Image 2 – Trees T1, T2, T3, T4 and T5

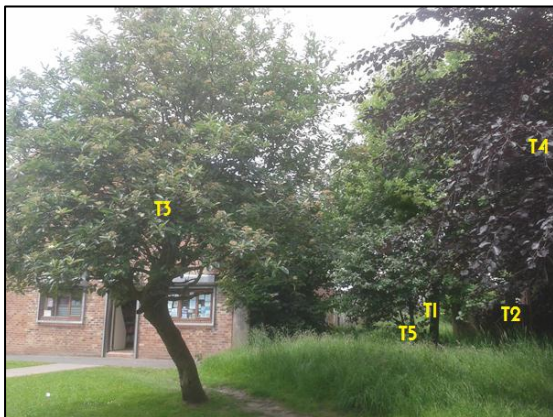


Image 3 – Trees T1, T2 and T5



5 Development Proposals

The proposed development is shown on Drawing 1 (TPP) and includes 9 residential properties with associated gardens, parking and access.

6 Development Impact

Table 2 shows a summary of trees, their tree quality categorisation and any actions required as a result of the development proposals. Tree quality categories are explained within *Appendices 1 and 2*.

Table 2 – Impact of proposed development

Type	Category B	Category C	Category U
Third party trees which must be protected	T6	T7 and T8	-
Trees to be removed	T4	T1, T2 and T3	T5

A total of 5 trees will require removal to facilitate the development proposals.

4 trees (T1, T2, T4 and T5) must be removed to facilitate the development proposals. The trees are located either directly within the footprint of proposed buildings or their root protection area (RPA) would be incurred to such a degree as to make their long term retention unlikely. Tree T5 is considered unsuitable for long term retention regardless of the development proposals.

1 tree (T3) is recommended for removal due to having a 45 degree southerly lean which would prevent the installation of a boundary treatment and would likely cause future boundary issues. In addition the tree has a limited future contribution due to the relatively short lived nature of the species at around 70-80 years.

7 Protection and Management

No trees within the site require special protection measures during the demolition and construction phases of development.

Although the RPA of third party trees T6, T7 and T8 are unaffected by the proposed development, care must be taken during operations to avoid damage to branches which currently overhang the site by a short distance, particularly if boom-operated machinery is unavoidable within proximity to these trees.

No trees within the site are recommended for retention, therefore no tree protective fencing will be required there will be no construction exclusion zones (CEZ).

8 Mitigation

Mitigation for the loss of canopy cover will be required in the form of replacement tree planting and is considered appropriate due to the suitability and size of the site, which is likely to produce a net gain in tree canopy cover.

There is adequate space to meet the 3 for 1 tree replacement policy of Knowsley Metropolitan Borough Council (KMBC). The final extent of replacement tree planting must be in agreement with KMBC.

Choice of tree species must be suitable for the available space now, and as the tree matures leaving adequate room for the trees' roots and canopy to extend without significant future management.

9 **Summary**

1. **1** category **B**, **3** category **C** and **1** category **U** trees must be removed to facilitate the development proposals.
2. Consultation with Knowsley Metropolitan Borough Council confirmed that, at the time of the survey, no trees on or directly adjacent to the site were subject to a Tree Preservation Order or Conservation Area status. No other statutory protection was noted on the site.
3. No trees were found to have features considered suitable for bat habitation and no nesting birds were noted during the survey.
4. The existing tree stock within the site is confined to the south western and is of predominantly low value (Category C) with 1 tree of moderate value (Category B) and 1 tree unsuitable for retention (Category U).
5. Third party trees beyond the northern boundary are not considered a constraint to development due to their location behind a high fence and brick wall restricting their rooting to an area outside the site.
6. No special mitigation procedures in proximity to trees or protective measures such as Construction Exclusion Zones (CEZ's) will be required during the demolition and construction operations.
7. Mitigation for the loss of trees is recommended to take the form of replacement planting. The site has the capacity to meet Knowsley Metropolitan Borough Council's 3 for 1 replacement tree policy.
8. Suitable tree species for replacement planting must be selected giving enough space for root and crown extension into maturity with minimal future management.

Drawing 1

Tree Protection Plan

Appendix 1

Tree Quality Criteria

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 <i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.	See Table 2			
<table border="1"> <thead> <tr> <th>1 Mainly arboricultural qualities</th><th>2 Mainly landscape qualities</th><th>3 Mainly cultural values, including conservation</th></tr> </thead> </table>			1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
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 significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)			
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 with material conservation or other cultural value			
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 with no material conservation or other cultural value			

Appendix 2

Arboricultural Data Sheets