



Arboriculture Impact Assessment
And
Method Statement
Rev B

Project:
Former Prescott Police Station,
Derby Street,
Prescot

Date:
November 2022

MPTREES

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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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October 2022

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1.0 Introduction

- 1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) further to the instructions of Prima Group, who seek planning permission for development of the former Prescott Police Station, derby Street, Prescott, L34 3LG, 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 the application proposal on the resource.
- 1.3 To assess the significance of the potential impacts of this proposal, 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 is the former Prescott Police Station and is located within the Prescott Town Centre Conservation Area. It is a level site that contains a detached, vacant, brick building, that was once the Police Station, as well as areas of hard standing, hard, and soft landscaping, and disused garages, as can be seen in Fig. 1 below. The existing site layout, and all trees potentially impacted by the application proposal that are on/adjacent site, can be seen on drawing MPT261.01.22 at appendix 1 of this report.

Fig. 1 – Aerial Site View



3.0 Application Proposal

3.1 Prima Group seek planning approval for the conversion of the former Police Station building into 8no. residential flats, the demolition of the existing garage blocks and hard standing, and the construction of 6no. 3 bed 3 storey town houses with associated hard and soft landscaping. The proposed site layout can be seen on drawing MPT261.02.22 Rev B at appendix 3 of this report.

4.0 Impact Assessment

- 4.1 As can be seen on drawing MPT261.02.22 Rev B and detailed in the survey data tables at appendix 2, the application will not require the removal of any trees from or adjacent site.
- 4.2 As can also be seen on drawing MPT261.02.22 Rev B, all trees potentially impacted by the application are off-site, located in neighbouring residential properties, close to site boundaries. Due to their proximity, there is the potential for significant negative impacts on their long-term health and condition from the application proposal.
- 4.3 Table 1 below summarises the potential impacts.

Tree Ref.	% RPA Impacted	Operations required within RPA	Potential Impacts
T1, T2, T3 & T4	34.6, 36.5, 36.5 & 33.9	Demolition of existing garages and new soft landscaping.	Root damage and loss
T5	26.4	Demolition of existing landscaping and construction of new car parking.	Root damage and loss
T6	1.7 & 35.9	Construction of new foundations. Demolition of existing hard surfaces and construction of new tarmac and paving	Root damage and loss and crown reduction
T7	33.8	Demolition of existing hard surfaces and construction of new tarmac and paving.	Root damage and loss and crown reduction
T8 & G1	30.7 & 13.5	Demolition of existing hard surfaces and construction of new tarmac surfacing.	Root damage and loss and crown reduction

- 4.4 The amount of potential root loss from the RPA of T6 through the construction of new foundations will have a negligible impact. Although existing site conditions (hard surfaces and buildings) will not have favoured root development by trees adjacent site, to mitigate potential root damage and loss it will be necessary that the demolition and construction methods specified in the Method Statement at section 6 of this report are implemented.

- 4.5 To mitigate any unintended negative impacts from facilitation pruning works required to the canopies of T6, T7, T8 and G1, it will be necessary that the specification for tree works detailed in the Method Statement at section 6 of this report is adhered to.

5.0 Conclusions & Recommendation

- 5.1 The application has the potential for significant negative impacts on the visual and wider amenity benefit value that trees adjacent the application site provide.
- 5.2 To mitigate the potentially significant negative impacts of the application proposal on trees adjacent the application site, 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.
- 5.3 It is recommended that there are no arboriculture reasons why planning permission cannot be granted for this application provided that any planning permission granted for this application includes 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: Prima Group

Site address: Former Prescott Police Station, Derby Street, Prescott, L34 3LG

Site manager: Unconfirmed

Local Planning Authority: Knowsley Council

Arboriculture Planning Officer: Unconfirmed

Project Arboriculturist: Matthew Potier, MPTrees, 07575 360202,
matthew@mptrees.com

Arboriculture Clerk of Works: Unconfirmed

6.2 Tree Works Specification

Tree Ref. as per dwg. MPT261.01.22 and MPTrees BS5837: 2012 Tree Survey data Tables, former Prescott Police Station, October 2022	Specification
T6	Remove lowest primary branch at 4m to west and the lowest secondary branch at 4.25m to west. Reduce primary branches to west over site by 2-3m, back to suitable branch unions, up to height of 6m.
T7	Raise canopy height over site by 2m by reducing scaffold branches back to suitable branch unions.
T8	Crown raise to west to height of 3m by removing the lowest, bending, primary branch at 4m to west.
G1	Crown raise to west to height of 3m by reducing branch spreads.

6.21 Work to be carried out by a fully insured and qualified tree work contractor in accordance with the recommendations of BS3998: 2010.

6.22 Work to be carried out outside of bird nesting season (March to September inclusive) or only after survey and confirmation of absence of active birds' nests.

6.3 Site Compound and Storage Specification

6.31 Site Compound and storage of all materials to be located outside of RPA as shown on drawing MPT261.02.22 Rev B at appendix 3.

6.4 **Demolition**

6.41 Demolition of Garages in RPA of T1, T2 and T3

6.411 Machine bodies to be positioned on existing hard surfaces outside of RPA in the locations shown on drawing MPT261.02.22 Rev B at appendix 3.

6.412 Structures to be pulled down, away from trees.

6.413 All rubble and debris to be pulled away from trees using bucket with no teeth and stored outside of RPA.

6.414 Floor slabs to be broken up using machine with body sat on existing hard surfaces, working backwards away from trees

6.415 Remove broken floor slab and any sub-base in RPA by hand and store all debris outside of RPA.

6.416 All rubble and debris to be pulled away from trees using bucket with no teeth and stored outside of RPA.

6.417 Any tree roots that are exposed during demolition to be treated in accordance with section 7.2.2 of BS5837: 2012, as follows:

- Any exposed roots less than 25mm diameter exposed during construction of new foundations to be pruned back to edge of excavations using sharp secateurs or saw.
- Roots greater than 25mm or occurring in clumps to be cut only after agreement from project Arboriculturist.

6.42 Demolition of Hard Landscaping in RPA of T3, T4 and T5

6.421 Remove gravel, vegetation, and geotextile membrane by hand in RPA of T3, T4 and T5.

6.422 All rubble and debris to be stored outside of RPA.

6.423 Treat any exposed roots as per section. 6.417 of this AMS.

6.43 Demolition of Existing Hard Surfaces in RPA of T6, T7, T8 and G1

- 6.431 Break up existing hard surfaces using machine with body sat on existing hard surfaces, working backwards away from trees.
- 6.432 Remove broken hard surfaces within RPA by hand and store all debris outside of RPA.
- 6.433 Retain existing hard surface sub-base. See section 6.72.
- 6.434 Treat any exposed roots as per section 6.417 of this AMS.

6.5 Tree Protection Fencing

- 6.51 Install tree protection fencing as per appendix 4 in locations shown on drawing MPT261.02.22 Rev B after demolition and removal of existing hard landscaping and surfaces and garage blocks.
- 6.52 Area behind fencing to be exclusion zone to all site activities including the passage of men and machinery, the lighting of fires or discharge of liquids, or the storage of materials.
- 6.53 Fencing to remain in locations shown until construction of new paving and tarmac surfacing and soft landscaping phases.

6.6 Temporary Ground Protection

- 6.61 Install temporary ground protection as per appendix 5 in locations shown on drawing MPT261.02.22 Rev B after demolition and removal of existing hard landscaping and surfaces and garage blocks.
- 6.62 Ground protection to be constructed using proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g., 250 mm depth of woodchip), laid onto a geotextile membrane that is placed over retained existing hard surfaces sub-base.
- 6.63 Ground protection to remain in locations shown until construction of new paving and tarmac.

6.7 **Construction**

6.71 New Foundations within RPA of T6

- 6.711 Excavate new foundations within RPA using hand tools only.
- 6.712 All excavated material to be stored outside of retained trees RPA and tree protection fencing.
- 6.713 Treat any exposed roots as per section 6.417 of this AMS.
- 6.714 Line foundation trench within RPA with impermeable membrane before pouring concrete if exposed pruned root ends present.

6.72 New Tarmac Construction within RPA of T6, T7, T8 and G1

- 6.721 Remove Tree Protection Fencing for trees T6, T7, T8 and G1 and temporary ground protection.
- 6.722 Level retained existing hard surfaces sub-base where required using sharp sand (not builders' sand due to high salt content), or similar non-toxic porous aggregate, using hand tools only in RPA. No machine access permitted in RPA.
- 6.723 Construct new permeable tarmac as per detail at appendix 6.

6.73 New Paving Construction within RPA of T6, T7 and T8

- 6.731 Level existing sub-base as required using sharp sand (not builders' sand due to high salt content), or similar non-toxic porous aggregate, using hand tools only in RPA. No machine access permitted in RPA.
- 6.732 Place block pavers on 40-50mm sand bed laid onto a geotextile membrane that is placed over retained existing hard surfaces sub-base.

6.74 New Boundary Fence Construction within RPA of T1, T2, T3, T4, and T5

- 6.741 Remove Tree Protection Fencing for T1, T2, T3, T4 and T5.
- 6.742 New fence post holes within RPA to be dug by hand and any exposed roots to be treated as per section 6.417 of this AMS.
- 6.743 Line post holes within RPA with impermeable membrane before pouring concrete if exposed pruned root ends present.

6.8 Soft Landscaping within RPA of T1, T2, T3, T4 and T5

- 6.81 Areas of new lawn within RPA of T1, T2, T3, T4 and T5 to be levelled by hand. Areas to be levelled using sharp/horticultural sand (not builders' sand due to high salt content) where required.
- 6.82 New topsoil conforming to the specifications BS3882: 2015 *Topsoil*, to be added at maximum depth of 100mm by hand and levelled by hand in RPA.
- 6.83 Apply new turf layer or grass seed by hand in RPA in accordance with the specifications of BS4428:1989 *Code of practice for general landscape operations (excluding hard surfaces)*.

6.9 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. If any issues are found with the detail of this Method Statement, they should be raised immediately to the ACoW before the start of any development activities on site.
- Nominated ACoW and nominated site agent to hold pre-commencement site meeting to agree on details of this Method Statement.

Site set-up:

- Carry out tree works detailed as per section 6.2.
- Install cabins and site compound and store materials as per section 6.3.

Demolition:

- Demolish garage blocks as per section 6.41.
- Demolish hard landscaping as per section 6.42.
- Demolish hard surfaces as per section 6.43.

**Tree Protection Measures:**

- Install Tree Protection Fencing and Temporary Ground Protection as per sections 6.5 and 6.6, and appendices 4 and 5.

Construction:

- Construct new foundations as per section 6.71.
- Construct new tarmac as per section 6.72 and appendix 6.
- Construct new paving as per section 6.73.
- Construct new boundary fencing as per section 6.74.

Soft Landscaping:

- Carry out soft landscaping as per section 6.8.

Completion:

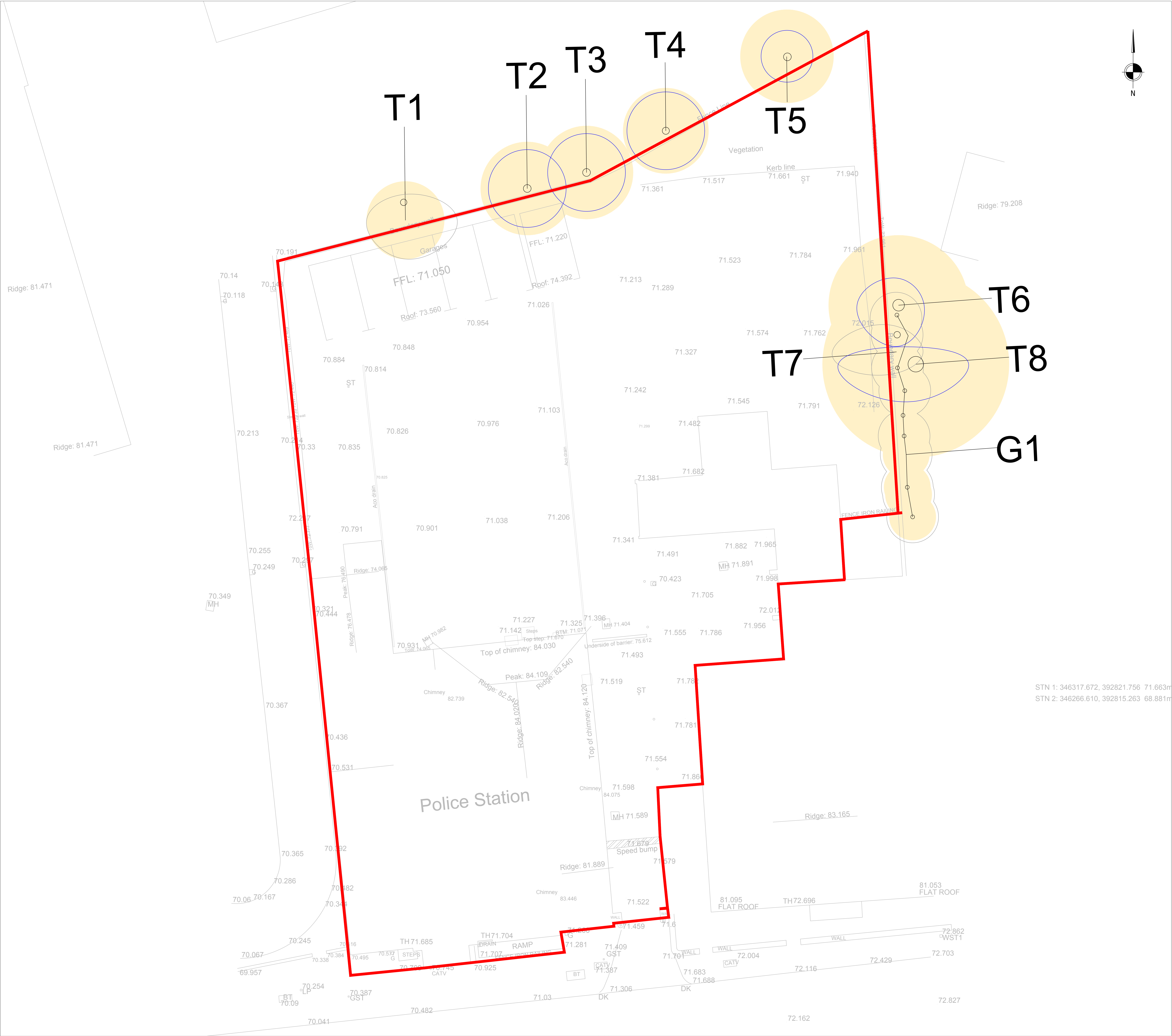
- Carry out any required remedial works to retained trees and their RPA only after consultation with ACoW and agreement from Arboriculture Planning Officer.

6.9 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. After site set up.
- II. During demolition of garages and hard surfaces and landscaping within RPA.
- III. After installation of tree protection measures.
- IV. During construction of foundations, new boundary fence and new hard surfaces within RPA.
- V. At completion. Any remedial works to retained trees or amelioration works to their RPA to be notified by project ACoW to client and Knowsley Council.

Appendix 1



LEGEND

- Category B Trees as per BS5837: 2012.
- Category C Trees as per BS5837: 2012.
- Nominal Root Protection Area (RPA) as per BS5837: 2012. See notes below.

- Notes:
- Plan to be read in conjunction with MPTrees BS5837: 2012 Tree Survey Data Tables, Former Prescott Police Station, November 2022.
 - Do not scale from this drawing as printing may distort the scale. Work from figured dimensions only.

	MP	CS	MP		01/11/2022
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT261.01.22	
				101 Marsden Ave., St Helens, Merseyside, WA10 4DY Tel: 01744 604250 / 07575360202 e-mail: matthew@mptrees.com www.mptrees.com	

CLIENT:
Prima Group

LOCATION:
Former Prescott Police Station, Derby St, Prescott.

DRAWING TITLE:
BS5837: 2012 Tree Constraints Plan

SCALE:
1:100 @ A0

Appendix 2

BS5837: 2012 Tree Data Tables

Site: Former Prescott Police Station

Date: 12/10/2022

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

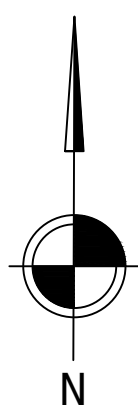
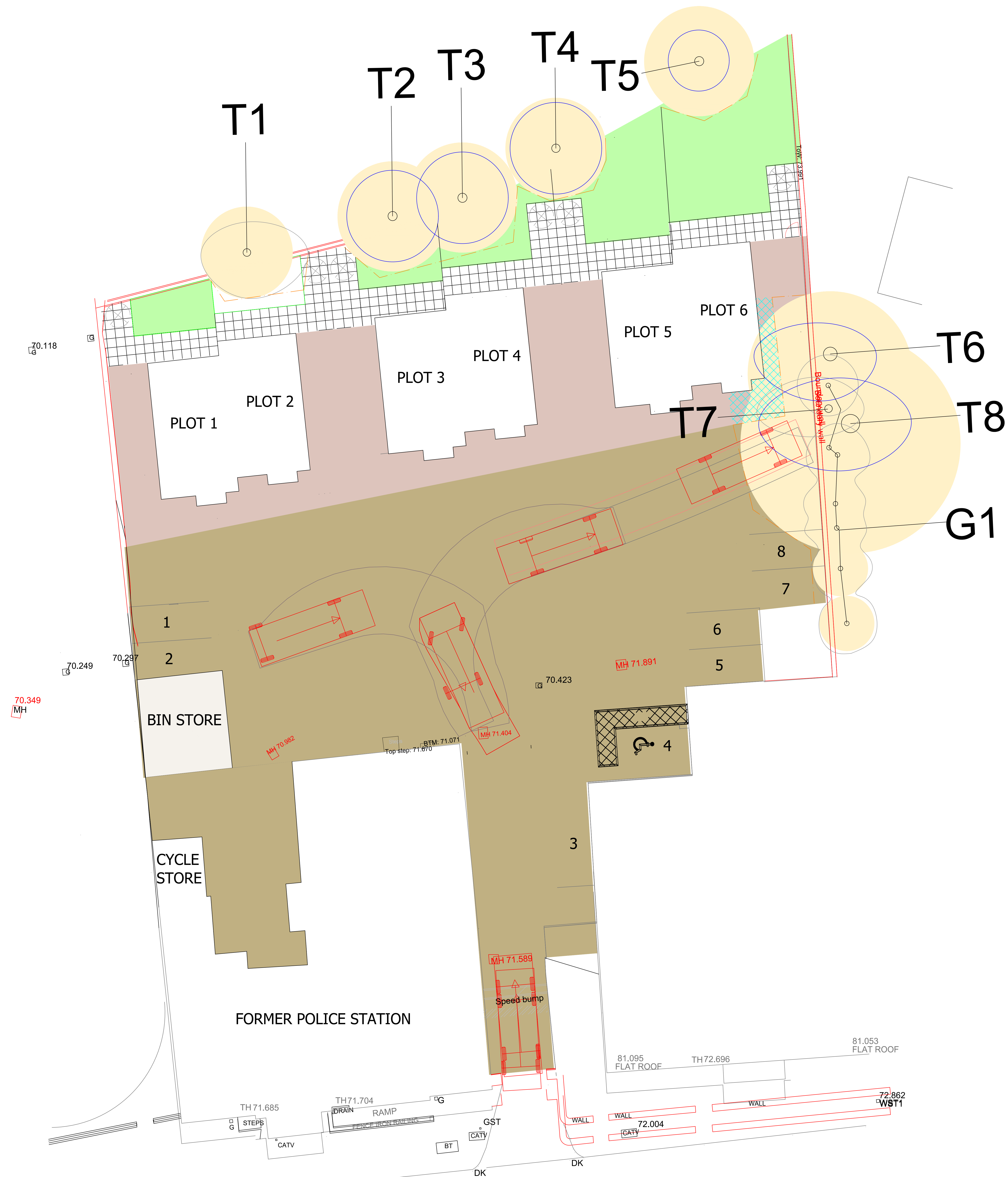
Est. (yrs): Estimated remaining contribution in years

Cat.: Tree Category in accordance with Table 1 of BS5837: 2012

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	Wild Cherry	5.00	250	28.27	2	3	4	3	3.5	EM	Off site. Dbh estimate. Has been reduced in height with poor pruning cuts. Will require protection to BS5837 as demolition of existing hard surfaces and garage block and new soft landscaping will have potential to damage roots.	40	C2
				3.00									
T2	Hawthorn	4.50	300	40.72	3	3	3	3	3	M	Off site. Dbh estimate. Twin stem at 2.5m, leans south, covered in dense ivy. Has been reduced in height in past. Will require protection to BS5837 as demolition of existing hard surfaces and garage block and new soft landscaping will have potential to damage roots.	25	B1
				3.60									
T3	Hawthorn	4.50	300	40.72	3	3	3	3	3	M	Off site. Dbh estimate. Leans southeast and is pushing against brick boundary wall causing it to crack. Will require protection to BS5837 as demolition of existing hard surfaces and garage block and repairs to existing brick boundary wall and new soft landscaping will have potential to damage roots.	25	B1
				3.60									

T4	Hawthorn	5.00	275	34.21	3	3	3	3	2.5	M	Off site. Dbh estimate. Twin stem at 1m. Covered in dense ivy. Poor included bark unions between stems. Will require protection to BS5837 as removal of existing landscaping and construction of new brick boundary wall section and new soft landscaping will have potential to damage roots.	25	B1
				3.30									
T5	Hawthorn	5.00	300	40.72	2	2	2	2	2.5	M	Off site. Dbh estimate. Will require protection to BS5837 as removal of existing landscaping and construction of new brick boundary wall section and hard surfaces will have potential to damage roots. Existing landscaping is area of gravel on top of membrane with weeds and garden debris.	25	B1
				3.60									
T6	Wild Cherry	7.50	450	91.61	2	3	3	5	1	M	Off site. Dbh estimate. 1m wide soft landscaping strip between boundary wall and existing hard standing. Has been crown reduced to north with poor pruning cuts. Will require protection to BS5837 as removal of existing landscaping and hard standing and construction of new car parking will have potential to damage roots. Will require crown raising to west to height of 3m to give clearance over new parking and facilitate construction. Raise by removing lowest primary branch at 4m to west and lowest secondary branch at 4.25m to west.	25	B1
				5.40									
G1	Leylandii	5.00	150	10.18	2	2	2	2	2	EM	Line of trees off site. Dbh estimate. Have been reduced in height. 1m wide soft landscaping strip between boundary wall and existing hard standing. Will require protection to BS5837 as removal of existing landscaping and hard standing and construction of new car parking will have potential to damage roots. Will require crown raising to west to height of 3m to give clearance over new parking and facilitate construction.	60	C2
				1.80									
T7	Wild Cherry	7.00	250	28.27	2	2	2	5	3	EM	Off site. Dbh estimate. Growing through canopies of trees in G1. 1m wide soft landscaping strip between boundary wall and existing hard standing. Will require protection to BS5837 as removal of existing landscaping and hard standing and construction of new car parking will have potential to damage roots.	40	C2
				3.00									
T8	Wild Cherry	8.00	600	162.86	3	3	4	6	1	M	Off site. Dbh estimate. Multi stem at 3.5m. Secondary branches to west bending over site. 1m wide soft landscaping strip between boundary wall and existing hard standing. Will require protection to BS5837 as removal of existing landscaping and hard standing and construction of new car parking will have potential to damage roots. Will require crown raising to west to height of 3m to give clearance over new parking and facilitate construction. Raise by removing lowest bending primary branch at 4m to west.	25	B1
				7.20									

Appendix 3



LEGEND

	Category B Trees as per BS5837: 2012 proposed for retention/removal.
	Category C Trees as per BS5837: 2012 proposed for retention/removal.
	Nominal Root Protection Area (RPA) as per BS5837: 2012.
	Tree Protection Fencing. See section 6.5 of MPTrees Arboriculture Impact Assessment and Method Statement, Former Prescott Police Station, November 2022
	Ground Protection. See section 6.6 of MPTrees Arboriculture Impact Assessment and Method Statement, Former Prescott Police Station, November 2022
	Lawn
	Patio
	Paving
	Permeable tarmac

Notes:

1. Plan to be read in conjunction with MPTrees Arboriculture Impact Assessment and Method Statement Rev. B, Former Prescott Police Station, November 2022.
2. Do not scale from this drawing as printing may distort the scale. Work from figured dimensions only.

B	MP	CS	MP	Amended site layout	30/11/2022
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT261.02.22	
				101 Marsden Ave., St Helens, Merseyside, WA10 4DY Tel: 01744 604250 / 07575360202 e-mail: matthew@mptrees.com www.mptrees.com	

CLIENT:
Prima Group

LOCATION:
Former Prescott Police Station, Derby St, Prescott

DRAWING TITLE:
BS5837: 2012 Tree Protection Plan

SCALE:
1:100 @ A0

Appendix 4

Example of Tree Protection Fencing & Signage



Block 'n Mesh Fencing on concrete / rubber feet

In order to prevent movement of this type of fence, the feet can be 'pinned' using scaffold pole sections driven into the ground through the concrete / rubber feet. The weld-mesh panels can also be braced diagonally at intervals.



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**

Appendix 5

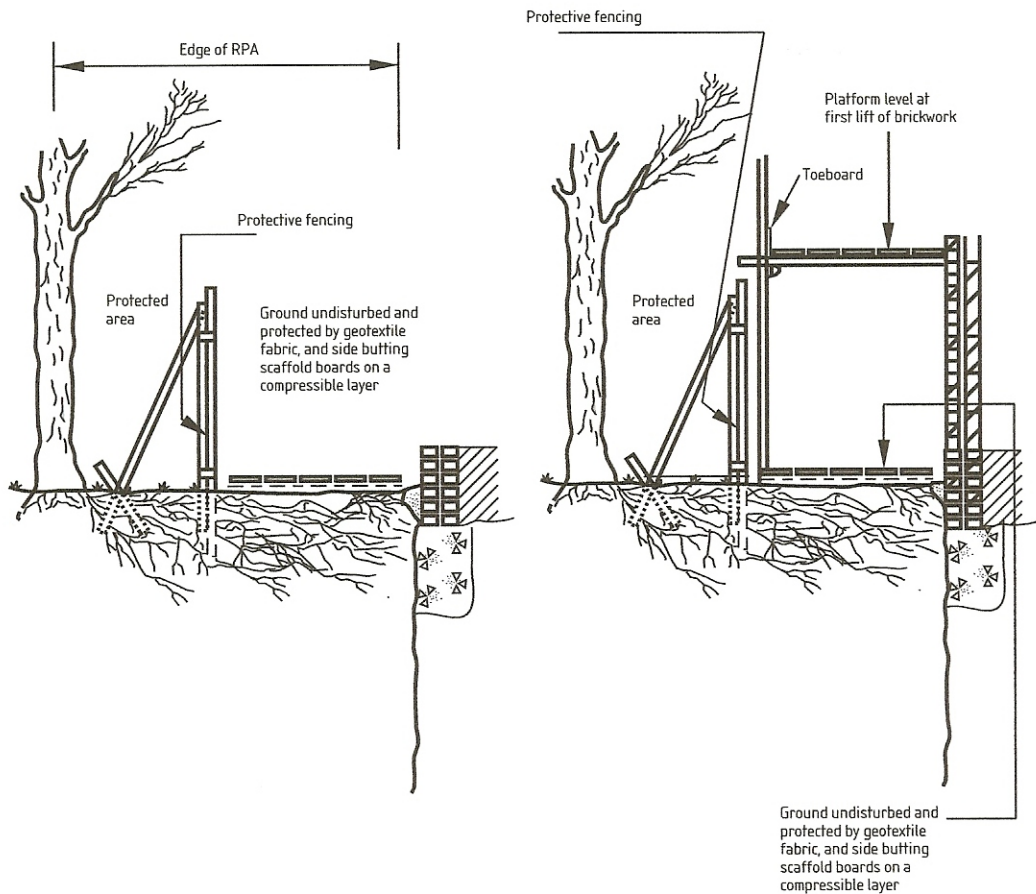


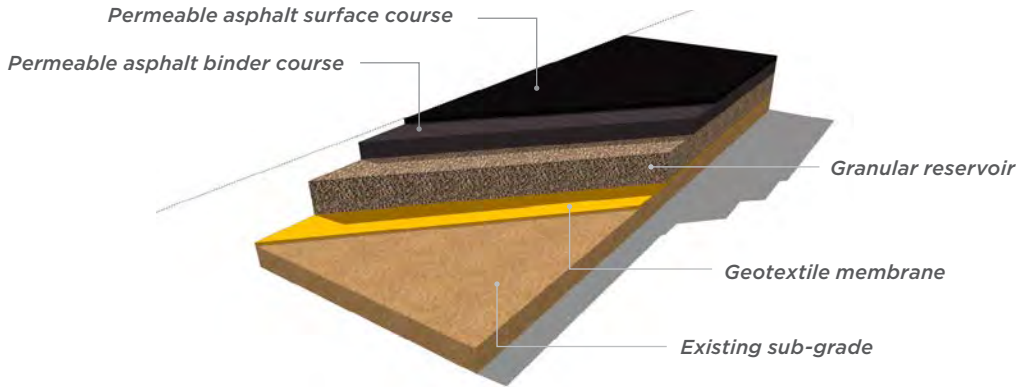
Figure 3 — Scaffolding within the RPA

Appendix 6

PERMEABLE ASPHALT

SOLUTION GUIDE





With all asphalt pavements the surface course is designed to provide a smooth finish, with no trip hazards an appropriate level of slip and skid resistance. These characteristics in a permeable solution are maintained whilst being free draining (removing risks of standing water and ice) and acting as a pollutant filter, removing contaminants prior to discharge.

It is the granular layer, that Tarmac can supply, consisting of specifically graded unbound aggregates to create voids, which can act as a reservoir for the attenuation of surface run off, delaying

the instantaneous surface run off associated with impermeable surfaces.

When a permeable solution is used to attenuate surface run off it can play a role in the reduction of the heat island effect through evaporation cooling. As periods of raised temperatures are experienced the trapped water evaporates creating a surface cooling cycle. Throughout the system each layer acts as a filter and pollutant screen, trapping silts, organic materials and heavy metals within its structure reducing their discharge into water courses.

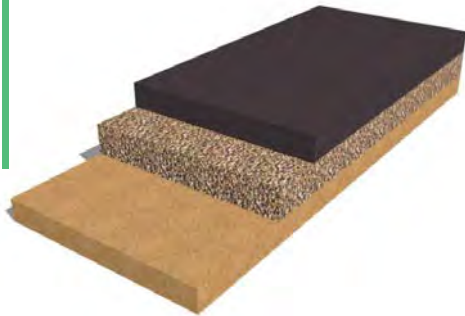
PERMEABLE ASPHALT SYSTEMS

There are three core systems for the implementation of permeable paving systems, whose suitability is dependent on site conditions.

SYSTEM A

Full Infiltration

The preferable solution for drainage systems, as it enables the surface water to be dealt with on site. The system allows all water entering the pavement to infiltrate through the constructed layers into the existing underlying ground.



SYSTEM B

Partial Infiltration

Where sites have low permeability properties a partial infiltration system allows the excess run off, which can not be absorbed by the underlying ground to be attenuated or discharged into a suitable drainage system.



SYSTEM C

Full Attenuation

On sites where no infiltration is possible an attenuation system is required, this is achieved through the installation of an impermeable membrane which does not allow any water penetration. The system acts as a temporary store prior to controlled discharge or reuse.

