



Arboriculture Impact Assessment And Method Statement

Project:
Denbigh,
Pex Hill,
Cronton, WA8 5QN

Date:
June 2023

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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Appendix 2: BS5837: 2012 Tree Survey Data Tables Denbigh, Pex Hill June 2023

Appendix 3: Tree Protection Plan Drawing MPT284.02.23

1.0 Introduction

- 1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) further to the instructions of Dr A Athar, who seeks planning permission at Denbigh, Pex Hill, Cronton, WA8 5QN, 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 is level and consists of an existing detached property set in formally landscaped grounds.
- 2.2 Soils on site are classified as loamy to clayey soils (<https://www.landis.org.uk/soilscapes/#>). There is therefore no known significant impediment to gas and moisture exchange by tree roots on/adjacent site.
- 2.3 The Application Site is not in a Conservation Area and trees on, and adjacent site, are not protected by Tree preservation Order. Trees potentially impacted by development proposals are off-site, located within the grassed highway verge of Pex Hill.
- 2.4 The existing site layout and the location of all trees potentially impacted by the application can be seen on drawing MPT284.01.23 at appendix 1 of this report.

3.0 Application Proposal

- 3.1 Dr Athar seeks planning approval for the demolition of the existing detached residential dwelling and outbuildings, and the construction of a new detached dwelling, set in new soft and hard landscaped grounds. The proposed site layout can be seen on drawing MPT284.02.23 at appendix 3 of this report.

4.0 Impact Assessment

- 4.1 As can be seen on drawing MPT284.02.23 at appendix 3 and detailed in the survey data tables at appendix 2, the application will not require the removal of any trees on, or adjacent, the application site.
- 4.2 The application will however have the potential for negative impacts on trees T1 and T2 through root damage and loss.
- 4.3 Drawing MPT284.02.23 shows the alteration of the existing car parking and driveway to the front of the site, and the creation of new soft landscaping beds within the Root Protection (RPA) areas of both T1 and T2.
- 4.4 The creation of the new landscaping beds will involve the cutting and removal of the existing tarmac hard surfacing in these areas. This operation, and subsequent landscaping, have the potential to cause root damage and loss to T1 and T2 and could have a potentially significant negative impact on both trees.
- 4.5 To mitigate the potentially significant negative impact on both trees, all operations within the RPA of both trees will need to be undertaken by hand under supervision of an appointed Arboriculture of Works (ACoW). Any exposed roots will need to be treated in accordance with the recommendations of section 7.2 of BS5837: 2012, and all soft landscaping will need to follow an agreed methodology and be in accordance with BS4428: 1989 *Code of practice for general landscape operations (excluding hard surfaces)* and BS3882:2015 *Topsoil*.
- 4.6 Providing that a Method Statement detailing the removal of the existing tarmac and creation of new soft landscaping is agreed and implemented, there will be a minor negative impact on trees T1 and T2 from the application.

- 4.7 Although T2 is not under the ownership of the applicant, the survey carried out for this report noted extensive dieback in the western half of the tree's crown and a large dead stem extending over Plex Hill.

5.0 Conclusions & Recommendation

- 5.1 No trees will be removed to facilitate this application. However, construction of new soft landscaping has the potential to have a negative impact on trees T1 and T2, adjacent site, through root damage and loss.
- 5.2 To mitigate the negative impacts of the application proposal on trees T1 and T2, 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 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.
- 5.4 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: Dr A Athar

Site address: Denbigh, Plex Hill, Cronton, WA8 5QN

Site manager: Unconfirmed

Local Planning Authority: Knowsley Council

Arboriculture Planning Officer: Unconfirmed

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

Arboriculture Clerk of Works: Unconfirmed

6.2 Site Compound and Access

6.21 Access as existing.

6.22 Site Compound and storage of all materials to be sited at site frontage on existing hard surfaces, outside of all Root Protection Areas (RPA) as shown on drawing MPT284.02.23 at appendix 3.

6.3 Demolition

6.31 Machines to be sat on existing hard surfaces or within footprint of existing buildings, and outside of RPA of all retained trees, as shown on drawing MPT284.02.23.

6.32 Store and dispose of spoil on existing hard surfaces or within footprint of existing buildings and outside of RPA of all retained trees, as shown on drawing MPT284.02.23.

6.4 Services

6.41 New services to be routed outside of RPA of all retained trees, as shown on drawing MPT284.02.23.

6.5 New Soft Landscaping

- 6.51 Cut existing tarmac surfacing in RPA of T1 and T2, as shown on drawing MPT284.02.23, using hand operated saw.
- 6.52 Remove cut sections of tarmac and sub-base by hand and dispose of spoil outside of RPA of all retained trees, as shown on drawing MPT284.02.23.
- 6.53 Any tree roots that are exposed during excavation are to be treated in accordance with section 7.2.2 of BS5837: 2012, as follows:
- Any exposed roots less than 25mm diameter 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 appointed Arboriculture of Works (ACoW).
- 6.54 Fill excavated areas by hand with good quality topsoil in accordance with BS3882:2015 *Topsoil*, to existing ground levels, or no greater than 150mm depth above existing, within RPA.
- 6.55 Plant or sow new shrubs and/or amenity turf by hand in accordance with BS4428: 1989 *Code of practice for general landscape operations (excluding hard surfaces)*.

6.6 Sequence of Operations

Pre-start:

- Nominate ACoW and provide copy of this Method Statement.
- Nominated construction/landscape 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:

- Install Site Compound and Storage as per section 6.2.

Demolition:

- Demolish existing structures as per section 6.3.

Construction:

- Install new services as per section 6.4.

Landscaping:

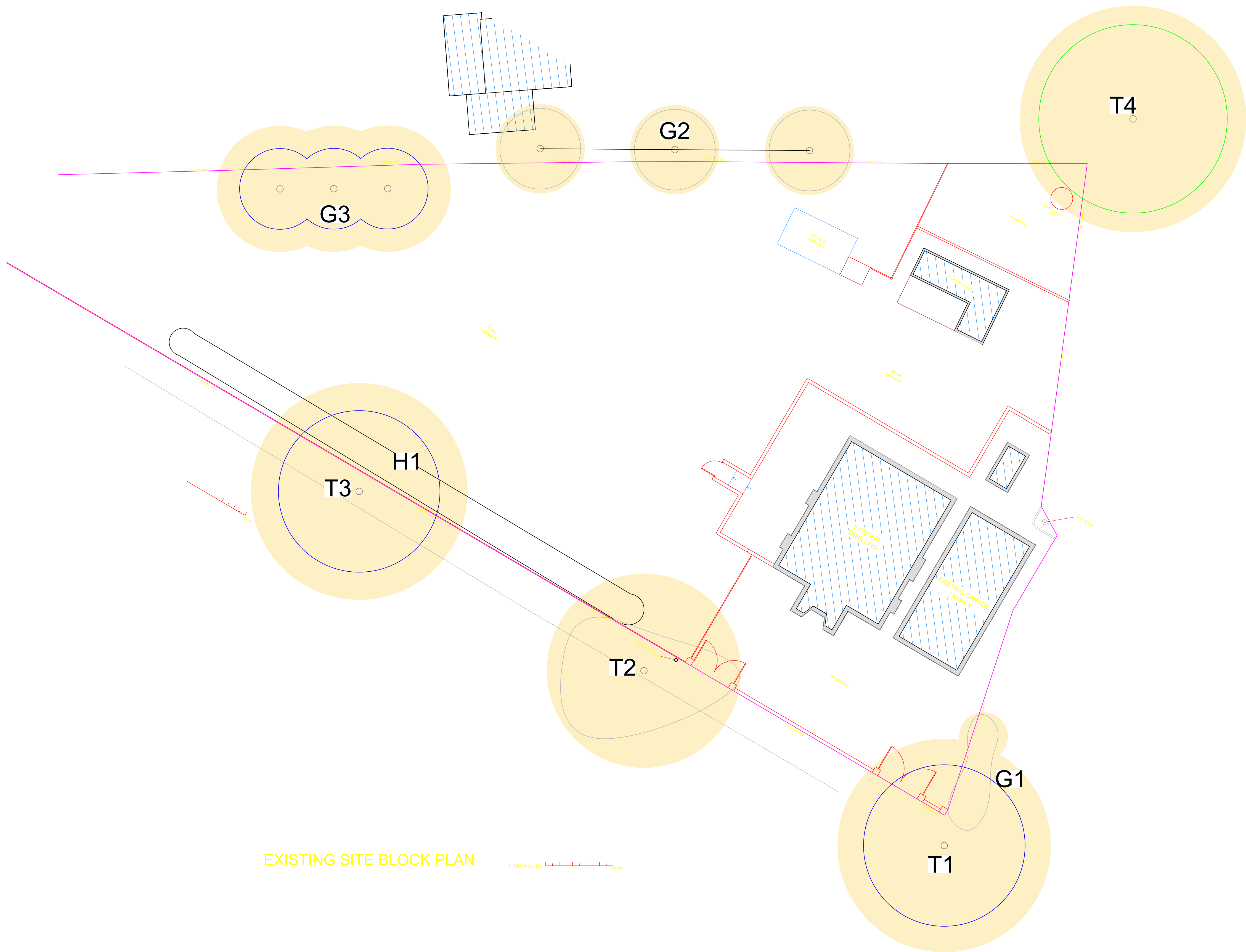
- Cut and remove existing hard surfaces and construct new soft landscaping beds to frontage as per section 6.5.

6.7 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 removal of existing hard surfaces required for creation of new soft landscaping beds in RPA of T1 and T2 as shown on drawing MPT284.02.23.
- II. 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.

Appendix 1



EXISTING SITE BLOCK PLAN

LEGEND

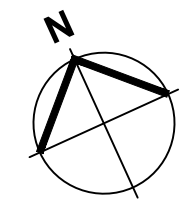
Category A Trees as per BS5837: 2012.

Category B Trees as per BS5837: 2012.

Category C Trees as per BS5837: 2012.

Nominal Root Protection Area (RPA) as per BS5837: 2012.

- Notes:
- PLAN TO BE READ IN CONJUNCTION WITH MPTREES AIA&AMS DENBIGH, PLEX HILL, JUNE 2023.
 - ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
 - DO NOT SCALE FROM THIS DRAWING AS PRINTING MAY DISTORT THE SCALE. WORK FROM FIGURED DIMENSIONS ONLY.



PLANNING APPLICATION ISSUE

These drawings have been prepared for the purposes of submission to the Local Authority as part of a planning application and are not to be used for any other purpose without the express permission of MPTrees.

	MP	CS	MP		15/06/2023
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT284.01.23	

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MPTrees.com

CLIENT:
Araz Athar

LOCATION:
Denbigh, Plex Hill, WA8 5QN

DRAWING TITLE:
BS5837: 2012 Tree Constraints Plan

SCALE:
1:100@ A1

Appendix 2

BS5837: 2012 Tree Data Tables

Site: Denbigh, Pex Hill

Date: 15/06/2023

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	Norway Maple	16	660	197.06	6	6	6	6	3.5	M	Off site in highway verge. Dieback at branch tips.	20+	B2
				7.92									
T2	Norway Maple	16	600	162.86	3	6	7	6	3.0	M	Off site on highway verge. Leans north. Included bark unions in main stem. Multi stem at 2m. Dieback in crown. Large deadwood over road.	20+	B2
				7.20									

T3	Norway Maple	16	670	203.08	6	6	6	6	4.0	M	Off site in highway verge. Leans north. Multi stem at 3m. Good vitality.	40+	B1
				8.04									
G1	Norway Maple	8	150	10.18	2	2	2	2	0.0	Y	Group of young self seeded trees covered in ivy. Off site.	60+	C2
				1.80									
T5	Oak	12	700	221.67	7	7	7	7	5.0	M	Growing on side of ditch. Multi stem at 4m with open spreading crown. Relatively sparse canopy. Moderate vitality.	100+	B1
				8.40									
G2	Holly	8	275	34.21	3	3	3	3	5.0	EM	Three multi stem trees, off site, dbh estimated. Sparse canopies, drought? Moderate to poor vitality. Privet and cherry laurel in between trees.	40+	C2
				3.30									
G3	Pear	9	390	68.81	3	3	3	3	4.0	M	Linear group of three trees.	20+	B2
				4.68									
H1	Leylandii	5	75	2.54	1	1	1	1	0.0	SM	Linear group of semi mature stems forming hedge inside boundary.	60+	C2
				0.90									

Appendix 3

