MPTREES

Arboriculture Impact Assessment
And
Method Statement

Project:
Glovers Brow,
Kirkby

Date:
June 2025

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
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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.

Third Parties:
Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by MPTrees at the instruction of, and for use by, our Client, named within the report. This report does not in any way constitute advice to any third party who is able to access it by any means and MPTrees and excludes, fully lawfully permitted, all liability whatsoever for any loss or damage arising from reliance on the content of this report.

Contents

1.0 Introduction

1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) and Method Statement further to an application for planning permission at Glovers Brow, Kirkby, 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 vacant plot of land in an urban setting. The site is bordered to the north by commercial and residential properties and to the south by a railway.

2.2 The site is largely level except at the southern end where levels slope steeply down to a boundary fence with the railway embankment.

2.3 Trees potentially impacted by the application proposal are located off site on the neighbouring railway embankment to the south. The existing site layout and the location of all trees potentially impacted by the application can be seen on drawing MPT345.01.25 at appendix 1 of this report.

3.0 Application Proposal

3.1 Planning approval is sought for the construction of a new multi-use building on site with associated hard and soft landscaping.

4.0 Impact Assessment

4.1 No trees will require removal to facilitate construction. However, the proposed filling in of the slope at the southern end of the site and the construction of a retaining wall has the potential for major significant negative impacts on trees on the adjacent railway embankment (G1 as per appended tables and plans).

4.2 Drawing 01823/SK/06 at appendix 4 shows the proposed construction of a new retaining wall on site, at approx. 2.5m from the base of the trees. The foundations required for this wall, and the proposed raising of levels between it and the boundary, will have the potential to result in root death and loss from approx. 40% (as trees in G1 are off site and inaccessible their diameters at breast height and their canopy spreads are estimated) of the total area of the Root Protection Areas (RPA) of trees in G1 and a reduction in their stability. To mitigate this, the foundations of the retaining wall will need to be constructed using piles and a ground beam to project engineer specifications. In addition, the filling of the space between the retaining wall and the boundary fence should use a granular substrate that allows the free passage of air and water to roots. Providing that the foundations of the proposed new retaining wall are constructed using a pile and beam method, and that the existing slope to the southern site boundary is filled in with granular substrate, the proposed new retaining wall and raised levels in the RPA of trees in G1 will have a moderately negative impact on their health and condition.

4.3 Drawing MPT035.02.25 shows a new weldmesh fence along the boundary with the railway. Excavations for fence post holes have the potential for root damage and loss from trees in G1 and to mitigate this, all excavations will need to be by hand, and all exposed roots treated as per the recommendations of section 7 of BS5837: 2012. Provided that all post holes are dug by hand and all roots treated as per BS5837: 2012 there will be a negligible impact on trees in G1 from the construction of the new fence.

4.4 Finally, to facilitate the construction of the proposed new building, the canopies of trees in G1 will require branches to the north to be reduced by approx.3m (as previously mentioned canopy spreads are estimated). Provided this is carried out by a fully qualified and insured tree work contractor working as minimum to the recommendations of BS3998: 2010 there will be a minor negative impact on the heath and condition of the trees. Due to the location and local topography views of G1 from off site to the north will be screened by the proposed new building.

5.0 Conclusions & Recommendation

5.1 No trees will require removal from on, or adjacent, the application site to facilitate the proposed development. However, there is the potential for a significant negative impact on retained trees adjacent site.

5.2 To mitigate the potentially significant negative impacts of the application proposal on retained trees, 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. Provided that this Method statement is adhered to there will be a moderate, rather than major, negative impact on retained trees.

5.3 It is therefore 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: Skyline Plus Ltd.

Site address: Glovers Brow, Kirkby

Site manager: Unconfirmed

Local Planning Authority: Knowsley Council

Arboriculture Planning Officer: D Griffiths

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

Arboriculture Clerk of Works: Unconfirmed

6.2 Tree Works Specification

Tree Ref. as per drawing MPT345.01.25 and MPTrees BS5837: 2012 Tree Survey data Tables, Glovers Brow, June 2025	Specification
G1	Reduce canopies of all trees with branches extending over site by 2-3m max. Branches to be reduced to suitable branch unions.

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

6.3 Construction of retaining wall foundations

6.31 Insert as small as diameter piles to engineer specifications.

6.32 Place beam at existing ground level on pile caps and construct new wall on top of beam.

6.4 Filling-in between new wall and existing boundary fence

6.41 Clean granular substrate to be used to fill in and to be left un-compacted.

6.5 New boundary fence

6.51 All post holes in RPA of retained trees, as shown on drawing MPT345.02.25 at appendix 3, to be excavated by hand.

6.52 Any roots exposed during excavations 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.

6.53 Line post holes with impermeable membrane and set posts.

6.6 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:

- Carry out tree works as per section 6.2.

Construction:

- Construct new retaining wall as per section 6.3.
- Fill between new wall and boundary as per section 6.4.

- Construct new boundary fence as per section 6.5.

Completion:

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

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 construction of new retaining wall.

II. During construction of new boundary fence.

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.

MPTREES

Appendix 1

MPTrees
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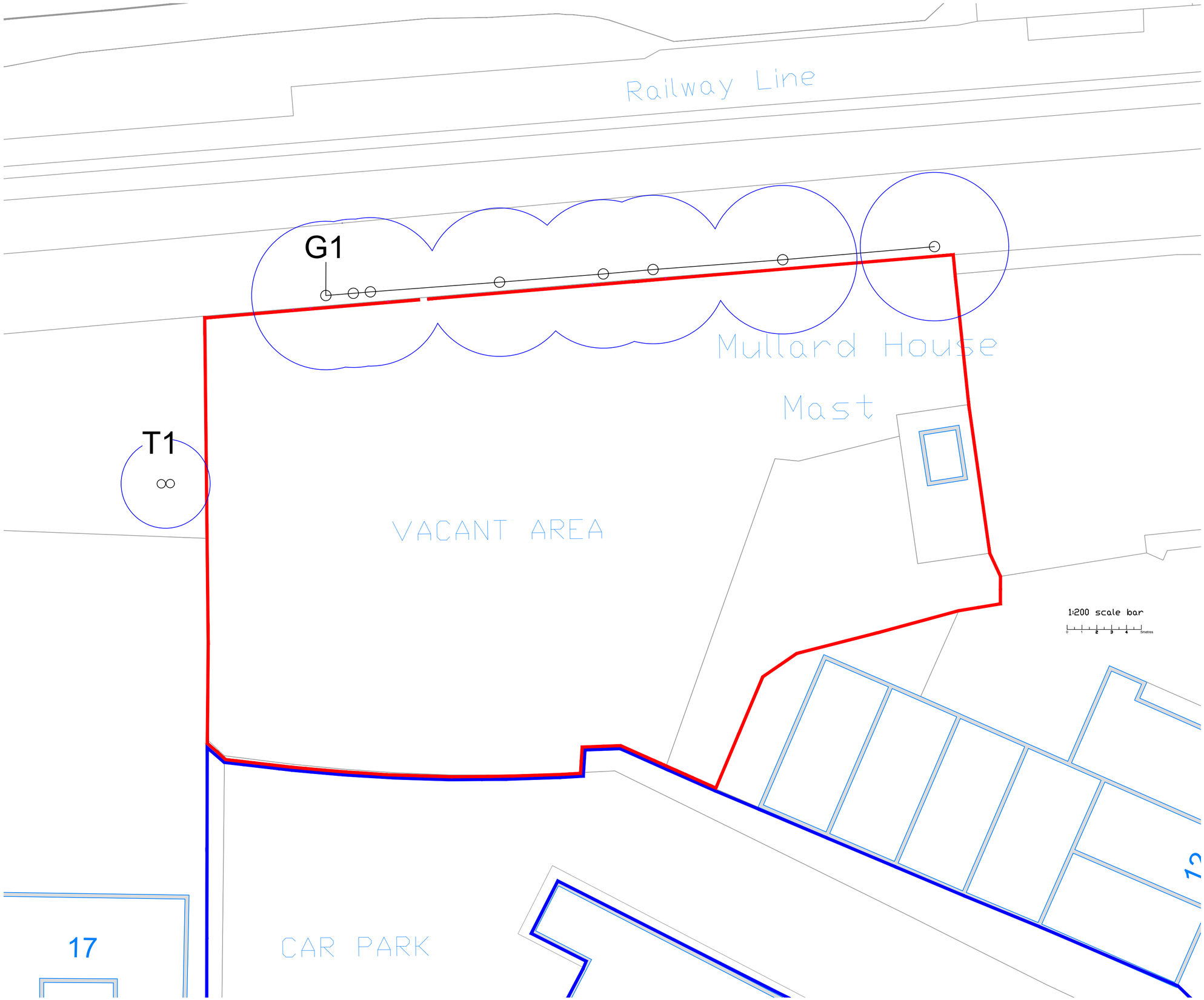

LEGEND

Category B Trees as per Table 1 BS5837: 2012.

Notes:

- PLAN TO BE READ IN CONJUNCTION WITH MPTREES AIA&AMS GLOVERS BROW, JUNE 2025.
- 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

This drawing has been prepared for the purposes of submission to the Local Authority as part of a planning application and ais not to be used for any other purpose without the express permission of MPTrees.

	MP	CS	MP		18/06/2025
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.		MPT345.01.25			

MPTREES
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MPTrees.com

CLIENT:
Kier

LOCATION:
Glovers Brow, Kirkby

DRAWING TITLE:
BS5837: 2012 Tree Survey Plan

SCALE:
As Shown @ A2

MPTREES

Appendix 2

MPTrees
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MPTREES
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BS5837: 2012 Tree Data Tables

Site: Glovers Brow, Kirkby

Date: 18/05/2025

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	Sycamore	9.0	275	34.21 3.30	3	3	3	3	2.5W	EM	Twin stem at base with large included bark union and stem and buttress root wounds. Will require protection to BS5837.	100+	B1
G1	Various	16.0	350	55.42 4.20	5	5	5	5	6N	M	5 sycamore, 2 silver birch, 1 grey willow. 4 sycamore and grey willow multistem. Sycamores with squirrel browsing damage. All trees on railway property behind boundary fence. DBH estimated. Bases of trees are approx. 7m below site level and are separated from site level by very steep south facing slope. Japanese Knotweed on site.	60+	B2

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Appendix 3

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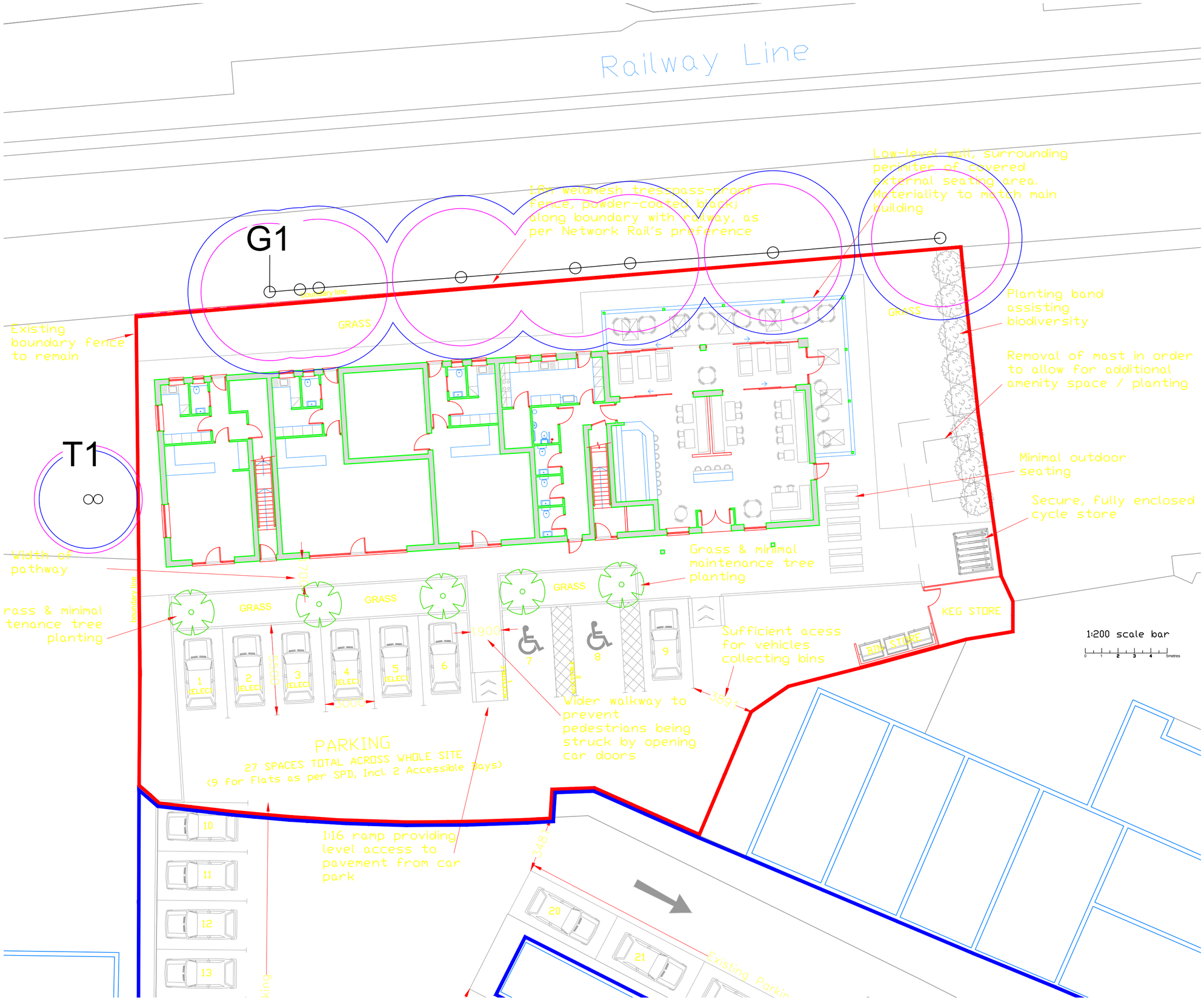

LEGEND

Category B Trees as per Table 1 BS5837: 2012 .

Nominal Root Protection Area as per Table 1 BS5837: 2012.

Notes:

- PLAN TO BE READ IN CONJUNCTION WITH MPTREES AIA&AMS GLOVERS BROW, JUNE 2025.
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CLIENT:
Kier

LOCATION:
Glovers Brow, Kirkby

DRAWING TITLE:
BS5837: 2012 Tree Constraints Plan

SCALE:
As Shown @ A2

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Appendix 4

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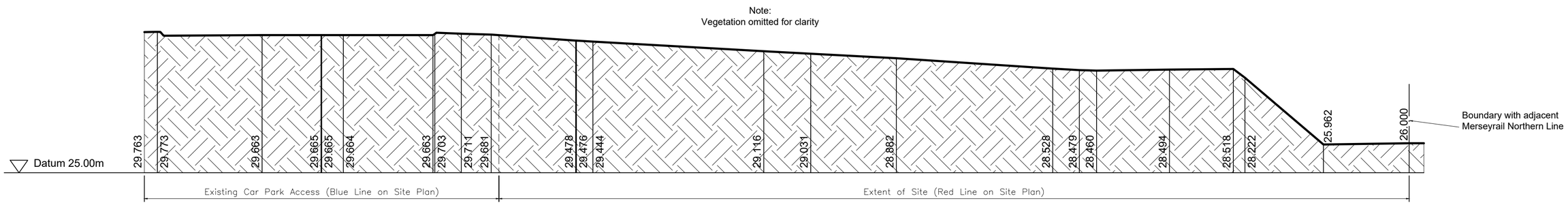
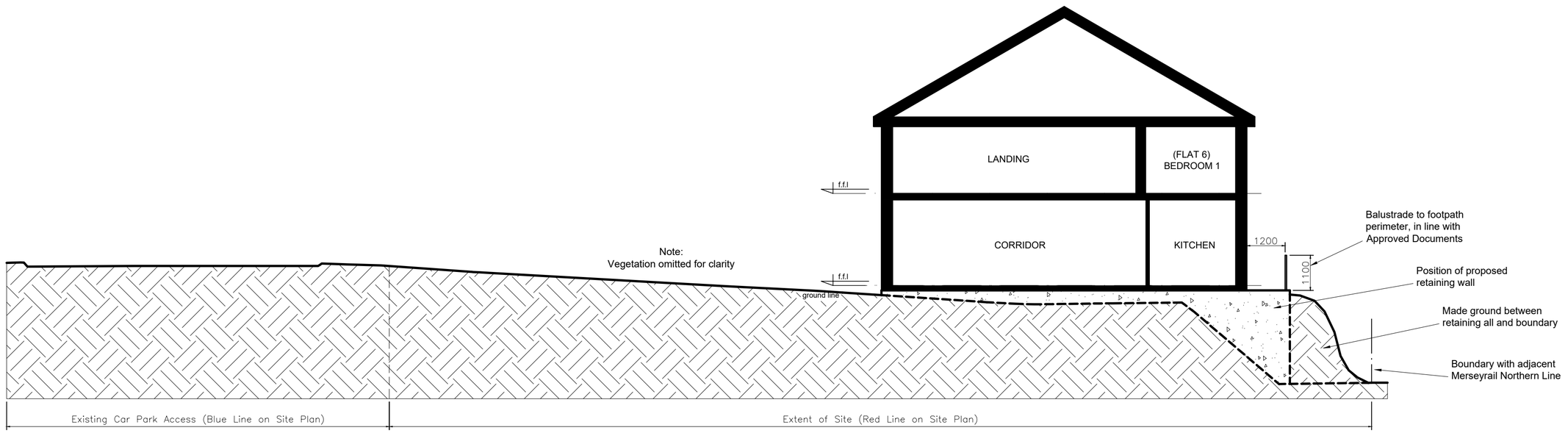
Note:
Drawing based on levels provided by third party

Proposed retaining wall construction TBC



EXISTING NORTH/SOUTH SECTION

Including as-surveyed levels by third-party



PROPOSED NORTH/SOUTH SECTION

1:100 scale bar 0 1 2 3 4 5metres

PROPOSED ELEVATIONS

RJG
Architecture LTD
For All Your Architectural Design Requirements

Tel : 01744 419419
e-mail:- info@rjgarchitecture.co.uk

Project
Glovers Brow Development
Kirkby
Liverpool

Dwg Title
Site Section (N/S)
Existing and Proposed

Dwg No
01823/SK/06

Rev

1. Figured dimensions to be followed in preference to scale.
2. All dimensions to be checked on site.
3. This drawing remains the copyright of the architect and may not be copied without prior consent.

Drawn by
BPM

Scale @A2
1:100

Date
Jun'25