



WE KNOW SERVICES

ARBORICULTURAL IMPACT ASSESSMENT

Address

Eccleston House, Prescot

Client

Owen Ellis Architects

Report Date

September 2021

Version

First Issue

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Arboricultural Impact Assessment – Eccleston House, Prescott



A view of T1

Quality Assurance

The information which the author has prepared and provided is true and has been prepared and provided in accordance with the Arboricultural Association's Code of Ethics and Conduct. We confirm that the opinions expressed within this report are true and represents the author's professional opinions.

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1 Introduction

We Know Services were instructed by Owen Ellis Architects to undertake an BS5837:2012 arboricultural survey of the tree features within and adjacent to the red line boundary at Eccleston House, Aspinall Street, Prescott L34 5QQ.

This report details the arboricultural implications of developing the site, including:

A survey of the trees on and near the development which may impact the proposal from ground level, noting their location, species and all relevant parameters, i.e. stem diameter, height, crown spread, condition etc.

- a) A tree schedule.
- b) Advice on the removal, retention, and management of trees.
- c) Assessment of the potential effects of the proposal on retained trees and vice versa.
- d) Assessment of the requirement for tree protection for the duration of the works; and
- e) A mitigation proposal for any loss.

The survey was carried out on 10th September 2021 by means of visual inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by vegetation.

Under *BS5837: 2012 Trees in Relation to Construction - Recommendations*, the assessment of trees is made objectively. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.

The following document was made available by the client:

- Drawing - 4188 - Aspinall St, Prescott site existing and proposed

The supplied drawing did not include tree positions plotted. All trees have been added to the drawing indicatively. Any dimensions regarding tree positions and protective fencing must be checked on site.

The survey was carried out noting the conditions of the trees at the time of inspection. As trees are part of the natural environment, conditions can naturally change; therefore, the contents of this report are valid for one year only. After this period, re-inspection may be required.

2 Statutory Designations

A check for tree preservation orders and conservation areas was undertaken on 15/09/21 using Knowsley Council's My Neighbourhood Map, the results showed that there are no preservation orders on site and the site is not within a conservation area.

3 Survey Methodology

The trees were surveyed (prefixed T, or G for group) and recorded in the tree schedule in Appendix 1.0. Where groups are recorded, average height and diameter at breast height (DBH) of the trees in the group are reported. Where access to the base of any trees was limited, stem size was estimated.

All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in Appendix 2.0.

Where appropriate, canopy spread for each tree was recorded at four cardinal points to reproduce an accurate representation of the crown shape of the tree on the tree plan in Appendix 3.0.

The survey included all trees within the proposal area and trees near to the proposal.

4 Survey Results

The survey identified two tree features on site consisting of one individual tree and one group.

Of these, one tree feature was classed as category B and the remaining tree feature was classed as category C.

5 Impact Assessment

Table 5.1: Impact Table

Tree No.	RPA Radius	Distance to Proposed Development (m)	RPA Incursion (m ²)	RPA Incursion (%)	Can the tree/s be successfully retained?
T1	4.08	1.6	28.1	53.7%	No
G2	1.20	0	5	100.0%	No

Table 5.2 Impact Assessment

	Trees to be retained		Trees to be removed	
	With no impact	With detailed construction	Due to condition	Due to development
Tree No.				T1, T2

Because of the proposals, a total of one individual tree and one group is proposed for removal. As highlighted on *Table 5.1 Impact Table*, both trees have extensive root protection area incursions, and their retention is considered unsuitable.

6 Mitigation Proposals

6.1 Replacement Tree Planting

Due to the loss of the trees identified in the Impact Table, it is recommended that replacement trees are planted as part of the proposed landscaping scheme. The extent of mitigation planting required will need to be confirmed in agreement with the Local Planning Authority once the development proposal is finalised.

Requirements usually involve replacement of trees on a two for one basis. This is based on tree sizes of 12-14cm girth, however for replacements that are significantly larger (20-25cm girth), it is considered that an increased size will mitigate for the tree loss in the form of replacements on a one for one basis.

This will have several benefits for the development and the character of the area. These being:

- Give a greater diversity of age class on the site, increasing sustainability.
- Give a greater diversity of species and therefore wildlife habitat.

The trees proposed are listed in *Table 5.3: Replacement Tree Specification*

Table 5.3: Recommendations for Replacement Tree Specification

Tree Species	Tree Size
Field Maple - <i>Acer campestre</i>	20-25 cm girth
Silver Birch - <i>Betula pendula</i>	20-25 cm girth
Scots Pine - <i>Pinus sylvestris</i>	20-25 cm girth
English Oak - <i>Quercus robur</i>	20-25 cm girth
London Plane – <i>Platanus x hispanica</i>	20-25 cm girth

7 Summary and Conclusion

The survey identified two tree features on site consisting of one individual tree and one group.

Of these, one tree feature was classed as category B and the remaining tree feature was classed as category C.

The tree categorisation method identifies the quality and value of the existing tree stock, but it is not meant to be interpreted rigidly and is presented to form a balanced judgement on tree retention and removal.

The proposals have impacted two tree features on site, and both are recommended for removal.

As all trees on site are proposed for removal, it is considered that an arboricultural method statement is not required.

Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified arboricultural consultant.

It is considered that in following the advice in this document, any negative factors affecting the remaining trees on site will be minimised.

Appendix I.0 Tree Survey Schedule

Arboricultural Impact Assessment – Eccleston House, Prescott

Arboricultural Data Sheet: Eccleston House					Date of Survey: 10/09/21					Surveyor: Jonathan Henderson			
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
T1	London Plane	340	9	M	5	4	4	4	0.5	Good	Reasonable shape and form. Low hanging branches. Eastern side of crown is touching adjacent building. Previously pollarded. Minor deadwood in crown. No major visible defects.	20+	B1
G2	Mixed Broadleaf	100 AVG	7 Max	Y - SM	See Plan				0+	Good - Fair	No access to stems at time of inspection. Mostly self-seeded trees. Dense at northern side of group becoming sporadic to the east of the adjacent buildings.	10+	C1

Appendix 2.0 Tree Survey Key

Arboricultural Impact Assessment – Eccleston House, Prescott

Trees for removal			
Category and definition	Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).		
Trees to be considered for retention			
Category and definition	Criteria - Subcategories		
	1 Arboriculture values	2 Landscape values	3 Conservation values
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboriculture features (e.g. trees of moderate quality within avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
	Note - Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		

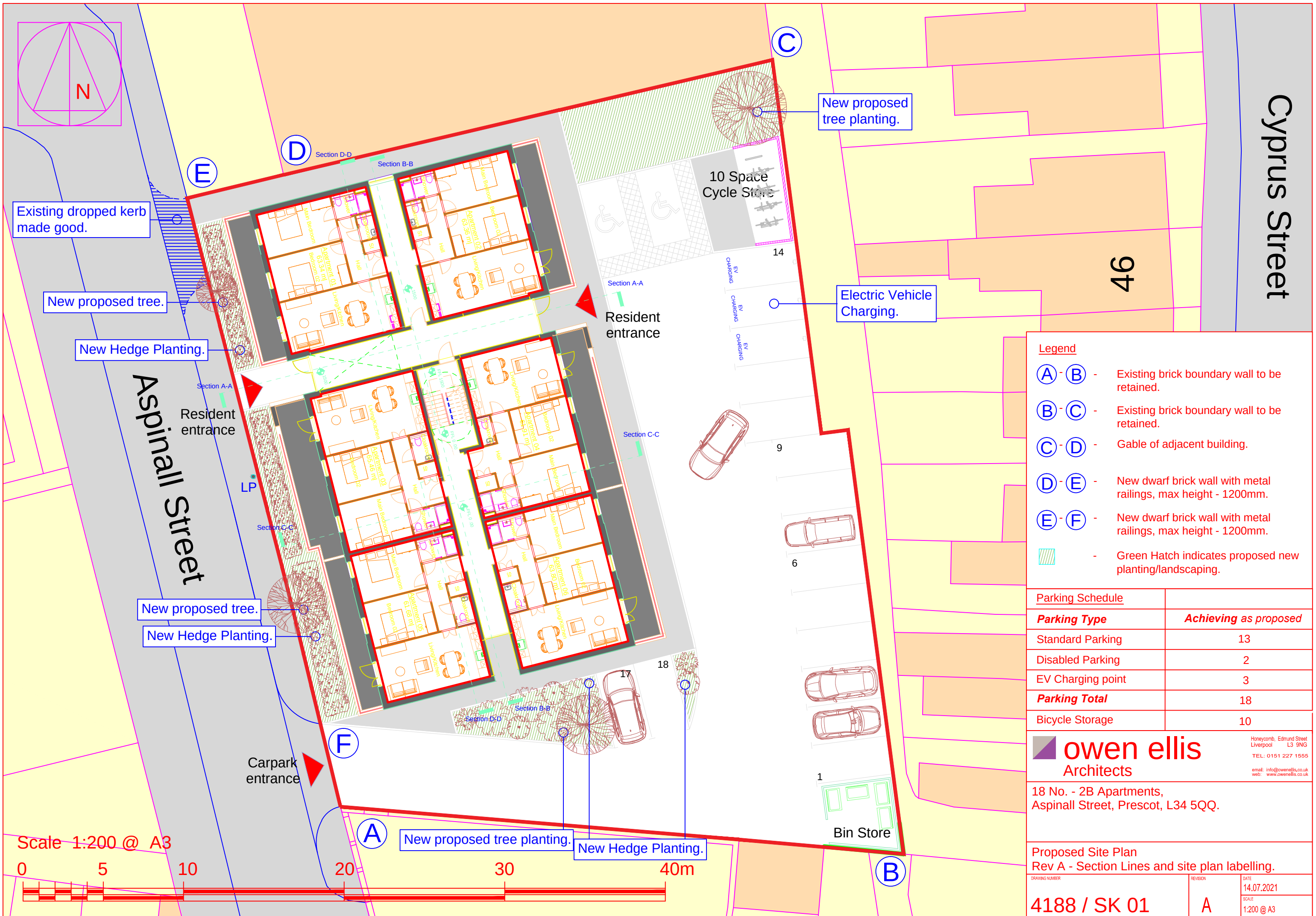
Age Class

Y	Young	Trees that have not yet established
SM	Semi-Mature	Established trees up to 1/3 of expected height and crown
EM	Early mature	Between 1/3 and 2/3 expected height and crown
M	Mature	Between 2/3 and full expected height and crown
FM	Fully Mature	Full expected height and crown
OM	Over-Mature	Crown beginning to break up and decrease in size
S	Senescent	Crown in advanced stage of break-up

Condition

1	Good
2	Fair
3	Poor
4	Dead

Appendix 3.0 Proposed Development Plans



Legend

- (A) - (B) - Existing brick boundary wall to be retained.
- (B) - (C) - Existing brick boundary wall to be retained.
- (C) - (D) - Gable of adjacent building.
- (D) - (E) - New dwarf brick wall with metal railings, max height - 1200mm.
- (E) - (F) - New dwarf brick wall with metal railings, max height - 1200mm.
- Green Hatch indicates proposed new planting/landscaping.

Parking Schedule	
Parking Type	Achieving as proposed
Standard Parking	13
Disabled Parking	2
EV Charging point	3
Parking Total	18
Bicycle Storage	10

owen ellis
Architects

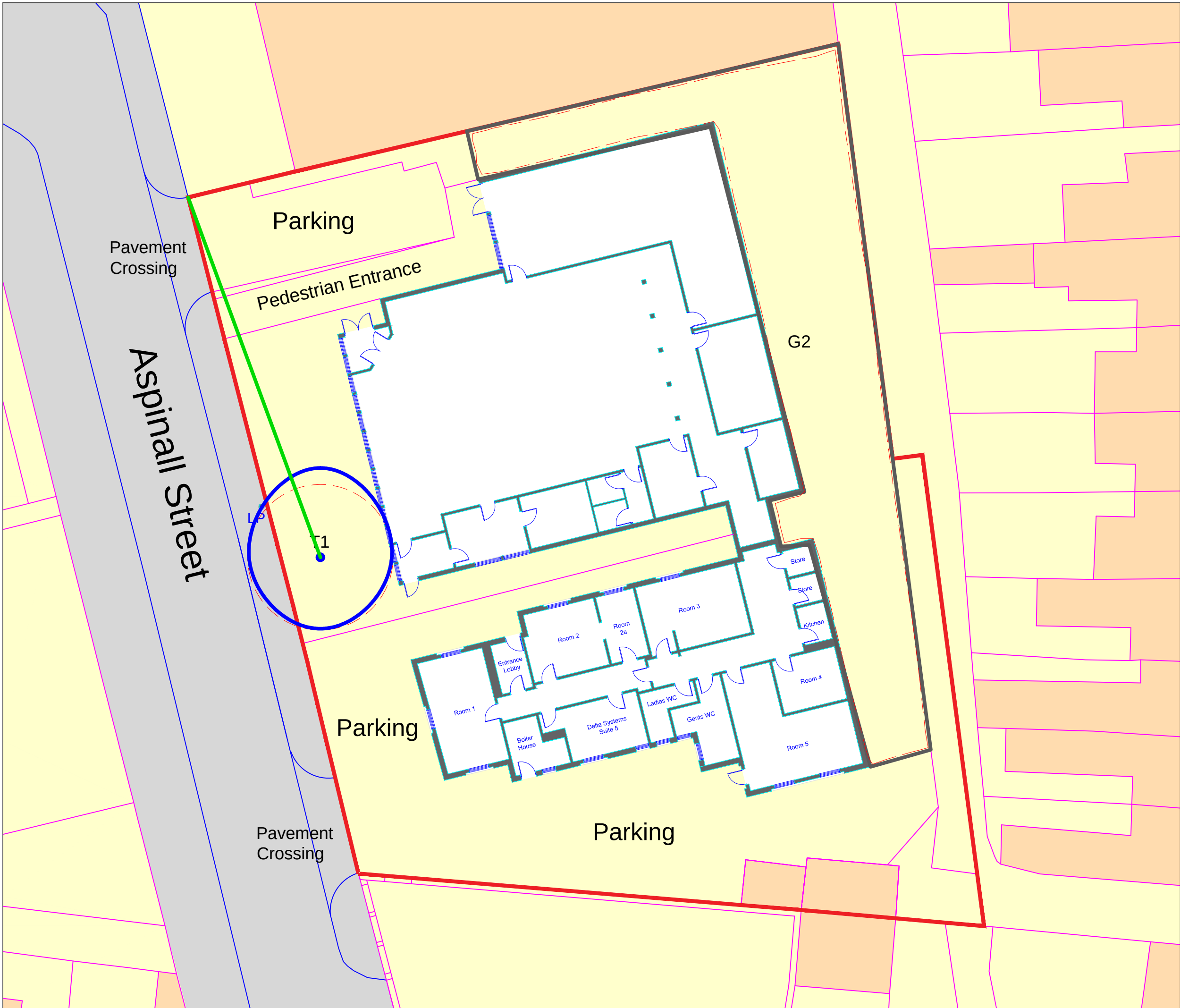
18 No. - 2B Apartments,
Aspinall Street, Prescott, L34 5QQ.

Honeycomb, Edmund Street,
Liverpool L3 9NG
TEL: 0151 227 1555
email: info@owenellis.co.uk
web: www.owenellis.co.uk

Proposed Site Plan
Rev A - Section Lines and site plan labelling.

DRAWING NUMBER	REVISION	DATE
4188 / SK 01	A	14.07.2021
		SCALE
		1:200 @ A3

Appendix 4.0 Arboricultural Plans



-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root protection area



Court Hey Park
Roby Road
Huyton
L16 3NA

Tel: 0151 443 2308
Email: info@weknowservices.co.uk

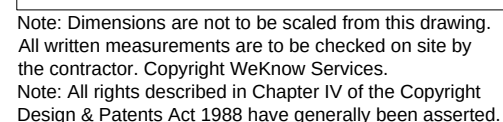
Client:
Ellis Owen Architects

Site Address:
Eccleston House
Aspinall Street
Prescot
L34 5QQ

Drawing Title: BS5837 Plan
Drawing No: 21/00068/BSP

Date: 15/09/2021
Scale: 1:200@A3
Drawn by: JH

Note: Dimensions are not to be scaled from this drawing.
All written measurements are to be checked on site by the contractor. Copyright WeKnow Services.
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 Trees to be Removed

 WE KNOW SERVICES

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Roby Road
Huyton
L16 3NA

Tel: 0151 443 2308
Email: info@weknowservices.co.uk

Client:
Owen Ellis Architects

Site Address:
Eccleston House
Aspinall Street
Prescot
L34 5QQ

Drawing Title:	Drawing No:	
Tree Protection Plan	21/00068/TPP	
Date:	Scale:	Drawn by:
15/09/2021	1:200@A3	JH

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