



Arboriculture Impact Assessment

Project:
Netherley Road,
Tarbock Green L35 1QE

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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Appendix 1: BS5837: 2012 Tree Survey Data Tables

Appendix 2: Tree Constraints Plan Drawing MPT263.01.22

Appendix 3: Draft Tree Protection Plan Drawing MPT263.02.22

1.0 Introduction

- 1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) further to the instructions of GDB Property Investment Ltd, who seek planning consent at Netherley Road, Tarbock Green, L35 1QE, hereafter referred to as the application site or site.
- 1.2 The purpose of this AIA is to provide an assessment of the existing arboriculture resource on the application site, and of the significance of the potential impacts of any application proposal on the resource.
- 1.3 To assess the significance of the potential impacts of the proposal, all trees on the application site were surveyed by a qualified surveyor using ground based, non-invasive, visual survey techniques. The surveyor recorded the baseline arboriculture conditions present in accordance with British Standard 5837: 2012 *Trees in relation to construction – Recommendations*. The full tree survey details recorded in the format recommended by BS5837: 2012 can be found at appendices 1 & 2 of this report.
- 1.4 The application site is currently an industrial complex that houses a print works and disused office block. The site is level and entirely covered in concrete hard standing. There is a group of trees at the southern boundary, along the frontage of Netherley Road, which provide a certain level of visual amenity benefit value to the local landscape and an element of screening to the site. The other trees on site are located internally and are of low landscape value. All other trees potentially impact by the application are located off-site on adjacent property. These trees are within a designated Conservation Area and offer a certain level of visual and wider amenity benefit value to the CA and local landscape.

2.0 Application Proposal

- 2.1 GDB Property Investment Ltd seek planning approval for the demolition of the existing industrial building and hard surfaces and the construction of new residential dwellings with associated new hard and soft landscaping. The existing and proposed site layouts can be seen on plans MPT263.01.22 and MPT263.02.22 at appendices 2 and 3.

3.0 Impact Assessment

- 3.1 The application will require the removal of 1no. individual tree from the application site, T3 as per appended tables and plans. This tree is a self-seeded, multi stem crack willow, located within the site, and is of poor form and low landscape value. It has therefore been categorised as category C1 as per table 1 of BS5837: 2012. Its removal will have a negligible impact on the amenity benefit that the trees on/adjacent site provide.
- 3.2 The application will also require the removal of areas of tree groups G1 and G2 as per appended tables and plans. The trees in these groups are also self-seeded and located internally, and they are also of low landscape value. They have therefore been categorised as category C2 as per table 1 of BS5837: 2012. The removal of areas of tree groups G1 and G2 will have a negligible impact on the visual amenity benefit, and a minor negative impact on the ecological benefit, provided by trees on/adjacent site.
- 3.3 As can be seen on the draft tree protection plan at appendix 3, the application proposal will require construction activities within the RPA of retained trees. Table 1 below gives detail of the activities proposed, the potential impacts and the % of the total surface area of RPA impacted.

Table 1: Retained tree impacts

Tree Ref:	Activities and Potential impacts	% RPA impacted
T1	• Demolition of existing hard surfaces on site • New boundary treatment and soft landscaping • Root loss and damage	45%
T2	• Demolition of existing hard surfaces on site and decontamination of ground • New boundary treatment and soft landscaping • Root loss and damage	45%
G3	• Demolition of existing hard surfaces on site • New boundary treatment and soft landscaping • Root loss and damage	21.5%
G5	• Demolition of existing hard surfaces on site • New boundary treatment and soft landscaping • Root loss and damage	36.4%
G6	• Demolition of existing hard surfaces on site • New boundary treatment and soft landscaping • Root loss and damage	47.5%

3.4 From Table 1, it can be seen that in terms of % of total surface area of RPA impacted, there will potentially be significant root damage and loss to retained trees from the proposed development. This amount of potential root damage and loss will have a potentially significant negative impact on trees adjacent site through the long-term deterioration in their health and condition. This will potentially result in a significant negative impact on the amenity benefits that trees adjacent site provide. In addition, from drawing MPT263.02.22 at appendix 3, it can be seen that this potential root loss will be at less than 1 metres distance from trees retained trees. Potential root damage and loss at this distance from trees will potentially impact on their stability.

4.0 Recommendations

- 4.1 In order to reduce the potential root damage and loss from retained trees and to mitigate the potentially significant negative impact on the amenity benefits that trees adjacent site afford the local landscape, an Arboriculture Method Statement (AMS), agreed by all relevant parties before the start of any development activities on site, will be required.
- 4.2 Any AMS should detail all relevant tree protection measures and construction methods, designed to reduce potential root loss and damage. Below is a recommended Heads of Terms for any agreed AMS.

Tree Works

- Specification and timing of all tree work required to facilitate development, in accordance with BS3998: 2010 – Tree Work, Recommendations.

Site Storage & Compound

- Located outside of RPA and fencing

Demolition and site strip

- Methodology with machines working backwards away from trees and with bodies sat on existing hard surfaces at all times in RPA
- Storage of debris outside of RPA
- Treatment of any exposed roots as per BS5837: 2012

Construction Exclusion Zone Fencing

- Fencing specification in accordance with BS5837: 2012
- Location (a recommend location is provided on appended plan MPT263.02.22)
- Installation and removal timings.

Decontamination of ground within RPA of T2

- Methodology agreed with project engineers to minimise potential root damage and loss

Services

- Located outside of RPA

Soft landscaping and new boundary treatments within RPA

- Timing
- Use of hand tools only in RPA, no machine access permitted.
- Fence post holes to be dug by hand and any exposed roots treated as per BS5837: 2012
- No significant alteration of levels in RPA
- Use of topsoil as per BS3882: 2007 – *Topsoil*
- Plant new trees and shrubs in accordance with BS 4428:1989 - *Code of practice for general landscape operations (excluding hard surfaces)*, and BS 8545:2014 *Trees: from nursery to independence in the landscape, Recommendations*.

Tree Protection Monitoring

- Nomination of Arboriculture Clerk of Works (ACoW)
- ACoW to brief site agent on content of AMS and to visit site at following times:
 1. At completion of tree works and site set up
 2. At demolition and site strip
 3. After installation of tree protection fencing
 4. During decontamination of ground within RPA of T2
 5. During soft landscaping and new boundary treatment construction
 6. At completion of all development activities
- Record of each visit to be made and any mitigation measures required not previously agreed, to be detailed by Arboriculture Clerk of Works and agreed with client and Knowsley Council.

5.0 Conclusions

- 5.1 The proposed removal of trees to facilitate this development proposal will have a negligible impact on the amenity benefit value that trees on, and adjacent site, provide the local landscape.

- 5.2 The proposed development activities within the Root Protection Areas of retained trees, as shown on appended plan MPT263.02.22, will have a potentially significant negative impact on the amenity benefit value that trees on, and adjacent site, provide the local landscape.
- 5.3 To mitigate and reduce the potentially significant negative impacts on retained trees, and the amenity benefit value that they provide the local landscape, an AMS (including the draft Heads of Terms in section 4 of this report amongst others) will need to be agreed and understood by all relevant parties, before the start of any development activities on site.



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Appendix 1

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BS5837: 2012 Tree Data Tables

Site: Netherley Road, Tarbock Green

Date: 02/11/2022

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

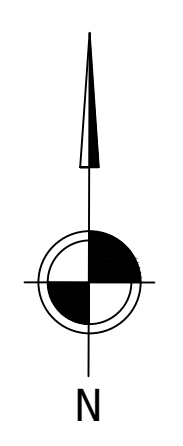
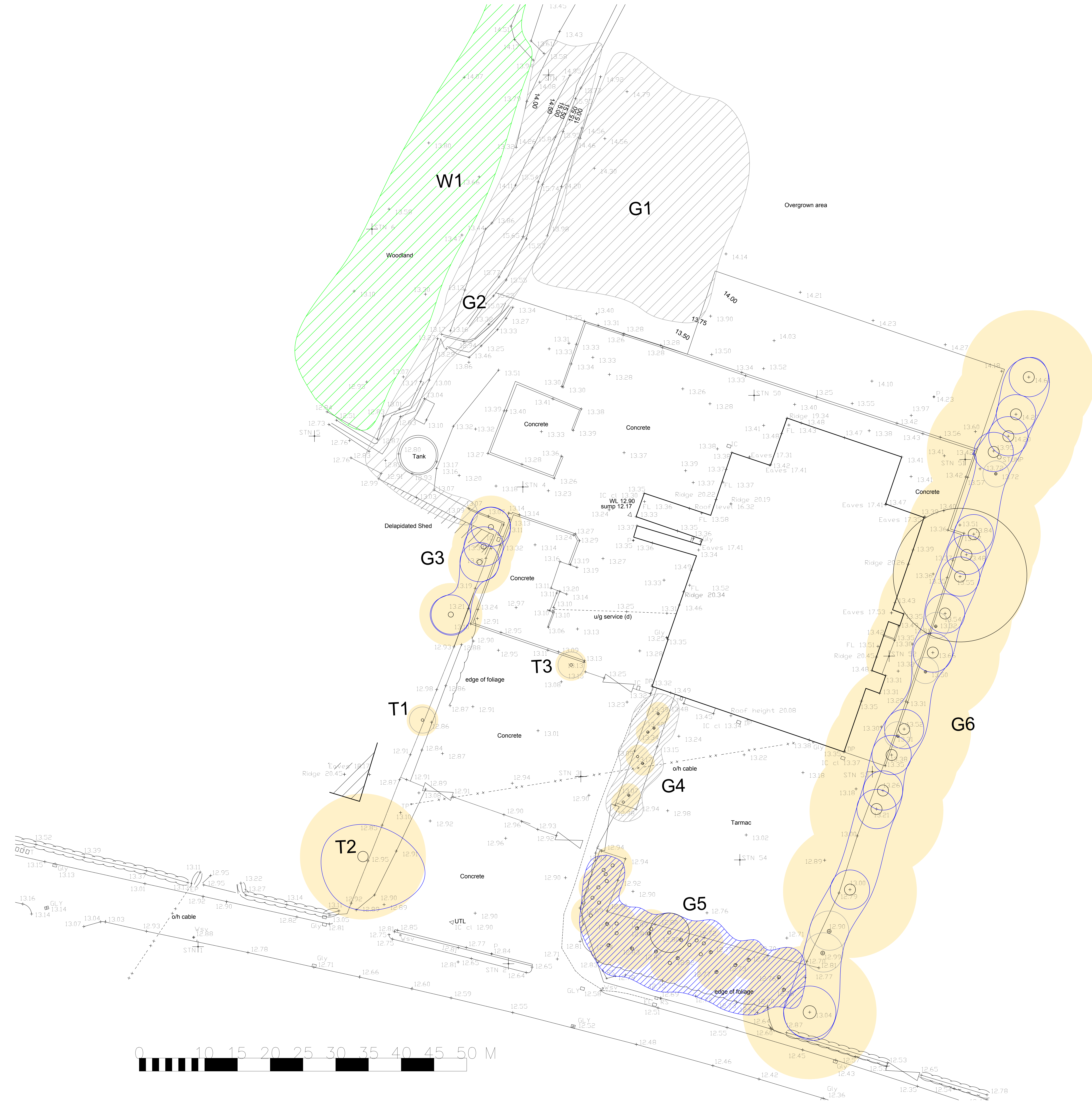
Est. (yrs): Estimated remaining contribution in years

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					
G1	Goat Willow and Silver Birch	7.00	200	18.10	3	3	3	3	0	SM	Self seeded trees with low landscape value. Southern half of group will require removal to facilitate development and northern half with require protection to BS5837: 2012.	60+	C2
				2.40									
G2	Ash, Sycamore and Goat Willow	15.00	300	40.72	4	4	4	4	0	SM/EM	Self seeded trees with low landscape value. Majority of group will require removal to facilitate development. Remains will require protection to BS5837: 2012.	60+	C2
				3.60									
G3	Leyland cypress	15.00	400	72.38	4	4	4	4	1	EM	Linear group on adjacent property. Dbh estimated. Existing hard surfaces to west on site. Will require protection to BS5837: 2012.	60+	C2
				4.80									

T1	Ash	12.00	200	18.10	2	2	2	3	3	SM	Off site. Dbh estimate. Existing hard surfaces to west on site. Will require protection to BS5837: 2012.	20+	C1
				2.40									
T2	Oak	13.00	800	289.53	5	8	10	6	1	M	Off site. Dbh estimate. Existing hard surfaces and contaminated ground to west on site. Will require protection to BS5837: 2012.	100+	B1
				9.60									
T3	CrackWillow	5.00	200	18.10	3	3	3	3	1	SM	Self seeded, mulit stem at base, poor form. Remove for development.	40+	C1
				2.40									
G4	Crack Willow and Dog Wood	5.00	150	10.18	2	2	2	2	0	SM	Mixed group. Dog wood coppiced at base, willows pollarded at 2m. Remove for development.	40+	C2
				1.80									
G5	Mixed	12.00	250	28.27	3	3	3	3	2	SM	Norway Maple, Common Alder, Crack and Goat Willow, Oak. Mixed group provides screening to site. Failed crack willow stem to north over site. Existing hard standing to north on site. Will require protection to BS5837: 2012.	100+	B2
				3.00									
G6	Lombardy Poplar and Ash	24.00	850	326.85	3	3	3	3	4	M	Linear group off site adjacent eastern boundary. Dbh estimated avergae for group. 1m wide verge at bases on site to west then 25cm high concrete kerb before existing hard standing on site starts. Will require protection to BS5837: 2012. Intermitent self seeded semi mature ash along bounday in between poplars. Recommend remove Ash.	40+	B2
				10.20									
W1	Mixed	18.00	600	162.86	5	5	5	5	4	M	Mixed wooldand, predominantly oak. Will require protection to BS5837: 2102	100+	A2
				7.20									

Appendix 2



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 Netherley Road, November 2022.
- Do not scale from this drawing as printing may distort the scale. Work from figured dimensions only.

	MP	CS	MP		03/11/2022
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.		MPT263.01.22			
MPTREES				101 Marsden Ave., St Helens, Merseyside, WA10 4DY Tel: 01744 604250 / 07575360202 e-mail: matthew@mptrees.com www.mptrees.com	

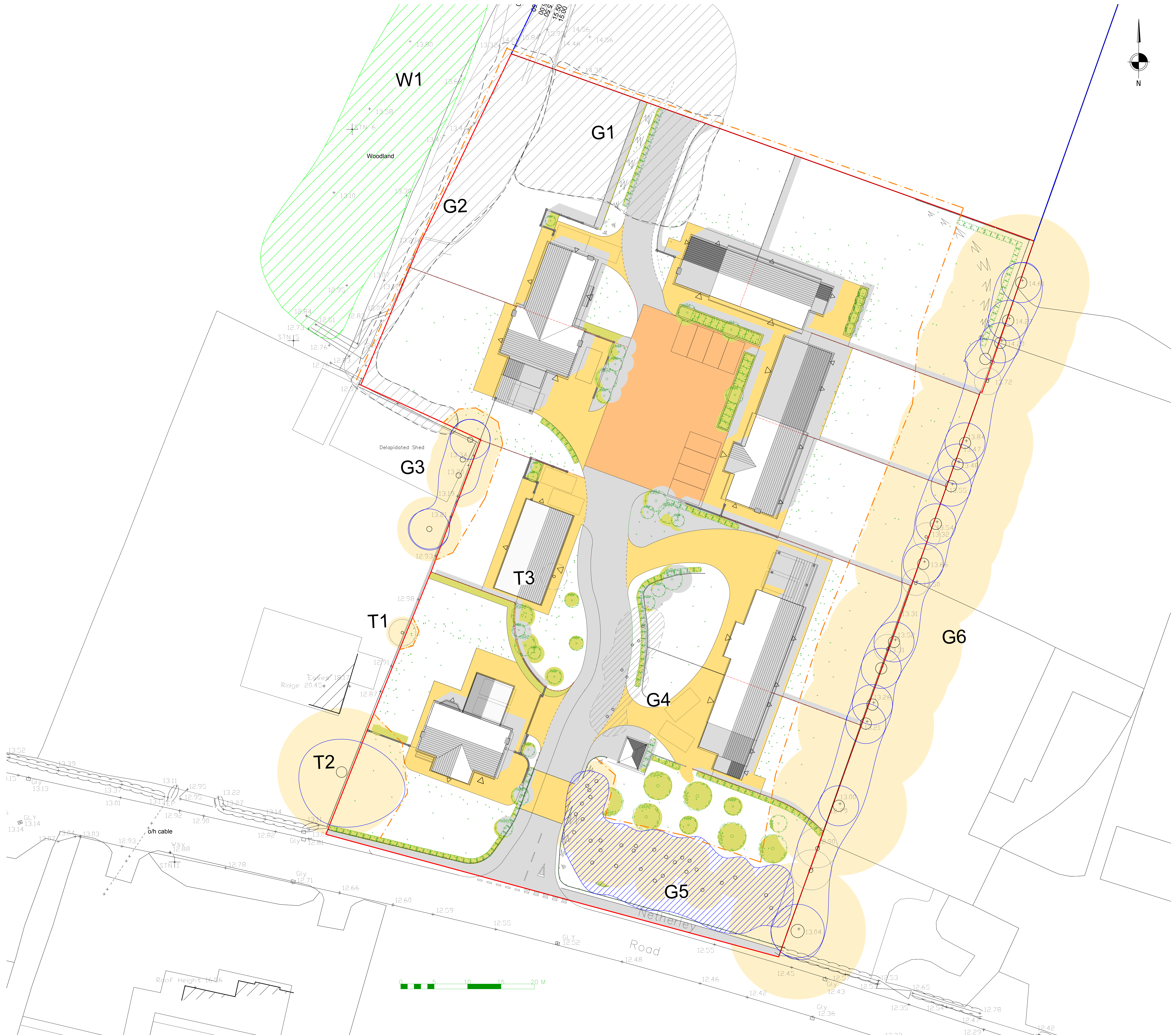
CLIENT:
GDB Property Investment Ltd

LOCATION:
Netherley Road, Tarbock Green, L35 1QE

DRAWING TITLE:
BS5837: 2012 Tree Survey & Constraints Plan

SCALE:
as shown @ A0

Appendix 3



LEGEND

Category A Trees as per BS5837: 2012 proposed for retention/removal.

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 conforming to default barrier specification, Fig 2 BS5837: 2012 below.

- Notes:
1.

Plan to be read in conjunction with MPTrees AIA Netherley Road, November 2022.
2.

Do not scale from this drawing as printing may distort the scale. Work from figured dimensions only.

	MP	CS	MP		03/11/2022
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT263.02.22	

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CLIENT:

GDB Property Investment Ltd

LOCATION:

Netherley Road, Tarbock Green, L35 1QE

DRAWING TITLE:

BS5837: 2012 Draft Tree Protection Plan

SCALE:

as shown @ A0