



WE KNOW SERVICES

ARBORICULTURAL IMPACT ASSESSMENT

YORKON BUILDING
ARCHWAY ROAD
HUYTON
L36 9UX

JULY 2021

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1.0 Introduction

- 1.1 We Know Services were instructed by Knowsley Metropolitan Borough Council to carry out an arboricultural survey of trees on land surrounding Yorkon Building, Archway Road, Huyton L36 9UX.
- 1.2 This report details the arboricultural implications of demolishing the existing building, including:
 - A survey of the trees on and near the building 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 tree schedule.
 - Advice on the removal, retention, and management of trees.
 - Assessment of the potential effects of the proposal on retained trees and vice versa.
 - Assessment of the requirement for tree protection for the duration of the works.
 - A mitigation proposal for any loss.
- 1.3 The survey was carried out on 14th July 2021 by means of 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.
- 1.4 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.
- 1.5 The following documents have been made available by the client:
 - Drawing- Huyton TopoUtilities CAD
 - Drawing- YBD 08 PROPOSED SITE MANAGEMENT PLAN
- 1.6 All trees have been added to the drawing indicatively. Any dimensions regarding tree positions and protective fencing must be checked on site.
- 1.7 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.

2.0 Survey Methodology

- 2.1 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.
- 2.2 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.
- 2.3 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in Appendix 3.0.
- 2.4 The survey included all trees within the proposal area and trees near to the proposal.

3.0 Survey Results

- 3.1 The survey identified twenty-one tree features on site consisting of twenty individual trees and one group.
- 3.2 Of these, seven tree features were classed as category B, the remaining fourteen tree features were classed as category C.

4.0 Development Proposals and Impact Assessment

- 4.1 The site layout plan within Appendix 3.0 identifies the trees in relation to the proposed development.
- 4.2 To fully assess the impact of the proposals an Impact Table (**Table 3.1**) has been created detailing each tree, which shows the proximity of the associated works.
- 4.3 This can then be assessed in accordance with BS 5837:2012 to determine whether proposals will have a detrimental impact on the health of each tree. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

Table 4.1: Impact Table

Tree No.	Root Protection Area identified in table 2 of BS5837:2012		Distance to Yorkon Building (m)	Can the tree/s be successfully retained?
	Area (m ²)	Equal to a circle with radius (m)		
T1	78m ²	4.8m	7.9m	Yes
T2	5m ²	1.2m	5.9m	Yes
T3	157m ²	7.08m	6.1m	Yes
T4	80m ²	5.04m	5.7m	Yes
T5	118m ²	6.12m	5.3m	Yes
T6	46m ²	3.84 m	5.6m	Yes
T7	215m ²	8.28m	6.1m	Yes
T8	46m ²	3.82m	5m	Yes
T9	5m ²	1.32m	10.7m	Yes
T10	7m ²	1.44m	5.7m	Yes
T11	7m ²	1.44m	4.9m	Yes
T12	8m ²	1.56m	5.2m	Yes
T13	7m ²	1.44m	5.2m	Yes
T14	8m ²	1.56m	5.2m	Yes
T15	5m ²	1.32m	6.6m	Yes
T16	191m ²	7.8m	9.1m	Yes
T17	38m ²	3.48m	13.6m	Yes
T18	33m ²	3.24m	16.8m	Yes
T19	191m ²	7.8m	16.3m	Yes
T20	163m ²	8.64m	20.2m	Yes
G21	191m ²	7.8m	19.9m	Yes

Table 4.2: Impact Assessment

	Trees to be retained		Trees to be removed	
	With no impact	With detailed construction	Due to condition	Due to development
Tree No.	All tree features			

- 4.4 The impact table shows that all tree features on site can remain with no impact.
- 4.5 Ground protection measures are not considered necessary due to the presence of existing hard standing surrounding the tree features.
- 4.6 It is recommended that T7 has its upper crown reduced by 2m away from the Yorkon Building, this will ensure there is no impact from the demolition activities.
- 4.7 It is also recommended that T16 and T19 have crown lifts prior to any works commencing. This will ensure there will be no impact from construction vehicles.
- 4.8 Further details of the recommended works can be found in the accompanying Arboricultural Method Statement.
- 4.9 The remaining trees features require no remedial works.

5.0 Conclusions and Arboricultural Recommendations

- 5.1 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.
- 5.2 The client has advised that the demolition will take place by crane and hand. Once the building is demolished, the land will be topsoiled and seeded accordingly.
- 5.3 Due to the nature of the works, tree protective fencing is recommended, this is detailed in the accompanying Arboricultural Method Statement.
- 5.4 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement.
- 5.5 Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified arboricultural consultant.
- 5.6 It is considered that in following the advice in this document, any negative factors affecting trees on the site will be minimised.

Appendix 1.0

Tree Survey Schedule

Arboricultural Impact Assessment- Yorkon Building

Arboricultural Data Sheet: Yorkon Building					Date of Survey: 14/07/2021					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	Beech	400	15	FM	4	4.5	2	4	5	Good	Reasonable shape and form. Forked at 2m. Minor deadwood in crown. No major visible defects.	20+	B1
T2	Tree Cotoneaster	100	4	M	3	5	0.5	1	2	Good	Reasonable shape and form. Suppressed by T1. Minor deadwood in crown. No major visible defects.	10+	C1
T3	Beech	590	15	FM	5	3	2	5	7	Good	Good shape and form. Multi stemmed from 2.5m. Minor deadwood. No major visible defects.	20+	B1
T4	Beech	420	15	FM	3	3	2	4	5	Good	Reasonable shape and form. Forked at 2m. Minor deadwood in crown. No major visible defects.	20+	B1
T5	Beech	510 AT 1M	15	FM	2	2	2	5	5	Good	Reasonable shape and form. Forked at 1.5m. Minor deadwood in crown. No major visible defects.	20+	B1
T6	Beech	320	10	FM	1	1	1	5	5	Good	Reasonable shape and form. Lean to the north west. Suppressed by adjacent trees. Minor deadwood in crown. No major visible defects.	10+	C1
T7	Turkey Oak	690	17	FM	6	6.5	6	7	6	Good	Good shape and form. Upper crown very close to building. Minor epicormic growth	20+	B1

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					N	E	S	W					
											at occluded stem wound. Minor deadwood in crown. No major visible defects.		
T8	Holly	190, 190, 170	6	M	2	3	3	2	4	Good	Reasonable shape and form. Multi stemmed from base. Limited view of stem base due to surrounding vegetation. Minor deadwood. No major visible defects.	10+	C1
T9	Blue Atlantic Cedar	110	5	SM	1	1	1	1	1.5	Good	Good shape and form. No major visible defects	10+	C1
T10	Hornbeam	120	5	SM	1	1	1	1	1.5	Good	Good shape and form. No major visible defects	10+	C1
T11	Hornbeam	120	5	SM	1	1	1	1	1.5	Good	Good shape and form. No major visible defects	10+	C1
T12	Hornbeam	130	5	SM	1	1	1	1	1.5	Good	Good shape and form. No major visible defects	10+	C1
T13	Hornbeam	120	5	SM	1	1	1	1	1.5	Good	Good shape and form. No major visible defects	10+	C1
T14	Hornbeam	130	5	SM	1	1	1	1	1.5	Good	Good shape and form. No major visible defects	10+	C1
T10	Hornbeam	110	5	SM	1	1	1	1	1.5	Good	Good shape and form. No major visible defects	10+	C1

Arboricultural Impact Assessment- Yorkon Building

Arboricultural Data Sheet: Yorkon Building					Date of Survey: 14/07/2021					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					
T16	Holly	290	7	M	1	2	1	2	3	Good	Reasonable shape and form. Minor deadwood in crown. No major visible defects.	10+	C1
T17	Holly	290	7	M	1	2	1	2	3	Good	Reasonable shape and form. Minor deadwood in crown. No major visible defects.	10+	C1
T18	Lombardy Poplar	650	21	FM	2	3	1	2	3	Fair	Reasonable shape and form. Growing against fence. Minor deadwood. No major visible defects.	10+	C1
T19	Lombardy Poplar	650	21	FM	1	2	1	1	3	Fair	Reasonable shape and form. Growing against fence. Minor deadwood. No major visible defects.	10+	C1
T20	Lombardy Poplar	720	20	FM	1	2	1	1	4	Fair	Poor shape and form. Deadwood throughout crown.	10+	C1
G21	Lombardy Poplar	650 AVG	21 MAX	FM	2	2	2	2	3 AVG	Fair	Reasonable shapes and forms. Minor deadwood in most crowns. Individually of lower value. No major visible defects.	20+	B2

Appendix 2.0

Tree Survey Key

Arboricultural Impact Assessment- Yorkon Building

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

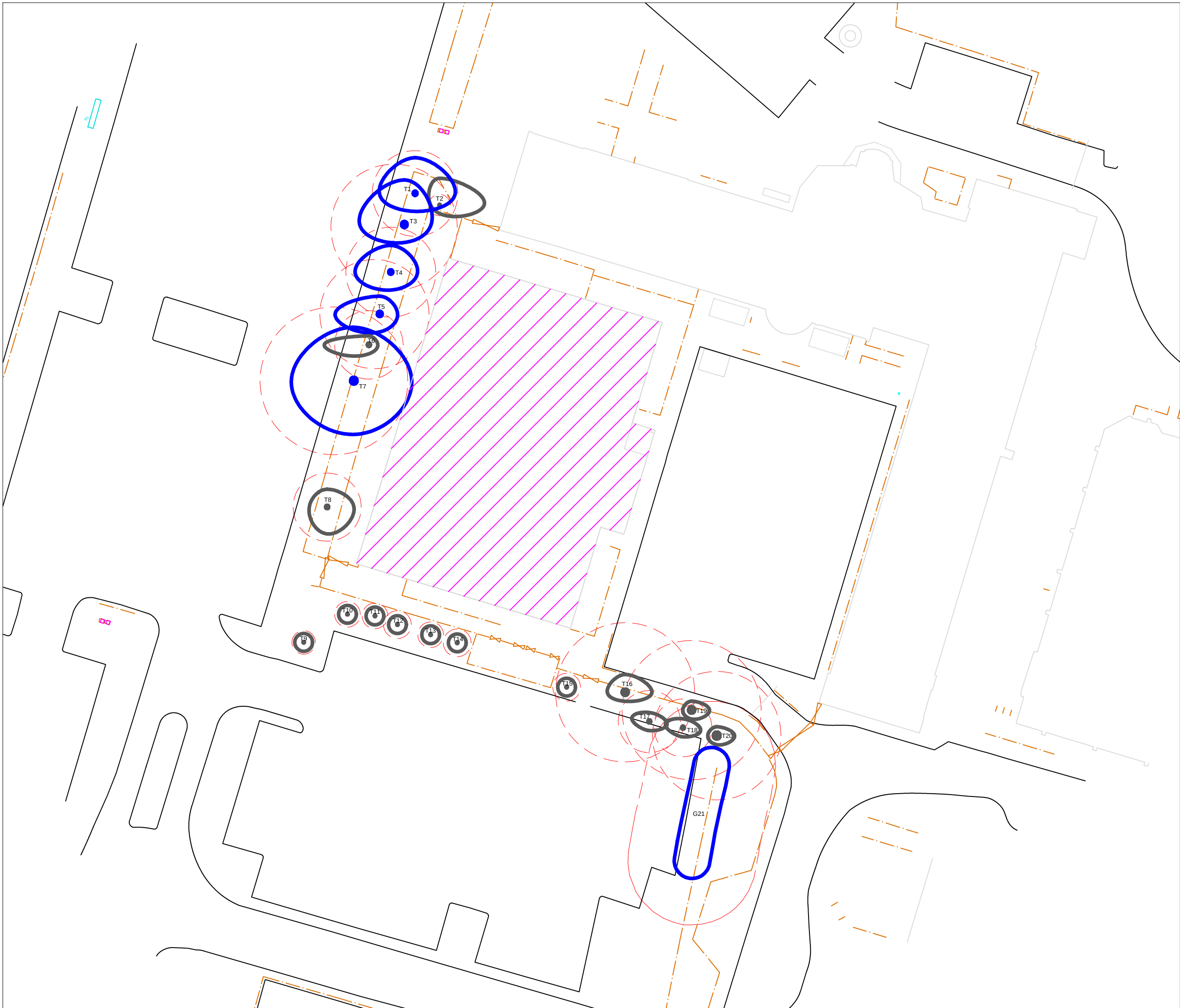
Y	Young	Trees that have not yet established
SM	Semi-Mature	Established trees up to 1/3 of expected height and crown
EM	Early mature	Between 1/3 and 2/3 expected height and crown
M	Mature	Between 2/3 and full expected height and crown
FM	Fully Mature	Full expected height and crown
OM	Over-Mature	Crown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

Plans



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



Court Hey Park
Roby Road
Huyton
L16 3NA

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

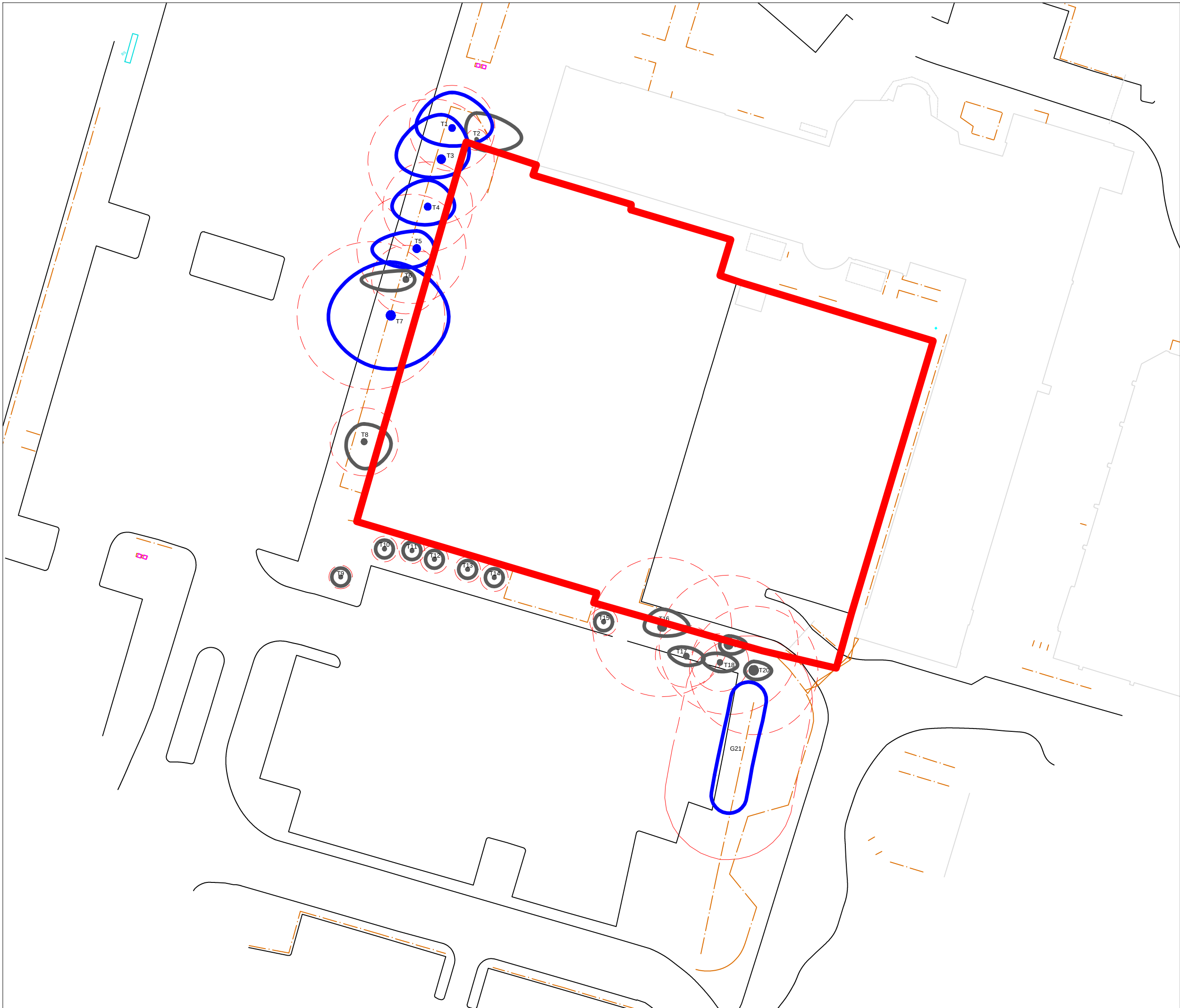
Client:
Knowsley Metropolitan Borough Council

Site Address:
Yorkon Building
Archway Road
Huyton
L36 9XF

Drawing Title: BS5837 Plan Drawing No: 21/00048/BSP

Date: 24/07/2021 Scale: 1:400@A3 Drawn by: JH

Note: Dimensions are not to be scaled from this drawing.
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-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root protection area
-  Red Line Boundary



Court Hey Park
Roby Road
Huyton
L16 3NA

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

Client:
Knowsley Metropolitan Borough Council

Site Address:
Yorkon Building
Archway Road
Huyton
L36 9UX

Drawing Title:	Drawing No:	
AIA Plan	21/00048/AIA	
Date:	Scale:	Drawn by:
24/07/2021	1:400@A3	JH

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