cheshire woodlands
arboricultural consultancy

ARBORICULTURAL STATEMENT

FOR

PROPOSED REDEVELOPMENT OF
FORMER PARTINGTON CARE HOME
NORTH ROAD, GLOSSOP SK13 7AX

ON BEHALF OF

EDWARD MELLOR
65-81 ST PETERSGATE
STOCKPORT SK1 1DS

REF: CW / 6664-AS

DATE: 16 OCTOBER 2012

Partners: M. J. Ellison J. M. Ellison G. Thomas **Address:** 9 Lowe Street, Macclesfield, Cheshire, SK11 7NJ
T. +44(0)1625 669668 **F.** +44(0)1625 669355 **E.** info@cheshire-woodlands.co.uk **W.** www.cheshire-woodlands.co.uk

CONTENTS

APPENDICES

1. TERMS OF REFERENCE

1.1 I am instructed by Edward Mellor (the client) to:

- survey from ground level, individually or in groups, all trees having potential to be affected by the development proposal described at Section 2 below, identifying species, condition and suitability for retention
- assess the possible effects of the development proposal on trees
- advise on removal, retention and management of trees
- prepare a schedule of trees
- assess the requirement for protection of trees during the development
- assess potential mitigation strategies where design conflicts are identified
- prepare a report on the above matters to be submitted with a planning application for the proposed development.

1.2 The following documents have been considered in my evaluation:

- Topographic land survey drawing 150812JC-01
- Preliminary Tree Survey Schedule CW / 6664-SS
- Tree Constraints Plan CW / 6664-P-TC
- Proposed Site Plan 8481 / 101 Revision F

1.3 Assessing the potential effects of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in this report.

1.4 The tree survey is carried out in sufficient detail to gather data for and inform the design of the current project. My appraisal of the mechanical integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The assessment of trees is carried out from ground level without invasive investigation therefore the disclosure of hidden defects cannot be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, obvious defects that are significant in relation to the existing and proposed land-use will be reported.

1.5 My assessment was restricted where trees were located wholly or partially on neighbouring land or where basal growth or other vegetation obscured lower stems and root collars.

2. INTRODUCTION

2.1 This assessment evaluates the effects of the application proposal upon trees. The comparative values of trees are considered broadly in line with the guidance of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837) and retention, protection and management of trees is informed by this evaluation.

2.2 Glyn Thomas, senior consultant with Cheshire Woodlands Arboricultural Consultancy, carried out the assessment of the trees and the development proposal. The survey of trees was carried out on 22 August 2012.

2.3 Conversion of the former care home to five residential units, with associated access and hardstanding is proposed. The locations of the proposed structures are identified on the Tree Protection Plan at Appendix CW5.

3. THE SITE

3.1 The application site comprises a substantial two-storey former care home and associated hardstanding, surrounded by lawns and mature trees, shrubs and hedges. The property is bounded by North Road to the east, Partington Park and residential properties to the south, residential properties to the north and Howard Park to the west.

3.2 Geology Onshore digital maps 1/50,000 scale (British Geological Survey) identifies the underlying soils as 'Devensian Till'.

4. STATUTORY CONTROLS AND PLANNING POLICY

4.1 In terms of impact on trees, the planning application will be assessed against 'saved' policy OC10 'Trees and Woodlands' of the 'High Peak Saved Local Plan Policies' document.

4.2 An email enquiry to High Peak Borough Council confirmed that trees on the site are subjects of a blanket 'area' designation tree preservation order (TPO) (The High Peak Borough Council TPO No. 51, 1989) and the site is in the Howard Park Conservation Area.

4.3 Subject to certain specified exemptions, the Town and Country Planning Act 1990, requires that an application must be made to the local planning authority (LPA) to carry out works upon or to remove trees that are subject to a TPO, or six weeks notice must be given to the LPA of intention to carry out works upon or remove trees within a conservation area and not protected by a TPO. Where directly affecting the

implementation of a detailed planning permission (granted under the Town and Country Planning Act 1990) such works as are necessary to implement the approved development may be carried out to trees thus protected.

4.4 The Wildlife and Countryside Act 1981 (together with the amendments of 1985 & 1991, the subsequent variations to the schedule orders, and strengthening amendments made within the Countryside and Rights of Way Act 2000) forms the basis for legislation protecting Britain's flora and fauna. Nesting birds and all species of bat are afforded statutory protection. It is an offence to:

- disturb a nesting bird
- disturb a roosting bat or damage, destroy or block access to a bat roost
- intentionally kill, injure or take a bat
- sell, hire, barter or exchange a bat, dead or alive
- be in possession or control of a bat or anything derived from a bat

5. SURVEY METHODOLOGY

5.1 The client supplied a topographic land survey drawing with tree stem positions plotted and a site layout proposal drawing. For the purpose of this report, I have assumed that detail on both drawings is accurate. The topographic survey drawing is the base for my Tree Protection Plan.

5.2 The site was walked and trees were identified, measured and recorded as set out in the tabulated Tree Survey Schedule at Appendix CW1. The survey schedule should be read in conjunction with the Glossary of Terms at Appendix CW2. Tree stem diameters and canopy spreads were mostly measured using a tape; tree heights using a tape and clinometer. Trees have been surveyed individually and in groups, with individual trees prefixed 'T', groups of trees 'G' and hedges 'H'.

5.3 All surveyed trees, either individually or by group, are allocated ‘Retention’ and ‘Visual Prominence’ values as defined at Appendix CW3. In respect of retention values, trees or groups of trees are evaluated twice to consider their relative merits. Firstly, the trees are assessed and categorised in the context of the current land-use to provide a broad valuation of all of their attributes and contribution to their environs. Secondly, the trees are assessed and categorised in the context of the development proposal.

5.4 A brief assessment for obvious signs of wildlife habitat in trees and hedges on the site was carried out during our survey. Potential habitats of note are detailed in the Tree Survey Schedule. More generally, trees and hedges of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September. In view of the presence of several large mature

trees on and adjacent to the site and the well-treed nature of the surrounding area, I consider it likely that trees on the site are used by bats.

5.5 Detailed ecological matters are dealt with under separate cover by the project ecologist.

6. DISCUSSION

6.1 The Tree Survey Schedule and the Tree Protection Plan provide the basis for my consideration of the development proposal in relation to trees. The Tree Protection Plan provides an overview of the proposal and sets out the methodology for the protection of trees during the development process.

6.2 I have collected data for two individually surveyed trees, six groups of trees and two hedges.

6.3 Tree T1, groups G1, G3 and G6, the majority of trees in group G4, several trees and shrubs to the south side of group G5 and hedges H1 and H2 of my survey appear to stand off-site. Other than those parts that extend across the boundaries into the site, these trees most probably lie outside the client's control.

6.4 BS5837 recommends that trees be evaluated and categorised according to their 'Retention Value'. These values are detailed in the Tree Survey Schedule and the pre-development values are summarised below. Our methodology for this assessment is described at Appendix CW3.

A 'high value' retention category. Groups G2 and G4
These are trees the retention of which in the pre-development context is most desirable and which are most likely to significantly constrain development.

B 'moderate value' retention category. Tree T1 and groups G1 and G5
These are trees the retention of which in the pre-development context is desirable and which have potential to constrain development.

C 'low value' retention category. Tree T2 and groups G3 and G6
These are trees that under normal circumstances should not impose a significant constraint on development, but which might be retained where there is no conflict with the proposal.

U 'remove' category. None
Removal of these trees would be appropriate arboricultural management irrespective of any development of the site.

6.5 Assessment of existing tree cover. Group G2 probably forms part of the original landscaping associated with the former care home. Group G4 is part of a wider area of mature tree cover forming part of a designed landscape associated with Howard Park. Hedges H1 and H2 and group G3 are a mix of more recent plantings and natural

colonisation forming the boundaries with neighbouring residential properties to the north. Groups G5 and G6 are mainly ornamental trees and shrubs that would have formed part of the boundary landscaping associated with the care home that have been incorporated into a small, recently developed residential estate to the south.

6.6 Being visible or partially visible from surrounding properties, Howard Park and the public highway, trees on and adjacent to the site have moderately high collective visual prominence. The most significant in this regard are tree T1 and groups G1, G2 and G4, which are prominent in the local street scene, contribute to the mature setting of the application site and provide a significant collective contribution to the character and appearance of the locale.

6.7 Group G3 and hedges H1 and H2 to the northern boundary have low visual prominence and other than providing a visual screen/buffer between the application site and neighbouring residential properties, contribute very little to wider amenity.

6.8 Assessment of the development proposal. The development proposal has been the subject of detailed pre-application discussions with the Council's Tree Officer and a written record of the site meeting is included at appendix CW4.

6.9 The removal of several minor, low quality trees and shrubs to the northern edge of group G5 and the eastern edge of group G4 is proposed in order to provide outdoor amenity space at Plots 2 to 5. Loss of these trees to the development will have only a very minor impact on amenity.

6.10 All of the remaining trees, shrubs and hedges will be retained and can be protected for the duration of construction works, in accordance with current best practice guidance as set out in BS5837. In this regard, I propose as follows:

- Trees and shrubs to the western edge of group G2 should be pruned in order to provide construction access and sufficient working space around the site.
- Groups G5 and G6 and hedges H1 and H2 should be pruned back to the boundaries to provide sufficient working space around the site.
- Trees to the eastern edge of off-site group G4 should be pruned in order to improve levels of residential amenity to Plots 3, 4 and 5.
- An area of existing hardstanding to the western edge of group G2 should be retained to existing hard surface for the duration of site construction works.
- Construction exclusion zones around retained trees should be secured by the erection of tree protection barriers as detailed on the tree protection plan.
- An area of proposed car-park hardstanding to the north west corner of the site should be installed to an engineer designed construction method using a three-dimensional cellular confinement system and to be approved by the Local Planning Authority (LPA).

- Group G2 should be managed and enhanced in accordance with a detailed programme of silvicultural thinning and enrichment planting to be approved by the LPA.
- Details of pruning of retained trees in group G4, future management of group G2 and an engineering specification for the area of new hardstanding in the north west corner of the site should be resolved by planning condition.

6.11 I have considered the broad implications of the provision or renewal of underground services but the locations of existing and proposed underground services were not identified on the drawings supplied by the client and in this regard, my advice is of a general nature.

6.12 In consideration of the above issues, I have included on the Tree Protection Plan a 'heads of terms' Arboricultural Method Statement, which details working methods in relation to trees. This method statement should be clearly communicated to the project design team and to all site operatives during the construction process.

7. CONCLUSIONS

7.1 The development proposal has been the subject of detailed pre-application discussions with the Council's Tree Officer, and can be implemented with only the removal of a small number of low value minor trees and shrubs along the southern and western boundaries.

7.2 All trees and hedges proposed for retention can be retained and protected for the duration of site construction works in accordance with current best practice guidance within BS5837 and as further detailed on the Tree Protection Plan.

7.3 Proposed management to enhance a key group of trees to the eastern boundary fronting the public highway will provide significant long-term amenity benefits.

7.4 Details of pruning along the western boundary, management of trees to the eastern boundary and an engineering specification for an area of proposed hardstanding in the north west corner of the site can be resolved by planning condition.

7.5 In terms of impact on trees, the development proposal as amended by the schedule and drawing appended hereto and as supplemented by a suitable scheme of soft landscaping and tree management, is broadly neutral.

8. RECOMMENDATIONS

8.1 No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA, either in respect of TPOs/conservation area or as part of a detailed planning permission.

8.2 Trees, shrubs and hedges should be carefully inspected for birds' nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged. Clipping of hedges should be avoided during the months March to September.

8.3 A pruning detail for group G4 should be agreed with the LPA prior to commencement of the development.

8.4 All tree removal and pruning works should be implemented in accordance with Tree Survey Schedule CW/6664-SS1, prior to commencement of any construction activity. All such works should be carried out by a qualified arboricultural contractor, carrying appropriate insurance cover and should be implemented to the minimum current CE and UK industry standards and in accordance with current industry codes of practice.

8.5 All personnel working with or in the trees should be vigilant and mindful of the possible presence of roosting bats. The project ecologist should investigate and advise on any indications that trees on the site are used as bat roosts.

8.6 Construction Exclusion Zones around retained trees should be achieved by the erection of Tree Protection Barriers as detailed on the Tree Protection Plan. The integrity of the barriers should be maintained for the duration of the works.

8.7 All arboricultural, construction, and landscape works should be carried out in accordance with the Arboricultural Method Statement on the Tree Protection Plan.

8.8 New hard surfacing in the area cross-hatched on the Tree Protection Plan should be designed by a Structural Engineer to be constructed without excavation other than the removal, by hand of loose soil and vegetation. The specifications should be agreed with the LPA prior to construction.

8.9 There should be no excavation for new or replacement underground services within any area designated as a Construction Exclusion Zone or otherwise protected on the Tree Protection Plan.

8.10 Group G2 should be managed in accordance with a detailed programme of silvicultural thinning and supplementary planting works, which should be agreed with the LPA prior to implementation.

8.11 Landscaping of the site should be carried out in accordance with a detailed scheme of soft landscaping works, which should be agreed with the LPA prior to implementation

9. REFERENCES.

Anon. Retrieved 2010-12-31. Geology of Britain Viewer. British Geological Survey, Nottingham. http://maps.bgs.ac.uk

BS5837 2012. Trees in Relation to Construction - Recommendations. British Standards Institute, London.

BS3998 2010. Recommendations for Tree Work. British Standards Institute, London.

APPENDIX CW 1

TREE SURVEY SCHEDULE

PROJECT: FORMER PARTINGTON CARE HOME, GLOSSOP
CLIENT: EDWARD MELLOR
REF: CW/6664-SS1
DATE: 22 AUGUST 2012

SURVEYED BY: G THOMAS
CHESHIRE WOODLANDS
PAGE: 1

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual prominence	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
T1	Sycamore *(Acer pseudoplatanus)*	M	13	12	500	M	• Growing off-site within a narrow grass verge • Signs of past grade changes around the base of the stem • Clear stem to 4.5 metres at which point the main stem trifurcates with no signs of major defect • Partially occluded branch pruning wounds and stubs to the upper stem and lower crown where low first and second order branches were removed in the past • Reduced vitality with thinning of foliage and dieback of twigs throughout the crown • Crown biased to north	• Monitor crown for signs of deterioration	3	B	B	6.0

Inspection was restricted where trees were located wholly or partially on neighbouring land or where basal growth or other vegetation obscured lower stems and root collars
All trees should be re-assessed at appropriate intervals to assess their mechanical integrity unless otherwise stated in the schedule

HEADINGS & ABBREVIATIONS

Age Range: Y = Young, SM = Semi mature, EM = Early mature, M = Mature, PM = Post Mature.
Stem Dia. Stem diameter (measured at a height of approximately 1.5 metres) MS = multi-stemmed
Crown Spread: Maximum crown diameter
Vitality: D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
Visual prominence: Broad indication of contribution to the landscape. 0 = none, 1=very low up to 5 =very high, G= contribution to a wider group. Values take into consideration the potential contribution to the landscape. Our assessment of public visibility is influenced by safe life expectancy of the tree or group
Retention Value Existing: Broadly in line with BS5837 (2012) Table 1. Our valuation considers the merits of the tree or group in the context of the existing land-use
Retention Value Proposed: Broadly in line with BS5837 (2012) chapter Table 1. Our valuation considers the merits of the tree or group in the context of a development proposal. U = Unsuitable for retention
BS5837 RPA Radius: Radius from the centre of the stem to the line of tree protection as set out in BS5837:2012

TREE SURVEY SCHEDULE

PROJECT: FORMER PARTINGTON CARE HOME, GLOSSOP
CLIENT: EDWARD MELLOR
REF: CW/6664-SS1
DATE: 22 AUGUST 2012

SURVEYED BY: G THOMAS
CHESHIRE WOODLANDS
PAGE: 2

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual prominence	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
T2	Ash *(Fraxinus excelsior)*	M	15	9	525	P	• Epicormic shoots and branches to stem • Several partially occluded open cavities with decay to upper stem where low first order branches were removed many years ago and which provide potential bird nest/bat roost sites • Main stem trifurcates at 5.0 metres with no signs of major defect • Signs of on-going progressive decline with thinning of foliage, adventitious growth to primary branches and dieback of all orders of branches throughout the crown • Dead branches of up to 100mm diameter	• Prune to remove deadwood greater than 50mm diameter from over the public highway • Monitor crown for signs of deterioration	2	C	C	6.3
G1	Beech *(Fagus sylvatica)* Norway maple *(Acer platanoides)* Horse chestnut *(Aesculus hippocastanum)* Sycamore	SM-M	≤18	≤15 (EST)	≤600 (EST)	M-G	• The northern edge of a closely spaced group which extends to the south • Located off-site, with individual trees not assessed in detail • Low ground clearance on north side over the highway carriageway down to 4.5 metres and could be raised to a height of at least 6.0 metres by removal of low secondary growth • Several trees express recently reduced vitality	• Monitor crowns of declining trees for signs of deterioration	3	B	B	≤7.2 (EST)

TREE SURVEY SCHEDULE

PROJECT: FORMER PARTINGTON CARE HOME, GLOSSOP
CLIENT: EDWARD MELLOR
REF: CW/6664-SS1
DATE: 22 AUGUST 2012

SURVEYED BY: G THOMAS
CHESHIRE WOODLANDS
PAGE: 3

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual prominence	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
G2	Ash Rowan *(Sorbus aucuparia)* Holly *(Ilex aquifolium)* Rhododendron Sycamore Norway maple Horse chestnut Yew *(Taxus baccata)* Beech Hawthorn *(Crataegus monogyna)*	Y Y Y-SM EM EM EM Y Y PM	≤19	≤14 (EST)	≤600	D-G	• Closely spaced group growing on a raised bank • Comprises several sycamore, Norway maple, ash, hawthorn and horse chestnut trees underplanted with holly and occasional rhododendron and ornamental trees and shrubs • Recent natural colonisation of holly and yew • Ground colonised by dense bramble • Extensive past tipping of garden waste throughout • Contains several low quality trees and shrubs, the removal of which would have no significant impact on the collective landscape value/visual qualities of the wider group • Overgrown holly hedge to eastern edge, which would benefit from management • Whole group would benefit from management • Several trees have cavities which provide potential bird nest/bat roost sites • General ground clearance on the south and west sides over areas of existing bitmac hardstanding, of between 3.0 and 4.5 metres, which could be raised to a height of at least 6.0 metres by clipping of shrubs, removal of low quality trees and shrubs and removal or shortening of low lateral and sub-lateral branches • **G2/1 Hawthorn.** Substantially reduced vitality • **G2/2 Horse chestnut.** Longitudinal strip of partially occluded cambial dieback to a height of 10.0 metres • **G2/3 Ash.** Extensive hollowing to upper stem and primary branch • **G2/4 Ash.** Minor cavities to stem • **G2/5 Sycamore.** Substantial recent reduction in vitality with thinning undersized foliage and dieback of twigs throughout the crown • **G2/6.** Crown on south west side touching the corner of the nursing home	• Prune on south and west sides, by removal of low quality trees and shrubs and removal or shortening of low lateral and sub-lateral branches, to obtain 6.0 metres ground clearance over adjacent hardstanding • **G2/6.** Prune on the south west side to obtain a minimum 1.5 metres clearance from the corner of the building • Manage in accordance with a detailed programme of selective silvicultural thinning and enrichment planting to be approved by the LPA	3	A C B	A	≤7.2

TREE SURVEY SCHEDULE

PROJECT: FORMER PARTINGTON CARE HOME, GLOSSOP
CLIENT: EDWARD MELLOR
REF: CW/6664-SS1
DATE: 22 AUGUST 2012

SURVEYED BY: G THOMAS
CHESHIRE WOODLANDS
PAGE: 4

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual prominence	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
G3	Ash Rhododendron Leyland cypress *(X Cuprocyparis leylandii)*	Y	≤8	≤3	≤100	G	• Short length of boundary vegetation growing atop a low stone retaining wall, which is cracked and displaced in places • Several Leyland cypress trees form part of adjacent boundary hedges • The young ash are probably recent natural colonisation	• Cut back on the south side to the party boundary line	1	C	C	≤1.2
G4	Horse chestnut Sycamore Holly Rhododendron Silver lime *(Tilia tomentosa)* Hazel *(Corylus avellana)* Rowan Elder *(Sambucus nigra)* Ash Mixed ornamental shrubs	EM-M Y-EM M Y Y	≤20 (EST)	≤14 (EST)	≤750	M-G	• Closely spaced linear group of trees and shrubs, which forms the eastern edge of an area of mature boundary vegetation associated with Howard Park • Comprises several early-mature/mature horse chestnut, sycamore and silver lime trees underplanted with holly and rhododendron • Dense vegetation restricts access and the majority of the trees were not assessed in detail • General ground clearance on the east side of between 2.0 metres at the southern end and around 8.0 metres at the northern end • The holly understorey would benefit from re-spacing • **G4/1 Silver lime**. Main stem bifurcates at a height of 3.5 metres, at which point there is an acute included-bark union of co-dominant branches with no obvious signs of failure. Localised bark/cambial dieback to lower and mid stem. Underlying tissues colonised by rhizomorphs of Honey Fungus *Armillaria sp*. • **G4/2 Horse chestnut.** Located off-site and not assessed in detail. Partially occluded cavity with decay to lower stem. Weeping lesions of Horse Chestnut Bleeding Canker to mid and upper stem. Signs of debility in the crown	• Remove/prune understorey trees and shrubs along eastern edge, back to ownership boundary • Grind stumps to a depth of 0.2 metres • Prune off-site parkland boundary trees in accordance with a detailed schedule of works to be approved by the LPA	3	A	B	≤9.0

TREE SURVEY SCHEDULE

PROJECT: FORMER PARTINGTON CARE HOME, GLOSSOP
CLIENT: EDWARD MELLOR
REF: CW/6664-SS1
DATE: 22 AUGUST 2012

SURVEYED BY: G THOMAS
CHESHIRE WOODLANDS
PAGE: 5

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual prominence	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
G5	Silver birch *(Betula pendula)* Rhododendron Sycamore Rowan	SM-M SM SM	≤13 (EST)	≤10 (EST)	180-350 (EST)	G	• Closely spaced group of boundary trees and shrubs growing on a steep bank • A squirrel damaged sycamore tree to the centre is probably recent natural colonisation • Could be cut back to the existing fence without any significant impact on the visual qualities of the group as viewed from outside the site • A mature silver birch tree at the eastern end appears to be located off-site within a wide grass verge to the edge of the public highway • Dense vegetation restricts access and individual trees were not assessed in detail • Removal and replacement with new boundary landscaping (save for the mature silver birch tree at the eastern end) could provide long-term amenity benefits • Branches on the north side extend close to the care home	• Remove all trees and shrubs within the application site and grind stumps to a depth of 0.2 metres • Prune remaining off-site trees and shrubs along the northern edge back to the party boundary	2	B	B&U	2.1 – 4.2
G6	Holly Ash Sycamore Rhododendron Mixed ornamental shrubs	M Y Y	≤9	≤8	≤250 (EST)	M-G	• Closely spaced linear group of boundary trees and shrubs • **G6/1 Holly.** The only tree of any particular merit. Expresses reduced vitality. Branches on the north side touching the roof and side elevation of the care home • A young ash and a young sycamore to the centre are probably recent natural colonisation • Could be cut back to the boundary fence without any significant impact on the visual qualities of the group as viewed from outside the site	• Prune on the north side back to the party boundary	2	C	C	≤3.0 (EST)

TREE SURVEY SCHEDULE

PROJECT: FORMER PARTINGTON CARE HOME, GLOSSOP
CLIENT: EDWARD MELLOR
REF: CW/6664-SS1
DATE: 22 AUGUST 2012

SURVEYED BY: G THOMAS
CHESHIRE WOODLANDS
PAGE: 6

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual prominence	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
H1	Leyland cypress	Y	≤7	-	-	G	• Partially maintained party boundary hedge growing atop a crib-lock retaining structure and a short section of stone retaining wall at the western end • Recently pruned to reduce in height along most of its length save for a short section at the western end, which has been allowed to grow on in recent years • Cracking and displacement of the retaining wall at the western end • Possibly located off-site	• Clip back to solid form	1	-	-	-
H2	Leyland cypress Ash	Y	≤8	≤3	≤100	G	• Short length of party boundary hedge growing within a narrow planting bed, a low stone retaining wall and a wooden retaining structure to the north side • Sparse along the base	• Clip back to solid form	1	-	-	-

APPENDIX CW 2

GLOSSARY OF ARBORICULTURAL TERMS

Abscission. The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way

Abiotic. Pertaining to non-living agents; e.g. environmental factors

Absorptive roots. Non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients

Adaptive growth. In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress

Adaptive roots. The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading

Adventitious shoots. Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'

Anchorage. The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree

Architecture. In a tree, a term describing the pattern of branching of the crown or root system

Axil. The place where a bud is borne between a leaf and its parent shoot

Bacteria. Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms

Bark. A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

Basidiomycotina (Basidiomycetes). One of the major taxonomic groups of fungi; their spores are borne on microscopic peg-like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools. Most of the principal decay fungi in standing trees are basidiomycetes

Bolling. A term sometimes used to describe pollard heads

Bottle-butt. A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification

Bracing. The use of rods or cables to restrain the movement between parts of a tree

Branch:

- Primary. A first order branch arising from a stem
- Lateral. A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches
- Sub-lateral. A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs

Branch bark ridge. The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem

Branch collar. A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base

Brown-rot. A type of wood decay in which cellulose is degraded, while lignin is only modified

Buckling. An irreversible deformation of a structure subjected to a bending load

Buttress zone. The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions

Cambium. Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally

Canker. A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria

Canopy species. Tree species that mature to form a closed woodland canopy

Cleaning out. The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree

Compartmentalization. The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and / or active defences operating at the boundaries of the affected region

Compression fork. An acute angled fork that is mechanically optimised for the growth pressure that two or more adjacent stems exert on each other.

Compression strength. The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees with special drilling devices

Compressive loading. Mechanical loading which exerts a positive pressure; the opposite to tensile loading

Condition. An indication of the physiological vitality of the tree. Where the term ‘condition’ is used in a report, it should not be taken as an indication of the stability of the tree

Construction exclusion zone. Area based on the Root Protection Area (in square metres) to be protected during development, by the use of barriers and / or ground protection

Crown/Canopy. The main foliage bearing section of the tree

Crown lifting. The removal of limbs and small branches to a specified height above ground level

Crown thinning. The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure

Crown reduction/shaping. A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

Crown reduction/thinning. Reduction of the canopy volume by thinning to remove dominant branches whilst preserving, as far as possible the natural tree shape

Deadwood. Dead branch wood

Decurrent. In trees, a system of branching in which the crown is borne on a number of major widely-spreading limbs of similar size (cf. excurrent). In fungi with toadstools as fruit bodies, the description of gills which run some distance down the stem, rather than terminating abruptly

Defect. In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment

Delamination. The separation of wood layers along their length, visible as longitudinal splitting

Dieback. The death of parts of a woody plant, starting at shoot-tips or root-tips

Disease. A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms

Distal. In the direction away from the main body of a tree or subject organism (cf. proximal)

Dominance. In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also the tendency of a tree to maintain a taller crown than its neighbours

Dormant bud. An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so

Dysfunction. In woody tissues, the loss of physiological function, especially water conduction, in sapwood

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment. Her Majesty's Stationary Office, London

DBH (Diameter at Breast Height). Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified

Deadwood. Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard

Endophytes. Micro-organisms which live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed, for example by lack of moisture

Epicormic shoot. A shoot having developed from a dormant or adventitious bud and not having developed from a first year shoot

Excrescence. Any abnormal outgrowth on the surface of tree or other organism

Excurrent. In trees, a system of branching in which there is a well defined central main stem, bearing branches which are limited in their length, diameter and secondary branching (cf. decurrent)

Fastigiate. Having upright, often clustered branches

Felling licence. In the UK, a permit to fell trees in excess of a stipulated number of stems or volume of timber

Flush-cut. A pruning cut which removes part of the branch bark ridge and or branch-collar

Girdling root. A root which circles and constricts the stem or roots possibly causing death of phloem and / or cambial tissue

Guying. A form of artificial support with cables for trees with a temporarily inadequate anchorage

Habit. The overall growth characteristics, shape of the tree and branch structure

Hazard beam. An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting

Heartwood/false-heartwood/ripewood. Sapwood that has become dysfunctional as part of the natural aging processes

Heave. A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also the lifting of pavements and other structures by root diameter expansion; also the lifting of one side of a wind-rocked root-plate

High canopy tree species. Tree species having potential to contribute to the closed canopy of a mature woodland or forest

Incipient failure. In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part

Included bark (ingrown bark). Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact

Increment borer. A hollow auger, which can be used for the extraction of wood cores for counting or measuring wood increments or for inspecting the condition of the wood

Infection. The establishment of a parasitic micro-organism in the tissues of a tree or other organism

Internode. The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches

Lever arm. A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch

Lignin. The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification

Lions tailing. A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end-loading

Loading. A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure

Longitudinal. Along the length (of a stem, root or branch)

Lopping. A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting

Mature Heights (approximate):

- Low maturing – less than 8 metres high
- Moderately high maturing – 8 – 12 metres high
- High maturing – greater than 12 metres high

Microdrill. An electronic rotating steel probe, which when inserted into woody tissue provides a measure of tissue density

Minor deadwood. Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree

Mulch. Material laid down over the rooting area of a tree or other plant to help conserve moisture; a mulch may consist of organic matter or a sheet of plastic or other artificial material

Mycelium. The body of a fungus, consisting of branched filaments (hyphae)

Occluding tissues. A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant (cf. woundwood)

Occlusion. The process whereby a wound is progressively closed by the formation of new wood and bark around it

Pathogen. A micro-organism which causes disease in another organism

Photosynthesis. The process whereby plants use light energy to split hydrogen from water molecules, and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products

Phytotoxic. Toxic to plants

Pollarding. The removal of the tree canopy, back to the stem or primary branches, usually to a point just outside that of the previous cutting. Pollarding may involve the removal of the entire canopy in one operation, or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species

Primary branch. A major branch, generally having a basal diameter greater than 0.25 x stem diameter

Primary root zone. The soil volume most likely to contain roots that are critical to the health and stability of the tree and normally defined by reference BS5837 (2005) Guide for Trees in Relation to Construction.

Priority. Works may be prioritised, 1. = high, 5. = low

Probability. A statistical measure of the likelihood that a particular event might occur

Proximal. In the direction towards from the main body of a tree or other living organism (cf. distal)

Pruning. The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs

Radial. In the plane or direction of the radius of a circular object such as a tree stem

Rams-horn. In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross-section

Rays. Strips of radially elongated parenchyma cells within wood and bark. The functions of rays include food storage, radial translocation and contributing to the strength of wood

Reactive Growth/Reaction Wood. Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth)

Removal of dead wood. Unless otherwise specified, this refers to the removal of all accessible dead, dying and diseased branchwood and broken snags

Removal of major dead wood. The removal of, dead, dying and diseased branchwood above a specified size

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment. Her Majesty's Stationary Office, London

Respacing. Selective removal of trees from a group or woodland to provide space and resources for the development of retained trees.

Residual wall. The wall of non-decayed wood remaining following decay of internal stem, branch or root tissues

Ring-barking (girdling). The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates below the area of damage. Almost inevitably results in the eventual death of the affected stem or branch above the damage.

Root-collar. The transitional area between the stem / s and roots

Root-collar examination. Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and / or stem

Root protection area. An area of ground surrounding a tree that contains sufficient rooting volume to ensure the tree's survival. Calculated with reference to Table 2 of BS5837 (2005) and shown in plan form in square metres

Root zone. Area of soils containing absorptive roots of the tree / s described. The Primary root zone is that which we consider of primary importance to the physiological well-being of the tree

Sapwood. Living xylem tissues

Secondary branch. A branch, generally having a basal diameter of less than 0.25 x stem diameter

Selective delignification. A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose

Shedding. In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots and bark scales

Silvicultural thinning. Removal of selected trees to favour the development of retained specimens to achieve a management objective

Simultaneous white-rot. A kind of wood decay in which lignin and cellulose are degraded at about the same rate

Snag. In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point

Soft-rot. A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole

Spores. Propagules of fungi and many other life-forms; most spores are microscopic and dispersed in air or water

Shrub species. Woody perennial species forming the lowest level of woody plants in a woodland and not normally considered to be trees

Sporophore. The spore bearing structure of fungi

Sprouts. Adventitious shoot growth erupting from beneath the bark

Stem/s. The main supporting structure / s, from ground level up to the first major division into branches

Stress. In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

Stress. In mechanics, the application of a force to an object

Stringy white-rot. The kind of wood decay produced by selective delignification

Storm. A layer of tissue which supports the fruit bodies of some types of fungi, mainly ascomycetes

Structural roots. Roots, generally having a diameter greater than ten millimetres, and contributing significantly to the structural support and stability of the tree

Subsidence. In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots

Subsidence. In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight

Taper. In stems and branches, the degree of change in girth along a given length

Target canker. A kind of perennial canker, containing concentric rings of dead occluding tissues

Targets. In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

Topping. In arboriculture, the removal of the crown of a tree, or of a major proportion of it

Torsional stress. Mechanical stress applied by a twisting force

Translocation. In plant physiology, the movement of water and dissolved materials through the body of the plant

Transpiration. The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells

Understorey. A layer of vegetation beneath the main canopy of woodland or forest or plants forming this

Understorey tree species. Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a woodland

Vascular wilt. A type of plant disease in which water-conducting cells become dysfunctional

Vessels. Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally not present in coniferous trees

Veteran tree. A loosely defined term for an old specimen that is of interest biologically, culturally or aesthetically because of its age, size or condition and which has usually lived longer than the typical upper age range for the species concerned

Vigour. The expression of carbohydrate expenditure to growth (in trees).

Vitality. A measure of physiological condition expressed through the health and growth of foliage, shoots and adaptive woody tissues.

White-rot. A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

Wind exposure. The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

Wind pressure. The force exerted by a wind on a particular object

Windthrow. The blowing over of a tree at its roots

Wound dressing. A general term for sealants and other materials used to cover wounds in the hope of protecting them against desiccation and infection; only of proven value against fresh wound parasites

Woundwood. Wood with atypical anatomical features, formed in the vicinity of a wound

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment. Her Majesty's Stationary Office, London

APPENDIX CW 3

Guidance Note - Assessment of Retention Values and Assessment of Visual Prominence

Retention Values. Trees or groups of trees are evaluated twice in order to facilitate consideration of their relative merits. Firstly, the trees are assessed and categorised in the context of the pre-development situation to provide a broad valuation of all of their attributes and the contribution to their environs. Secondly, the trees are similarly assessed and categorised in the context of a development proposal. The evaluations consider current or projected: -

- life expectancy (broad categorisation)
- visual prominence (current and potential)
- landscape function
- numbers of other trees and their maturity (continuity for landscape, amenity, habitat)
- wildlife habitats (incl. continuity)
- safety
- conflicts with the built environment or other land-use
- cultural, historical or other special value

Groups of trees are assessed and categorised as a single unit.

Pre-Development Retention Value. Each surveyed tree or group of trees is valued and placed into one of the following categories (A, B, C or U). The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the pre-development context; any specific issues are noted in the tree survey schedule.

(A) Trees the retention of which in the pre-development context is most desirable and that have an estimated remaining life expectancy of at least 40 years (high value category)

- wholly appropriate to the pre-development situation and without significant conflict

(B) Trees the retention of which in the pre-development context is desirable and that have an estimated remaining life expectancy of at least 20 years (moderate value category)

- appropriate to the pre-development situation but not of highest value

(C) Trees that could be retained in the pre-development context and have an estimated remaining life expectancy of at least 10 years (low value category)

- ill suited to the pre-development situation but could be retained with moderate conflicts
- trees of no particular merit in the pre-development context

(U) Trees unsuitable for retention in the pre-development context

- cannot reasonably be retained within the pre-development situation for longer than 10 years

Post-Development Retention Value. With reference to a development proposal, each of the trees or groups of trees is placed in one of the following categories (A, B, C or U). The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the context of the development proposal; any specific issues are noted in the tree survey schedule.

(A) Trees the retention of which is most desirable (high value category)
- retention wholly appropriate to the proposed situation and without significant conflict

(B) Trees the retention of which is desirable (moderate category)
- retention appropriate to the proposed situation but not of highest value and / or having only minor conflicts

(C) Trees which could be retained (low value category)
- retention ill suited to the proposed situation but could be retained with moderate conflicts
- trees of no particular merit in the proposed situation

(U) Trees for removal:
- cannot reasonably be retained within the proposed situation

Visual Prominence Values. Determined by assessment of current and potential visual prominence and taking account of location, tree size and growth potential. Visual prominence values are classified as follows:
(0) none, (1) very low up to (5) very high

APPENDIX CW 4

cheshire woodlands
arboricultural consultancy

Ms M Gillespie – Arboricultural Officer
High Peak Borough Council
Town Hall
Buxton
SK17 6EL

Our Ref: CW / 6664-L1 21 September 2012

Dear Monica

RECORD OF MEETING – FORMER PARTINGTON CARE HOME, NORTH ROAD, GLOSSOP

I write to provide a record of the issues discussed during our site meeting on Wednesday 19 September 2012.

Present: -

- Glyn Thomas, Cheshire Woodlands
- Monica Gillespie, High Peak Borough Council

The attached Layout Appraisal Plan CW / 6664-P-LA-1 provided the basis for our discussions.

The following matters were discussed:

1. You raised no particular objection to the removal of a small sycamore tree and various shrubs in group G5 or pruning of off-site trees and shrubs in G5 and G6, back to the party boundary.
2. You were supportive of a scheme of proposed management to enhance group G2. Any discussions in this regard will involve our project ecologist.
3. We agreed that an area of proposed hardstanding in the north west corner of the site could be installed using a sensitive, engineer-designed construction method, without undue disturbance of the adjacent trees.
4. The proposed relationship between the three residential units on the western elevation with the off-site park trees is potentially problematic, but in your opinion could be resolved by removal of the understorey trees and shrubs back to the boundary, establishment of a new boundary hedge (perhaps holly) and selective pruning of the high canopy trees. Ideally you would prefer to see this area as a shared amenity space, rather than subdivided into individual gardens.
5. You are happy to resolve details of management in group G2, pruning of trees and shrubs in G4 and proposed hard surfacing in the north west corner of the site, by planning condition.

Partners: M. J. Ellison J. M. Ellison G. Thomas **Address:** 9 Lowe Street, Macclesfield, Cheshire, SK11 7NJ
T +44(0)1625 669668 **F** +44(0)1625 669355 **E** info@cheshire-woodlands.co.uk **W** www.cheshire-woodlands.co.uk

I trust that the above is a true and sufficient record of our meeting. Please contact me if you have any queries or require clarification of any point.

Yours sincerely

Glyn Thomas
Cheshire Woodlands

cc. Louise Dowd, Dowd Town Planning
Colin Mellor, Edward Mellor
Mark Wilkinson, Edward Mellor
Rachel Hacking, Rachel Hacking Ecology Ltd

Enclosures. Layout Appraisal Plan CW/6664-P-LA-1

APPENDIX CW 5

TREE PROTECTION PLAN

ARBORICULTURAL METHOD STATEMENT

From commencement of the development, the following methodology shall be implemented in the manner and sequence described below

SEQUENCE OF WORKS

1. Pre-contract site meeting
2. Tree removal and pruning
3. Erection of 'tree protection barriers'
4. Construction of 'no-dig' hard surfacing
5. Main construction phase
6. Removal of tree protection barriers
7. Landscape works

1. PRE-CONTRACT SITE MEETING

To outline working methods in relation to trees, a site meeting of the following shall take place prior to commencement of any construction activity on site: -

- Client
- Structural engineer
- Main contractor
- Site agent
- Project arboriculturist

Before the site meeting, existing incoming services and drainage shall be accurately located both on site and on a copy of this drawing

2. TREE REMOVAL AND PRUNING

a. All tree and shrub removal and pruning works shall be implemented in accordance with the Tree Survey Schedule CW/6664-SS1 and this drawing
b. Every effort shall be made to prevent damage to retained trees and shrubs
c. All tree stumps shall be removed by mechanical stump grinder; and shall not be excavated in their entirety by mechanical excavator
d. All tree removal and pruning works shall be carried out at least to the standards specified in British Standard 3998: 2010 Recommendations for Tree Work, unless otherwise specified in the tree survey schedule
e. All operatives shall be equipped with and shall use personal protective equipment in accordance with current Health and Safety Executive guidance or current industry codes of practice
f. Performance of all arboricultural operations and use of equipment shall be in accordance with current directives of the Health and Safety Executive and current industry codes of practice

3. ERECTION OF TREE PROTECTION BARRIERS

a. The main contractor shall erect 'tree protection barriers' to provide tree protection as detailed on this drawing
b. The project arboriculturist shall inspect installation of the 'tree protection barriers' prior to commencement of any construction works, site preparation, excavation or delivery of plant and materials

4. 'NO-DIG' HARD SURFACING CONSTRUCTION

a. The new hard surfacing identified by cross-hatching on this drawing shall be constructed over the existing ground without excavation other than the removal, by hand, under the supervision of a competent arboriculturist of surface vegetation and minor (<100mm high) surface irregularities or loose soil to a depth of not more than 100mm
b. The new surfacing in the cross-hatched area shall be constructed using the 'Cellweb' or 'Geoweb' cellular confinement systems
c. All aggregates used in the construction shall be no-fines, crushed gritstone or sandstone. **Limestone shall not be used**
d. The wearing surface shall be of a material agreed with the local planning authority (LPA)
e. The construction shall be to an Engineer designed specification
f. Edge restraints to the 'no-dig' sections of hard surfacing shall be constructed from pressure treated timber boards secured to timber posts, or other means to be agreed with the LPA. In the installation of the edge restraints, there shall be no excavation of ground other than that described at a above. All timber shall be treated in compliance with BS4072 (Wood Preservation by Means of CCA Compositions)
g. Final surface levels adjacent to the 'no-dig' sections of hard surfacing shall be dictated by final surface levels of the 'no-dig' section, and not vice-versa

5. MAIN CONSTRUCTION PHASE

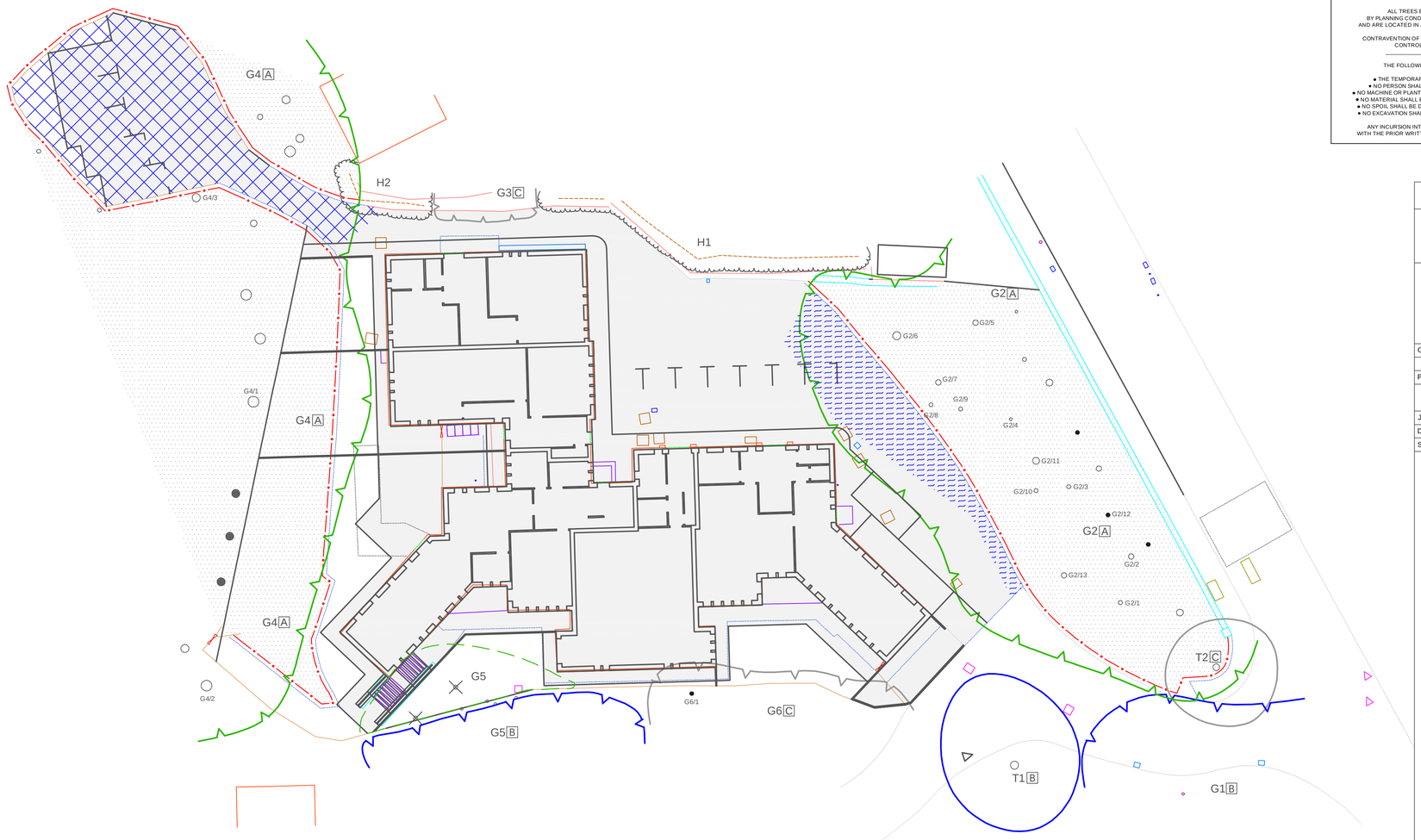
a. There shall be no storage of construction equipment, plant or materials within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing
b. No fires shall be lit within 20.0m of any retained tree
c. The site agent shall supervise all deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees are not at risk of damage
d. Excavation shall not occur at a distance of less than 300mm from a 'tree protection barrier'
e. The integrity of the 'tree protection barriers' shall be maintained for the duration of the main construction phase
f. Any damage occurring to 'tree protection barriers' during the main construction phase shall be reported to the project arboriculturist and immediately made good by the main contractor
g. The area of existing bitmac hardstanding identified by dash-hatching on this drawing shall be retained to existing hard surface for the duration of the main construction phase. Any damage occurring to the existing hardstanding during the main construction phase shall be reported to the project arboriculturist and immediately made good by the main contractor
h. There shall be no new excavation for the installation, renewal or repair of underground services within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing
i. Site drainage and washings from concrete and mortar mixings shall be directed away from all 'construction exclusion zones'
j. The project arboriculturist shall visit the site monthly to assess the integrity of the tree protection
k. The project arboriculturist will complete a report to be sent to the site owner and main contractor following each visit. In this regard, the site owner will instruct the project arboriculturist prior to any works commencing on site

6. REMOVAL OF TREE PROTECTION BARRIERS

'Tree protection barriers' shall be removed only upon completion of the construction works and in compliance with all relevant planning conditions

7. LANDSCAPE WORKS

a. Landscaping works shall be implemented in accordance with a scheme approved by the LPA
b. There shall be no rotovation of ground within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing
c. Sandy topsoil may be spread within the 'construction exclusion zones' to a depth of not more than 100mm to facilitate the establishment of new vegetation. No other addition of soil or other material shall be carried out within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing without prior consultation with the LPA
d. No hard landscaping works or excavation for cables or any other service shall be carried out within the 'construction exclusion zones' without the prior written consent of the LPA. All such excavations shall be carried out in accordance with the guidance set out in NJUG4 (2007)



SCALE: 1:200
UNITS: METRES

0 5 10

TREE PROTECTION SPECIFICATION

Construction Exclusion Zones shall: -

1. be secured prior to commencement of any construction works, delivery of site accommodation or materials and shall remain intact for the duration of the construction works
2. preclude all construction activity with the sole exception of specified arboricultural works and such works as have been agreed by all parties and to be carried out under supervision
3. be protected by 'tree protection barriers' and other measures as specified on this drawing
4. preclude the storage or tipping of all materials and substances

Toxic substances such as fuels, oils, additives and cement shall not be stored within 5.0 metre of any area designated as a construction exclusion zone on this drawing

Any incursion into 'construction exclusion zones' must be by prior arrangement, following consultation with the LPA

Tree Protection Barriers

The 'tree protection barriers' shall comprise either:

1. 2.0m high weldmesh 'Heras' type fencing
2. The fencing panels shall butt together and be securely fixed to 2.7m x 100 mm x 100mm timber posts, set or concreted into 0.6m deep, 150 mm diameter augured holes at 3.5m centres

or:

1. 2.4m high, 1.2m wide, 18mm thick exterior grade softwood plywood boards (or oriental strand board)
2. A timber framework shall be constructed comprising 3.0m long by 100mm by 100mm timber posts, concreted into 0.6m deep, 200mm diameter augured holes at maximum 3.6m centres. Two horizontal cross rails, 3.6m long by 100mm x 50mm shall be securely fixed to each upright at 0.5m and 1.9m above ground level
3. The fencing boards shall butt together and shall be securely fixed to the timber framework

4. No fixing shall be made to any tree and every possible precaution shall be taken to prevent damage to tree roots when locating posts
5. A 600mm x 300mm warning sign reading as per figure 1 shall be fixed to every 10.0m of 'tree protection barrier'
6. The 'project arboriculturist' shall direct erection of 'tree protection barriers'

Fig.1

CONSTRUCTION EXCLUSION ZONE
KEEP OUT!

ALL TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY PLANNING CONDITIONS (TOWN AND COUNTRY PLANNING ACT 1990)
AND ARE LOCATED IN A CONSERVATION AREA AND ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF TREE PRESERVATION ORDER/CONSERVATION AREA CONTROLS MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

- THE TEMPORARY PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE OR PLANT SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MATERIAL SHALL BE STORED IN THE CONSTRUCTION EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE CONSTRUCTION EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE CONSTRUCTION EXCLUSION ZONE

ANY INCURSION INTO THE CONSTRUCTION EXCLUSION ZONE MUST BE WITH THE PRIOR WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

TREE PROTECTION PLAN

CHESHIRE WOODLANDS
CONSULTING ARBORICULTURISTS

9 LOWE STREET
MACCLESFIELD
CHESHIRE
SK11 7NJ

T. +44(0)1625 669668
F. +44(0)1625 669355
E. info@ cheshire-woodlands.co.uk
W. www. cheshire-woodlands.co.uk

CLIENT	EDWARD MELLOR
PROJECT	FORMER PARTINGTON CARE HOME NORTH ROAD GLOSSOP
JOB REF	CW/6664-P-TP
DATE	16 OCTOBER 2012
SCALE	1:200 at A1

- PROPOSED BUILDING, STRUCTURES AND HARDSTANDING
- INDIVIDUAL TREE TO BE RETAINED
- GROUP OF TREES TO BE RETAINED
- HEDGE TO BE RETAINED
- SHRUBS TO BE RETAINED
- GROUP OF TREES TO BE REMOVED
- TREE TO BE REMOVED FROM A GROUP
- STEM POSITION APPROXIMATED
- BS5837 CATEGORY 'A'
- BS5837 CATEGORY 'B'
- BS5837 CATEGORY 'C'
- EXISTING HARD SURFACE TO BE RETAINED FOR THE DURATION OF DEVELOPMENT OPERATIONS
- NEW HARD SURFACE TO BE INSTALLED TO AN ENGINEER DESIGNED CONSTRUCTION METHOD
- CONSTRUCTION EXCLUSION ZONE
- TREE PROTECTION BARRIER