Kirkland Developments Ltd

Mixed Use Development, Albion Road, New Mills

Tree Survey Report

February 2015

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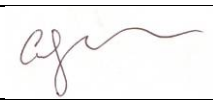
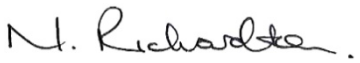
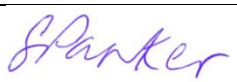
Prepared by:	Guy Morrison Arboricultural Consultant	Signed:	
Checked by:	Neill Richardson Landscape Architect	Signed:	
Verified by:	Susan Parker Principal Landscape Architect	Signed:	

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1	09.02.2015	Final
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1.0 Summary

1.1.1 WYG was commissioned to carry out a tree survey in accordance with BS5837:2012 on trees at land off Albion Road, New Mills. Proposals for the site are to develop the land for a mixed use development, including a discount foodstore, light industrial unit and additional car parking to serve New Mills Newtown Station.

1.1.2 The proposed development site is situated to the south of New Mills and comprises open waste ground with gravelled surface and a building to the north-west corner that is currently used as a gym, with associated parking.

1.1.3 Trees included within the survey are located to the southern boundary along a railway line and to the north-west corner within the parking grounds of the gym. There are several trees within the survey that are located off-site and within the adjacent train station car parking area.

1.1.4 The local planning authority have confirmed that no trees on or adjacent to the site are subject to a tree preservation order, and the site does not lie within a conservation area.

1.1.5 The survey considered 62 individual trees and six groups of trees and shrubs. No trees were assigned to the high quality and value category (Category A). Twelve trees were assigned to the moderate quality and value category (Category B) and include the early-mature lime within the train station car park, the more dominant silver birch along the southern boundary and two ash and goat willow within the grounds of the gym.

1.1.6 The majority of trees within the survey were assigned to the low quality and value category (Category C), which totalled 47. Trees within this category include the smaller specimens and those that have notable wounding to the stem.

1.1.7 Three trees were assigned to the poor quality and value category (Category U). These trees are in poor condition with a life expectancy of less than 10 years and their felling is recommended

1.1.8 It is recommended that consideration is given to retaining as many trees as possible of moderate quality during the development of the site where practicable. It is recommended that trees are retained with sufficient space to protect their roots, as defined by the root protection areas, and sufficient space is provided for future development without causing a nuisance.

2.0 Introduction

2.1 Scope & Brief

2.1.1 WYG were commissioned by Kirkland Developments Ltd to carry out a tree survey on land off Albion Road, New Mills.

2.1.2 The survey is to comply with BS5837:2012 'Trees in Relation to Design, Demolition and Construction –Recommendations'[1]. This would determine the size, condition and value of the tree, and provide recommendations for remedial work and root protective distances to ensure the future health and stability of retained trees. This report has been produced following a recent visit to the site at the beginning of February 2015.

2.1.3 An arboricultural impact assessment (AIA) to determine the requirements for tree removal of the development scheme, and the impacts of this on retained trees has not been commissioned at this stage.

2.1.4 The report was prepared by Guy Morrison DipArb(RFS) MICFor MArborA, who is an arboricultural consultant and associate of WYG.

2.2 Report Limitations

2.2.1 Trees were assessed visually from ground level. No climbed inspection, removal of ivy or detailed investigation of decay was made.

2.2.2 Tree condition can change significantly over a relatively short period of time, and therefore the results and recommendations of this survey can only be held to be valid for a period of 12 months following the survey date.

[1] *BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations*, British Standards Institute, 2012

3.0 Site Description

3.1 Site Location & Boundaries

3.1.1 The site relates to land off Albion Road, New Mills, Derbyshire. The site centre's OS grid reference is SJ 997 847.

3.1.2 The site is located to the south of New Mills town centre and to the north of Newtown between Chapel Street and Buxton Road. Immediately surrounding the site is the railway station to the west, the railway line to the south, work units and residential dwellings to the north and a small wooded area that extends along the canal to the east.

3.1.3 The wider landscape is extremely verdant with dense vegetation to the north and west in the form of Knathole Wood and High Lea Park, greenery comprising smaller pockets of woodland and fields are located to the south and east surrounding the town. Peak Forest Canal and River Goyt run from east to west through the town to the north of the site. South of the site and just beyond the railway line is a Newtown Primary School, and a play centre with more private dwellings further to the east.

3.1.4 The site itself comprises very little and is predominantly gravelled hardsurface. There is a stone building to the northwest of this gravelled space, with associated parking. A public footbridge crosses the site allowing access over the railway line from Chapel Street to Buxton Road.

3.1.5 Trees included in the survey are mainly concentrated along the southern boundary, with a few specimens in the car parking area of the gym within a raised bed. Several individual trees are located beyond the development site boundary and are within a raised bed to the west of the train station car park. One group, which is also beyond the site eastern site boundary, has also been included.

3.1.6 The Tree Constraints Plan in Appendix D shows the site and the extent of the survey.

3.2 Topography & Soils

3.2.1 The site is predominantly flat, with slightly raised ground levels along the boundaries of the train station car park.

3.2.2 Geological maps[2] show that the site is underlain with sandstone rough rock with superficial deposits of the Diamicton Till Formation.

3.2.3 Soil maps[3] show that the local area has slowly permeable seasonally wet acid, loamy and clayey soils.

3.3 Vegetation

3.3.1 The immediate site is fairly limited of vegetation, which is mainly concentrated along the boundaries and small groups of self-set saplings within the gravelled area. Dominant species are silver birch (*Betula pendula*) and goat willow (*Salix caprea*) and groups mainly comprise common alder (*Alnus glutinosa*). The wider landscape is heavily vegetated with woodlands dominant to the east and north of the area, and where woodland areas thin out, there are grassed fields and parkland.

3.4 Site Access & Visibility

3.4.1 The site is visible from the car park of the railway station and from the units to the west of Chapel Street. It is also visible from the units along Buxton Road as this area to the south is raised above the level of the site. The trees along the southern boundary provide screening from the railway line.

3.4.2 Access to the site can be gained via the railway station car park to the west.

[2] *www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer*

[3] *www.landis.org.uk/services/soilscapes*

4.0 Statutory Protection

4.1 Tree Preservation Order & Conservation Areas

4.1.1 Tree Preservation Orders (TPOs) and locations within Conservation Areas place various restrictions on the felling, pruning or damaging of trees, subject to various exemptions[4].

4.1.2 A TPO inquiry has been made to the Local Planning Authority (High Peak Borough Council), and it has been confirmed (email dated: 04.02.15) that none of the trees on site are subject to a TPO, neither are they located in a conservation area.

4.2 Felling Licences

4.2.1 Tree felling on non-residential land is also controlled by the need to obtain a Tree felling licence from the Forestry Commission before felling more than 5 cubic metres in any calendar quarter (e.g., Jan to Mar, Apr to Jun, Jul to Sep and Oct to Dec), as long as no more than two cubic metres are sold. Five cubic metres is roughly equivalent to one large oak tree or 50 thin chestnut coppice trees felling, subject to various exemptions and variations[5].

4.3 Protected Species

4.3.1 Trees and scrub provide habitat for a wide range of species, some of which are protected. Most nesting birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). All bats and their roosts are protected by the Wildlife and Countryside Act 1981 (as amended) and gain additional protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 are also protected from disturbance when building a nest, nesting, or when dependent young are at or near the nest.

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[4] *Tree Preservation Orders: a Guide to the Law and Good Practise,* Department of the Environment, Transport and the Regions, 2000

[5] *Tree Felling – Getting Permission*, Forestry Commission, 2005

5.0 Tree Survey

5.1 Methodology

5.1.1 The site was visited during February 2015 to carry out an assessment in accordance with BS5837:2012.

5.1.2 A topographical survey plan (Powers & Tiltman Ltd - drawing no. 7015/01) was supplied and used as the base for the Tree Constraints Plan (Appendix D).

5.1.3 The following information was collected for each tree: species, age class, height, stem diameter at 1.5m above ground level, crown spread in the four cardinal directions and height of the crown above the ground (excluding basal sprouts and epicormic branches). Tree age class categories are listed below:

- Young (Y) - <1/3 of life expectancy;
- Semi-mature (SM) - 1/3 – 1/2 of life expectancy;
- Early-mature (EM) – 1/2 - 2/3 of life expectancy;
- Mature (M) - >2/3 of life expectancy; and
- Over-mature (OM) - >2/3 of life expectancy, and crown retracting due to age.

5.1.4 An assessment was made of the trees' physiological and structural condition, noting any disorders or biomechanical features that present an obvious hazard to present or future users of the site or affect the trees' life expectancy.

5.1.5 Preliminary management works were proposed in order to either remove/reduce hazards or promote good future growth of the tree.

5.1.6 The trees' overall quality and value for retention was assessed in accordance with BS5837:2012 Table 1 (Appendix C). This was dependent on the trees' physiological and structural condition, safe useful life expectancy and arboricultural, landscape, cultural, ecological value and amenity value (as a function of size, prominence, attractiveness and screening).

5.1.7 The root protection area (RPA) for each tree was also calculated in accordance with BS5837:20012. The RPA is an area of ground that provides sufficient soil rooting volume to ensure the survival of the tree.

5.2 Survey Results

5.2.1 The survey considered 62 individual trees and six groups of trees located either within or adjacent to the site. The full survey results are shown in the tree survey schedule (Appendix A).

5.2.2 Of these, 12 trees and one group were assigned to the moderate quality and value category (Category B). These include group no. G6, which is the group located off site to the east and comprises a mixture of broadleaved trees that line the Peak Forest Canal. This is the most dominant group of trees within the survey due to their density and maturity.

5.2.3 Two ash (*Fraxinus excelsior*) (nos. 52 and 56) located to the west of the gym car-park and a large–leaved lime (*Tilia platyphyllos*) located offsite on the western boundary of the railway car-park were identified as trees of moderate quality. Also assigned to this category are six silver birch (nos. 12, 14, 15, 21, 34 and 45), which are the only birch trees along the southern boundary that have reached this level of maturity with very little or no damage to the main stem. Three mature goat willow (nos. 50, 51 and 53), located along the southern boundary and adjacent to the gym, which are relatively void of structural damage and are fairly dominant within the site are also assigned to this category.

5.2.4 Forty-seven individual trees and five groups were assigned to the low quality and value category (Category C). These include the majority of the silver birch (nos. 1-3, 7, 8, 11, 13, 16-20, 22-24, 26, 28-33, 35 and 37-44) along the southern boundary. A large number of these trees have some form of defect, generally bark damage which has exposed the wood beneath, making them more susceptible to pest and disease attack. The majority of goat willow also along the southern boundary (nos. 4-6, 9, 10, 25 and 46-49) were identified as trees of low quality. These trees are displaying poor form, some with extensive decay to the main stem, or they are small trees which contribute very little to the site. Other trees included within this category are the ash (nos. 54 and 55), which are small specimens to the west of the site and the two whitebeam (*Sorbus aria*) and two midland hawthorn (*Crataegus laevigata*) (nos. 57-59 and 61), which are located beyond the site boundaries.

5.2.5 Groups within the low value category are nos. G1-G5. These comprise of alder, birch and willow saplings with a handful of buddleia in group no. G4. These saplings make an insignificant contribution to the site.

5.2.6 Three trees have been assigned to the poor quality and value category (Category U). These are two silver birch (nos. 27 and 36), which have significant dieback and a single whitebeam (no. 60) which has extensive damage to the main stem and primary limbs. Failure of these trees is considered likely within the next 10 years.

6.0 Recommendations

6.1 Tree Retention

6.1.1 Trees on the site represent some constraint that should be taken into account when designing future development. It is recommended that consideration is given to retaining as many trees as possible of moderate quality where practical.

6.1.2 Trees within group no. 6 and individual tree nos. 57-62 are located beyond the site boundaries and removal of any of these trees would require permission from the owner.

6.1.3 In order to allow for the long-term sustainable retention of trees, two requirements need to be met. The first is that there is no adverse physical impact on the trees. This can be met by ensuring that no adverse construction takes place within the RPA given in the survey schedule and shown on the Tree Constraints Plan (Appendix D).

6.1.4 In addition to reducing the physical impact on the tree, it is also important to allow the space for trees to grow and develop without causing significant nuisances such as severe loss of light to adjacent properties that will lead to pressure for their future felling or severe pruning. Provisional maximum heights are given in Appendix B and it is recommended that this information is taken into account.

6.1.5 As the proposed development is for the erection of retail and industrial units rather than private dwellings, then shading from trees is not a significant issue. The existing trees along the southern boundary will provide some screening of any development for those houses along Buxton Road and if the proposed development requires the removal of any of these trees, then mitigation planting should be given careful consideration. Mitigation planting should seek to minimise the impact of buildings on the wider landscape, and is best done so through the planting of trees of larger stock sizes using large-growing species, which are likely to develop higher amenity value in a shorter space of time, while providing maximum environmental benefits.

6.3 Construction Phase Tree Protection

6.3.1 It is recommended that all retained trees on or immediately adjacent to the site should be protected by protective fencing during the site clearance and construction phases. This construction exclusion zone should protect the RPA and ensure that trees to be retained and their essential rooting zone is not damaged during the works.

6.3.2 The RPA is the minimum area of ground that provides sufficient soil rooting volume to ensure the survival of the tree in a healthy condition. In order to avoid significant impact on a tree's health it is necessary to maintain the RPA without detrimental construction work operations. Where construction work is unavoidable within the RPA, it should be planned and detailed to avoid significant damage to the tree or surrounding soil.

6.3.3 Potentially damaging operations include: excavation, change to levels, temporary access, vehicle parking or manoeuvring, fires and storage of equipment, disposal or mixing of materials and chemicals.

6.3.4 It is recommended that tree protection details are produced, showing the location and detailing of tree protection measures. An arboricultural method statement is recommended if it is proposed to carry out demolition or construction works within the RPA of retained trees.

6.4 Arboricultural Works

6.4.1 The survey schedule in Appendix A contains recommendations for tree work. Recommendations at this site are minimal, and are limited to the felling of three trees of poor quality (tree nos. 27, 36 and 60).

6.4.2 All works carried out should comply with BS3998:2010 'Tree Work – Recommendations'[6].

6.4.3 It is recommended that wherever possible works are carried out between September and February in order to avoid impacting on nesting birds. It is recommended that an ecologist is consulted to advise on suitable precautions if it is necessary to carry out work during spring and summer.

[6] *BS 3998:2010 Tree Work – Recommendations.* British Standards Institute, 2010

Appendices

Appendix A – Tree Survey & Works Schedule

Appendix A – Tree Survey & Works Schedule

No.	Species	Age class	Stem diam-eter (cm)	Height (m)	Crown clear-ance height (m)	Min. branch height & direct-ion	Branch spread (m)				Cond-ition	Comments	Proposed works	Rema-ining contri-bution (yrs)	Categ-ory grade	RPA radius (m)	RPA area (m^2)
							N	E	S	W							
Individual Trees																	
1	Silver Birch	EM	20	9.5	4	-	1	1.5	2	2	F	-	-	20-40	C2	2.40	18
2	Silver Birch	EM	16	14	7.5	-	1	1	1	0.5	G	-	-	>40	C2	1.92	12
3	Silver Birch	EM	20	14.5	7.5	-	1	1.5	2	2.5	F	Minor prune wounds to main stem - not occluded.	-	>40	C2	2.40	18
4	Goat Willow	M	32 16 13	10	1.5	-	4	2	3	2	F	-	-	20-40	C2	4.57	66
5	Goat Willow	EM	19 16 14 19 17	8.5	1.5	-	2.5	2.5	3	2	P	Wounds to main stem - exposed wood.	-	10-20	C2	4.59	66
6	Goat Willow	EM	22	7	3	-	1.5	1	1.5	1	F	Bark wounds - occluding.	-	20-40	C2	2.64	22
7	Silver Birch	EM	22 17	13	3	-	1.5	2	2.5	1.5	F	Bark wounds.	-	20-40	C2	3.34	35
8	Silver Birch	M	26	12.5	3	-	2.5	1	2	2	F	-	-	20-40	C2	3.12	31

No.	Species	Age class	Stem diam-eter (cm)	Height (m)	Crown clear-ance height (m)	Min. branch height & direct-ion	Branch spread (m)				Cond-ition	Comments	Proposed works	Rema-ining contri-bution (yrs)	Categ-ory grade	RPA radius (m)	RPA area (m^2)
							N	E	S	W							
9	Goat Willow	EM	10 15 19	6	1	-	3	2.5	1.5	2	P	Decay at base. Wounds all the way up stem. Heavy pruning to S side.	-	10-20	C2	3.14	31
10	Goat Willow	EM	24	9	1	-	3.5	2.5	1	1.5	F	Wound at base.	-	20-40	C2	2.88	26
11	Silver Birch	EM	18	11	2.5	-	1.5	1.5	1.5	2	F	Occluded wound N side.	-	20-40	C2	2.16	15
12	Silver Birch	M	28	14	2.5	-	2	2.5	3	2.5	G	-	-	20-40	B2	3.36	35
13	Silver Birch	M	23	14.5	2	-	1	2	2	1	F	Large bark wound - exposed wood.	-	20-40	C2	2.76	24
14	Silver Birch	M	26	14	3.5	-	2	2	2	2	G	-	-	>40	B2	3.12	31
15	Silver Birch	M	29	14	2.5	-	2	1.5	2.5	2	G	-	-	>40	B2	3.48	38
16	Silver Birch	M	23	12	3	-	2	1	3	2.5	G	-	-	>40	C2	2.76	24
17	Silver Birch	EM	17	12	3	-	1.5	1.5	1.5	1.5	G	-	-	>40	C2	2.04	13
18	Silver Birch	EM	14	13	5	-	0.5	1	1.5	0.5	F	-	-	20-40	C2	1.68	9
19	Silver Birch	EM	14 15	9.5	0.5	-	2	0.5	0.5	1	P	S stem heavily pruned - decay initiated.	-	10-20	C2	2.46	19

No.	Species	Age class	Stem diam-eter (cm)	Height (m)	Crown clear-ance height (m)	Min. branch height & direct-ion	Branch spread (m)				Cond-ition	Comments	Proposed works	Rema-ining contri-bution (yrs)	Categ-ory grade	RPA radius (m)	RPA area (m^2)
							N	E	S	W							
20	Silver Birch	EM	21	12.5	4	-	1	1.5	1.5	1.5	F	-	-	20-40	C2	2.52	20
21	Silver Birch	M	25	10	3	-	1	0.5	1.5	1.5	G	Small bark wound - occluding.	-	>40	B2	3.00	28
22	Silver Birch	EM	16	11.5	5	-	1	0.5	1.5	0.5	F	Bark wounds - exposed wood.	-	20-40	C2	1.92	12
23	Silver Birch	EM	15	11.5	6	-	1	0.5	1.5	0.5	F	Bark wounds - occluding.	-	20-40	C2	1.80	10
24	Silver Birch	EM	18	11.5	7	-	1.5	1.5	1.5	1.5	F	-	-	>40	C2	2.16	15
25	Goat Willow	EM	16 11	8.5	0.5	-	1	2.5	0.5	2.5	P	Heavily pruned on S side. Bark wounds.	-	10-20	C2	2.33	17
26	Silver Birch	M	22 24	1.5	4.5	-	2.5	1.5	0.5	0.5	F	Heavily pruned on S side. Bark wounds.	-	10-20	C2	3.91	48
27	Silver Birch	EM	11 15	8.5	3.5	-	0.5	0	1	1.5	P	Dieback.	Fell tree	10-20	U	2.23	16
28	Silver Birch	EM	18	12	4.5	-	1.5	1	1.5	1	G	-	-	>40	C2	2.16	15
29	Silver Birch	EM	16	11.5	4	-	1	1.5	1	2	F	Bark wounds - exposed wood.	-	20-40	C2	1.92	12
30	Silver Birch	EM	16	9	3	-	2	1.5	1	1	F	-	-	20-40	C2	1.92	12

No.	Species	Age class	Stem diam-eter (cm)	Height (m)	Crown clear-ance height (m)	Min. branch height & direct-ion	Branch spread (m)				Cond-ition	Comments	Proposed works	Rema-ining contri-bution (yrs)	Categ-ory grade	RPA radius (m)	RPA area (m^2)
							N	E	S	W							
31	Silver Birch	EM	19	11.5	4	-	1	1.5	1.5	1.5	F	Bark wound - exposed wood - No decay.	-	20-40	C2	2.28	16
32	Silver Birch	EM	20	10.5	4	-	2	1	1	2	F	-	-	>40	C2	2.40	18
33	Silver Birch	M	21 21	11	3	-	3	2.5	2	2.5	F	-	-	20-40	C2	3.56	40
34	Silver Birch	LM	37	13	3.5	-	3.5	2.5	1.5	3	G	-	-	>40	B2	4.44	62
35	Silver Birch	M	21	12	4.5	-	1.5	0.5	1	0.5	F	-	-	10-20	C2	2.52	20
36	Silver Birch	M	26	11	6	-	1.5	1	0.5	1	P	Bark wounds. Dieback.	Fell tree.	<10	U	3.12	31
37	Silver Birch	EM	15 16	11	2.5	-	2	0.5	1.5	3.5	F	-	-	20-40	C2	2.63	22
38	Silver Birch	EM	17	9.5	4.5	-	2	1.5	1.5	1.5	F	Bent stem, growing around wire fence.	-	10-20	C2	2.04	13
39	Silver Birch	M	35	12	5	-	2	1.5	1	3.5	F	Stem growing around wire fence. Bark wounds. Snapped stem. Cavity between fork union.	-	10-20	C2	4.20	55
40	Silver Birch	SM	11	7.5	3	-	1	0.5	1	1	F	-	-	20-40	C2	1.32	5
41	Silver Birch	EM	16	10	2	-	1.5	1	0.5	1	G	-	-	>40	C2	1.92	12

No.	Species	Age class	Stem diam-eter (cm)	Height (m)	Crown clear-ance height (m)	Min. branch height & direct-ion	Branch spread (m)				Cond-ition	Comments	Proposed works	Rema-ining contri-bution (yrs)	Categ-ory grade	RPA radius (m)	RPA area (m^2)
							N	E	S	W							
42	Silver Birch	EM	18	9.5	2	-	1	1	1	1	F	-	-	20-40	C2	2.16	15
43	Silver Birch	EM	18	10.5	2	-	2	2.5	2	1	F	-	-	20-40	C2	2.16	15
44	Silver Birch	EM	19	11.5	2	-	0.5	1	1	1.5	F	Stem growing around wire fence.	-	20-40	C2	2.28	16
45	Silver Birch	M	30	12.5	2	-	1.5	1	0.5	2.5	G	-	-	>40	B2	3.60	41
46	Goat Willow	SM	13 12	5	0	-	2.5	2	2	2	F	-	-	20-40	C2	2.12	14
47	Goat Willow	SM	8 11 6	5	1	-	2	2.5	1.5	2	F	-	-	20-40	C2	1.78	10
48	Goat Willow	EM	18 15	6.5	0.5	-	3.5	2.5	2.5	3	F	-	-	20-40	C2	2.81	25
49	Goat Willow	M	21 20 17 14	8.5	0.5	-	2.5	2	2.5	3	F	-	-	20-40	C2	4.37	60
50	Goat Willow	M	29 19	7	1.5	-	5	4	4	5	F	Heavily pruned on S side. Large wound at base. Located on raised level	-	20-40	B2	4.16	54
51	Goat Willow	M	16 21 22	7.5	1	-	4	4.5	4	4.5	F	Located on raised level.	-	20-40	B2	4.12	53
52	Ash	EM	22	11	2	-	4.5	3.5	2	3.5	G	Located on raised level.	-	>40	B2	2.64	22

No.	Species	Age class	Stem diam-eter (cm)	Height (m)	Crown clear-ance height (m)	Min. branch height & direct-ion	Branch spread (m)				Cond-ition	Comments	Proposed works	Rema-ining contri-bution (yrs)	Categ-ory grade	RPA radius (m)	RPA area (m^2)
							N	E	S	W							
53	Goat Willow	M	18 20 23 38	8.5	4	-	4.5	3.5	4.5	4	G	-	-	>40	B2	6.23	122
54	Ash	Y	11	10	1.5	-	1	1	1	1	G	-	-	>40	C2	1.32	5
55	Ash	SM	17	8	2	-	2	1.5	1.5	3.5	F	-	-	>40	C2	2.04	13
56	Ash	EM	10-17 X 10	10.5	7	-	4	6	5	3	F	Broken branch at 4m W side.	-	20-40	B2	4.93	76
57	Whitebeam	Y	15	5	1.5	-	1	1.5	1	2	F	Large stem removed at 1m - cavity in pruning wound. Off-site.	-	>40	C2	1.80	10
58	Whitebeam	Y	13	4	1.5	-	1.5	1.5	1.5	1.5	F	Off-site.	-	>40	C2	1.56	8
59	Midland Hawthorn	SM	3-5 X 7	5	0.5	-	2	1.5	2.5	1.5	F	Off-site.	-	20-40	C2	1.27	5
60	Whitebeam	M	36	8.5	1	-	3.5	3.5	3.5	3.5	F	Large wound SE side of main stem - exposed wood from base to 3.5m up primary limb. Off-site	Fell tree.	10-20	U	4.32	59

No.	Species	Age class	Stem diam-eter (cm)	Height (m)	Crown clear-ance height (m)	Min. branch height & direct-ion	Branch spread (m)				Cond-ition	Comments	Proposed works	Rema-ining contri-bution (yrs)	Categ-ory grade	RPA radius (m)	RPA area (m^2)
							N	E	S	W							
61	Midland Hawthorn	SM	16	3	1	-	1.5	1.5	1.5	1.5	F	Bark wounds to main stem. Off-site.	-	10-20	C2	1.92	12
62	Large-leaved Lime	EM	41	12	1	-	5	4.5	5	5	G	Off-site	-	>40	B2	4.92	76
Groups of Trees																	
G1	Common Alder	Y	4-7	3.5-5	0	-	0.5-1				G	Self-set saplings of alder and crack willow.	-	>40	C2	CS	CS
G2	Common Alder	Y	2-3	2-4	0	-	0.5-1				F	Self-set saplings of alder and crack willow.	-	20-40	C2	CS	CS
G3	Silver Birch	Y-SM	5-10	8.5	1-2	-	1				F	Self-set saplings.	-	20-40	C2	CS	CS
G4	Silver Birch	Y	1-3	1-3	0	-	0.5				F	Silver birch saplings and buddleia.	-	20-40	C2	CS	CS
G5	Silver Birch	Y	5-7	3	0.5	-	1				F	Silver birch and goat willow.	-	20-40	C2	CS	CS
G6	Mixed Species	Y-EM	5-18	6-12	1	-	2				G	Common alder, goat willow and sycamore. Off-site.	-	20-40	B2	CS	CS

Key - *General* - * - Dominant species, # - Estimated figure, NA – not applicable, CS – Crown spread

Age - Y – Young, SM – Semi-mature, EM – Early-mature, M – Mature, LM – Late-mature

Condition – G – Good, F – Fair, P – Poor, VP – Very poor, D - Dead

Category – A – High quality, B – Moderate quality, C – Low quality, U – Poor quality

Appendix B – Tree & Shrub Species List

Appendix B – Tree & Shrub Species List

Species	Common Name	Potential Height (m) (*from NHBC[7])
Alnus glutinosa	Common Alder	18*
Betula pendula	Silver Birch	14*
Crateagus laevigata	Midland Hawthorn	10*
Fraxinus excelsior	Ash	23*
Salix caprea	Goat Willow	10
Salix fragilis	Crack Willow	24*
Sorbus aria	Whitebeam	12*
Tilia platyphyllos	Large-leaved Lime	35

[7] *Chapter 4.2. Building near trees.* National House Building Corporation, 2007

Appendix C – Tree Value Assessment Categories

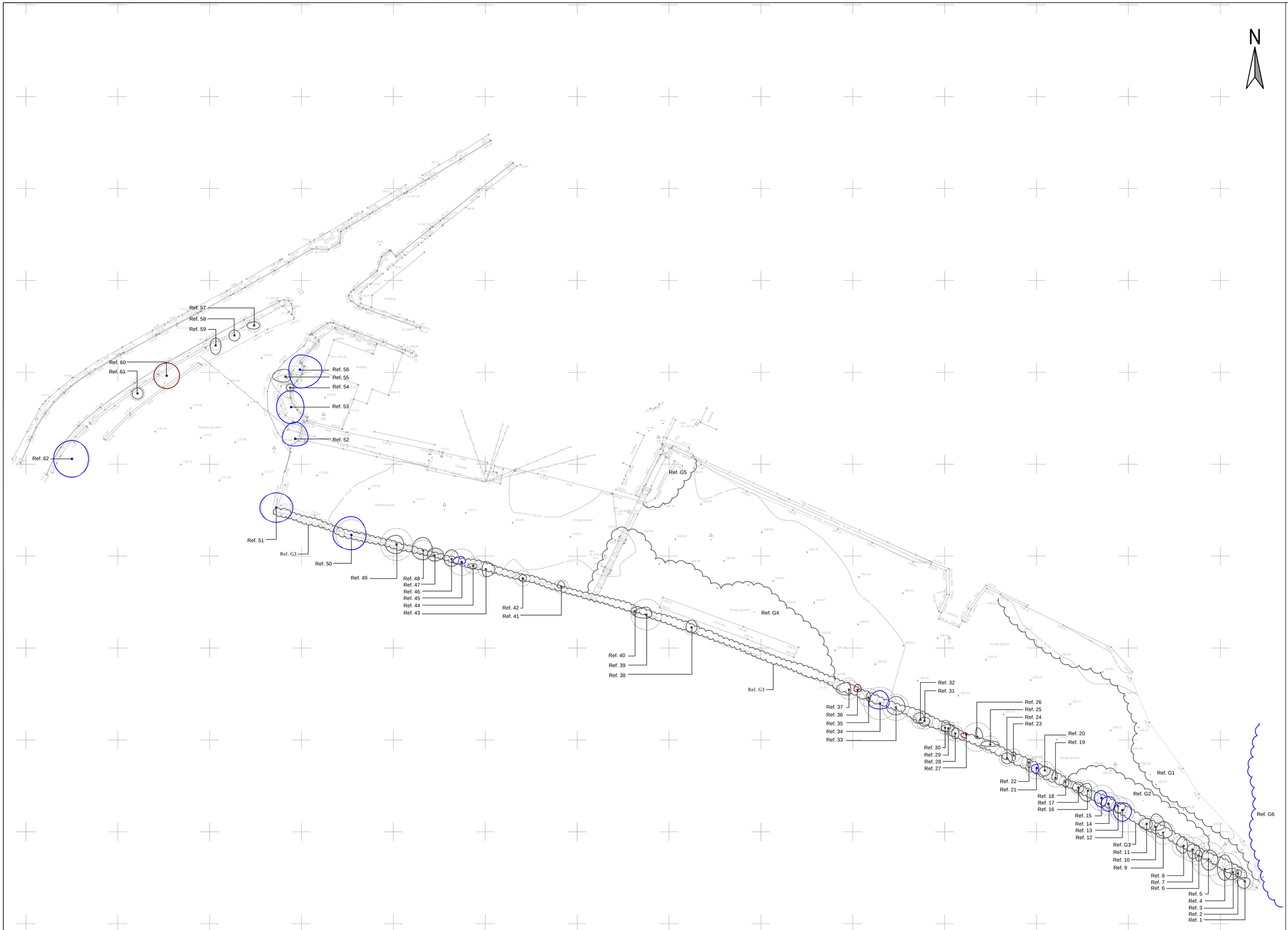
Appendix C – Tree Value Assessment Categories

(from BS5837:2012, Table 1 – 'Cascade chart for tree quality assessment')

Category and definition	*Criteria (including subcategories where appropriate)*			*Plan colour*
TREES UNSUITABLE FOR RETENTION				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• 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 category U trees (e.g. 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, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve*			Dark red
TREES TO BE CONSIDERED FOR RETENTION				
	1. Mainly arboricultural values	**2. Mainly landscape values**	**3. Mainly cultural values, including conservation**	
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

Appendix D – Tree Constraints Plan

DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS



KEY

Ref. 3	TREE REFERENCE
Ref. G5	GROUP REFERENCE

CATEGORY B
ROOT PROTECTION AREA
(RPA)

CATEGORY C
ROOT PROTECTION AREA
(RPA)

CATEGORY U
ROOT PROTECTION AREA
(RPA)

NOTES

1. Tree Constraints Plan based on Topographical Survey drawing by Powers & Tiltman Ltd Land Surveyors. Drawing No. 7015/01 dated 08.07.14.

REV	DESCRIPTION	BY	CHK	APP	DATE

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Project:
New Mills Discount Foodstore
Albion Road

Drawing Title:
Tree Constraint Plan

Scale @ A1	Drawn	Date	Checked	Date	Approved	Date
1:500	NR	05.02.15	GM	05.02.15	SP	06.02.15

Project No.	Office	Type	Drawing No.	Revision
A087263	41	24	TCP01	

Appendix E – Report Conditions

WYG Environment Planning Transport Ltd

New Mills Discount Foodstore, Albion Road – Tree Survey Report

This report is produced solely for the benefit of Kirkland Developments Ltd, and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative,

predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012