

Burrfields Road, Chapel-en-le-Frith

Arboricultural Report

November 2015

ACS Consulting is a UK industry leader in arboriculture. We offer a range of services involving trees, woodlands and forestry in the built and rural environment:

Planning

Hazard Evaluation

Management

Law

For further information contact:

Ian Murat 01565 755422 irm@acsconsulting.co.uk

ACS Consulting
272 Bath Street
Glasgow
G2 4JR
glasgow@acsconsulting.co.uk

Limitation

ACS Consulting (ACS) has prepared this Report for the sole use of Barratt Homes in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of ACS. Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by ACS, unless otherwise stated in the Report.

C O N T E N T S

		Page
Chapter 1	Introduction	5
Chapter 2	Background	7
Chapter 3	Tree Survey	8
Chapter 4	Development Aspects	9
Chapter 5	Conclusions	10
DRAWING(S)		
2629/100	Arboricultural Plan	
APPENDICES		
1	Tabulated Tree Data	
2	Technical Information	

Document Revision Record

Issue No	Date	Details of Revisions
1	November 2015	Original Issue

1.0 INTRODUCTION

1.01 A. C. S. Consulting is instructed by Barratt Homes to report on trees and the constraints on development at Federal Mogul, Burrfields Road, Chapel-en-le-Frith. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02 The assessment identifies trees and discusses their suitability to be retained on the site.

The survey identifies:

- Trees that are undesirable to be retained because of structural or other defects.
- Trees that can be retained with an acceptable level of risk and the measures that are required to ensure their long term retention.

1.03 The site was visited during November 2015 and a survey of the trees was completed recording; *species type, age, height, crown spread, diameter-at-breast-height, and condition*. The survey was undertaken in warm overcast conditions. Some of the trees were in leaf which restricted a view of their upper canopies but gave a good indication of their physiological condition.

1.04 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected or not, is a material consideration that is taken into account in dealing with planning applications. The report contains standard information regarding the trees and the protection requirements of those trees considered desirable to be retained as a record. The report is compliant with table B.1 – Pre-Application.

- 1.05** All the trees have been summarised in the tables in Appendix 1 and are to be read in conjunction with the Arboricultural Constraints Plan No.2629/100. The purpose of this report therefore, in accordance with good practice, is to formally record in detail the existing tree resource present on site prior to development and to help inform the design of the site where existing trees present may potentially be incorporated into the design.

Copyright of ACS Consulting. All rights described in Chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted ©, November 2015.

2.0 BACKGROUND

The Site

- 2.01** The site comprises a portion of the current Federal Mogul Manufacturing site bordered by Burrfields Road and Hayfields Road to the north of Chapel-en-le-Frith town centre. The south eastern corner comprises a maturing broadleaved woodland on a raised parcel of land that gently slopes.

Statutory Protection/Planning Policies

- 2.02** The application is subject to the Planning Policies of High Peak Borough Council. An examination of High Peak's online resources notes the south west boundary of the site borders the Chapel-en-le-Frith Conservation Area. The presence of Tree Preservation Orders has not been confirmed. The Council's saved policy document has a number of references to trees. In terms of Policy, Policy 16 – OC10 Trees and Woodlands is included in the saved policies.

Policy 16

OC10 - TREES AND WOODLANDS

Planning Permission will be granted for development, provided that:

it will not result in the loss of, or materially injure the health of, a woodland (in whole or in part) or other significant individual, group or area of trees, unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement; or exceptionally, where loss or injury is accepted, adequate replacement planting, in terms of numbers, species, planting density and location, will be provided as part of the development

Conditions will be imposed, and/or planning obligations sought, to ensure adequate protection and management of individual, groups and areas of trees and woodlands which are important for landscape, amenity, recreation or nature conservation reasons.[sic]

The application is not subject of the National Planning Policy Framework in terms of trees. This document is concerned with ancient woodland and Veteran Trees.

Veteran trees do not appear at this site.

Soils

- 2.03** BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site suggests the superficial deposits as: Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions.

3.0 TREE SURVEY

- 3.01** I have identified one tree as an individual, two groups and one woodland block. The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally.

Off-site trees and groups that could influence the development potential of the site, have been recorded. An Arboricultural Plan (2629/100) has been produced.

- 3.02** The trees were surveyed for *species type, age, height, crown spread, diameter-at-breast-height, condition*, and their suitability for retention from ground level. Heights were measured with a Hypsometer and diameters were taken, where possible, with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Each tree has been assessed using the BS 5837 2012 category ratings (a copy can be found in Appendix 1). The data collection accords with the advice set out at Subsection 4.4.2.5 of BS 5837:2012. This is the primary authority for this matter and therefore it is not only this Practice, but also the Local Authority, who will be considering the application by reference to these guidelines.

- 3.03** The trees (5716, 5717 and 5718) have a moderate to high visual amenity enhanced by the lack of other trees in the location when viewed from public vantage points. As noted in the tree tables a number of trees have defects that make them suitable to be retained as wildlife features with appropriate pruning regimes subject to proposed land use requirements.

- 3.04** The trees within Group 5715 have some visual amenity, but without conferring on them any significantly greater collective landscape value. Many of the trees are of low quality offering only temporary/transient landscape benefits.

4.0 DEVELOPMENT ASPECTS

- 4.01** The Arboricultural Plan (2629/100) identifies tree quality and corresponding gross Root Protection Areas (RPA).
- 4.02** Development should normally seek to retain and integrate trees identified as Category A or B. Category C and U may be retained where they pose no constraint to development.
- 4.03** Where trees are retained, regardless of their BS designation, development should be located outside the Root Protection Area (RPA). The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Development can be extended into the RPA under certain circumstances. Correctly designed hard surfacing and foundations can be used that allow trees to be retained. Arboricultural input should be sought when considering such features.
- 4.04** The RPA has been extensively influenced by the significant concrete retaining wall. In view of the height between the trees and the existing ground and the substantial nature of the retaining wall structure there is no possibility that roots can develop underneath the feature. The retention of the wall acts as a barrier.

Tree Protection

- 4.05** Where trees are able to be retained, Tree Protection measures should be implemented as stated in BS 5837:2012 and placed in the positions indicated on the Arboricultural Plan. A suitably qualified arboriculturalist should be retained to monitor and report on tree related development issues to ensure the continued protection of trees. A method statement should be prepared by the Arboricultural Consultant prior to commencement at the site in accordance with BS5837 - 2012. A full scheme of protective fencing, its location, and type should be agreed with the Arboricultural Consultant at an early stage in the development of the scheme. Definitive plans are to be produced by the Arboricultural Consultant showing the location of the haul routes, cabins and storage areas prior to commencement on site.

5.0 CONCLUSIONS

- 5.01** The site comprises an existing manufacturing site with associated car parking and offices. The trees are located to the site's boundaries, which gives them a high amenity value.
- 5.02** Development should seek to incorporate trees identified as desirable (category B) or highly-desirable (A) to accord with the council's saved policies. Trees identified as Category C or U may be incorporated where they pose little constraint on development. Trees located in adjacent property need to be taken into account in any development proposals. Mitigation is an important consideration with regards to this development. Carefully designed landscape proposals including new planting to compensate for lost trees would limit views into the proposed site and reduce the 'urban influence' within these views. This would have the potential to reduce the adverse effects of the development and in some cases create slight beneficial effects, through the creation of better quality landscape.
- 5.03** Detailed method statements associated with the following issues where relevant, should be obtained to ensure the protection of trees where they are retained: demolition, ground clearance, earth works, drainage, fencing, site storage/compounds/site cabins, tree works, monitoring and reporting.

I Murat M.Sc., F.Arbor.A, CEnv, MCIEEM
ACS Consulting
November 2015

Appendix 1

CONTENTS

Key

BS5837: 2012

Tree Tables

KEY

Age	<p>Y – Young: Out-planted trees that have not yet established</p> <p>SM – Semi-mature: Established trees up to 1/3 of expected height and crown</p> <p>EM – Early mature: Between 1/3 and 2/3 of expected height and crown</p> <p>M – Mature: Between 2/3 and full expected height and crown</p> <p>FM – Fully mature: Full expected height and crown</p> <p>OM – Over mature: Crown beginning to break-up and decrease in size</p> <p>S – Senescent: Crown in advanced stage of break-up</p>
Physiological Condition	<p>Good – Very few defects a reasonable long life expectancy depending on age class</p> <p>Fair – Some defects giving the tree a shortened life expectancy</p> <p>Poor – Limited life with major problems</p>
Structural Condition	<p>Good – Very few defects</p> <p>Fair – Some defects rectifiable with minor tree surgery</p> <p>Poor – Significant defects rectifiable with major tree surgery or felling</p>

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Trees unsuitable for retention (see Note)				
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.	<ul style="list-style-type: none">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 U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <p><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i></p>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees to be considered for retention				
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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
Category B Tress 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.	BLUE
Category C Tress 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 benefits	GREY

Federal Mogul, Chapel-en-le-Frith

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
5715	Mixed Hardwood	10	<500	N 5 E 5 S 5 W 5	0	SM	Adequate/Poor	Adequate/Poor	A group of self set ash, willow, sycamore. A group of low quality and value with limited visual amenity.	20+	C1/2
5716	Sycamore	15	<500	N 5 E 5 S 5 W 5	3	M	Adequate	Adequate	Linear group of sycamore, located on bank, restricted root development. A group of moderate quality and value.	40+	B1/2
5717	Sycamore	16	1200	N 6 E 6 S 3 W 6	5	M	Good	Good	Significant specimen. Restricted root development. A tree of moderate quality and value.	20+	B1/2
5718	Mixed Hardwood	15	<500	N 4 E 4 S 4 W 4	1	SM/EM	Good/ Adequate/Poor	Good/ Adequate/ Poor	A prominent broadleaved woodland, located on a raised area. A woodland of high quality and value. Work Crown reduce western canopy by up to 3 cutting back to suitable lateral branches creating wounds of no more than 80mmØ.	40+	A1/2

Appendix 2

CONTENTS

Heads of Terms of an Arboricultural Method Statement

Heads of Terms of an Arboricultural Method Statement

The purpose of this document is to serve as a live record of the Heads of Terms which are suggested for the proposed development. The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system, this method statement fulfils the recommended criteria for arboricultural information.

The Draft Heads of Terms and obligations are as follows:-

Construction Exclusion Zone Fencing

- Timing for setting out, construction and completion of fencing generally in accordance with the phasing plan.
- Specification for fencing and or ground protection to be in accordance with BS 5837:2012.

Storage of Materials/Offices/Fuels

- Identification and reservation of land for storage of materials, parking of vehicles, location of offices and welfare facilities, fuels.

Removal of Hard surfacing

- Existing surface to be removed by hand working from the closest point to the tree working out.
- The upper course to be cut with a disc cutter.
- The material is to be broken with hand tools.

Services

- Location of services including sewerage, gas, water, electricity.
- Timing of excavations where they pass within or close to retained trees in accordance with phasing plan.

Review/Site Inspection

- Review to be undertaken prior to the commencement of development to address: phasing and land uses.
- Arrangements for Review (monitoring).
- Review to allow for amendment / variation by agreement.

Construction Works	Arboricultural Input
Tree works	Review with contractor
Fencing installation/laying of temporary working surface	Review and supervise installation of Construction Exclusion Zone Fencing
Excavation of hard surfaces/removal of material from site	Review protection measures and working practices
Construction of hard surfaces and delivery of building materials	Review working of practices/supervision of works/Review of tree protection measure and site storage
Installation of services	Review working of practices/supervision of works/Review of tree protection measure

ACS Consulting
Suite One
9-11 Princess Street
Knutsford
Cheshire
WA16 6BY

