Preliminary Arboricultural Appraisal (PAA)

Lane End Construction Ltd

Dinting Road

Glossop

SK13 7BU

September 2016

URBAN GREEN

Quality Management

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Project	Dinting Road		
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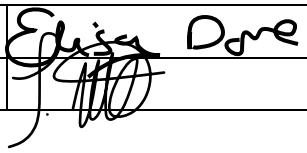
Prepared by	Elisa Dore	**Signature**	
Checked by	Joshua Corbett	**Signature**	

Revision Status / History

Rev	Date	Issue / Purpose / Comment	Prepared	Checked

Contents

1 Introduction

1.1 Instructions and references

1.1.1 All trees, regardless of their statutory status, are a material consideration in a planning application. We have been instructed by Lane End Construction Ltd to carry out a Preliminary Arboricultural Appraisal (PAA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report with an accompanying Tree Constraints Plan.

1.1.2 The PAA is compiled objectively and is aimed to assist with feasibility and decision making during the design process. It does not take into account any proposals for the site. Section 4.4.1.1 of BS 5837 states that '*the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for development*'.

1.1.3 BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.

1.2 Documents provided

1.2.1 A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted using measurements taken on site and/or using aerial photography.

1.2.2 Tree locations which have been estimated are illustrated on the Tree Protection Plan in Appendix 4. The exact locations of these trees must be verified and any discrepancies discussed with the Arboricultural Consultant before starting works on site.

1.3 Scope and limitations of the report

1.3.1 A PAA in isolation is not intended to be sufficient to support a full planning application. Once detailed plans are made available, an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) must be carried out, which can then be submitted to the Local Authority to support the planning application.

1.3.2 The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

1.3.3 The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.

1.3.4 Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

1.3.5 Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.

1.3.6 Potentially hazardous trees are highlighted and appropriate recommendations are made. However, this report should not be seen as a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2 Site Location

2.1.1 The site is located in the area shown in Figure 1. The OS Grid Reference is SK0268894520.

Figure 1 – Site Location Plan

3 Tree Condition and Recommendations

3.1.1 The following findings are provided in order to identify the quality and value of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed, retained or those that require work. Any recommendations provided in this section are given with the assumption that development will occur, however, no specific designs have been accounted for.

3.2 Summary of findings

3.2.1 Trees T10 and T14 have deadwood within their crowns which requires removal. These trees also have low crowns which will require crown lifting should footfall to the site increase.

3.2.2 Trees T2 and G19 had limited access which prevented a detailed inspection of the base of these trees. It is recommended that any vegetation is cleared and access arranged to allow a full inspection.

3.2.3 G21 is a roadside tree and has previous pruning wounds which require monitoring.

3.2.4 All works should be prioritised as indicated on the Tree Data Schedule, Appendix 1.

3.2.5 All other trees are deemed to be in an acceptable condition and no further works have been recommended.

3.3 Work priority and future management

3.3.1 The Tree Data Schedule in Appendix 1 details what works are required to individual trees in order to ensure that they are in an acceptable condition.

3.3.2 The following table suggests a schedule for prioritising works required to individual specimens, as outlined in the Tree Data Schedule in Appendix 1, in order to ensure that the associated risks are abated.

Table 1 – Tree Work Priority Schedule

Priority	Definition	Tree Number
Urgent	As soon as possible	n/a
Very High	Within 1 Month	n/a
High	Within 3 Months	n/a
Moderate	Within 1 year	T10, T14, G19, G21
Low	Within 3 years	T2

3.3.3 Upon completion of any recommended works, the trees will be in an acceptable condition from a health and safety perspective. However, they should be regularly inspected according to the following suggested schedule.

Table 2 – Recommended Inspection Frequency

Inspection Frequency (years)	Tree Number
0.5	n/a
1	n/a
1.5	n/a
3	T1, T2, G3, T4, G5, T6, T7, T8, G9, T10, G11, G12, G13, T14, G15, G16, G17, G18, G19, T20, G21

3.4 Tree protection status

3.4.1 A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.

3.4.2 A local authority check showed that there are no TPOs on the site and the site is not within a Conservation Area.

3.4.3 It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

3.4.4 It is an offence to remove more than 5m^3 of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.5 Tree works

3.5.1 Tree works that are recommended in Appendix 1 are made in line with good arboricultural practice and should be programmed in accordance with the Tree Data Schedule.

3.5.2 All specified tree work is to be carried out in accordance with BS 3998:2010 Tree work - Recommendations.

3.6 Wildlife

3.6.1 Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981 (*as amended) and the *Conservation of Habitats and Species Regulations 2010.*

3.6.2 Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.

3.6.3 If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

4 Potential Arboricultural Impacts

4.1 Root Protection Area (RPA) explained

4.1.1 The RPA is an area of ground around the base of a tree indicated on the Tree Constraints Plan as a pink circle centred around the stem which is calculated in relation to the stem diameter.

4.1.2 Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.1.3 It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.1.4 BS 5837:2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance technical solutions might be available that prevent damage to the retained tree(s).

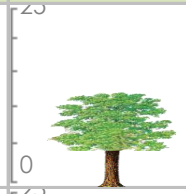
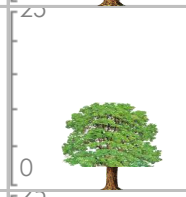
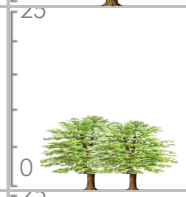
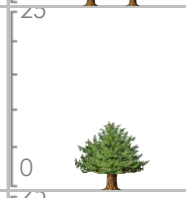
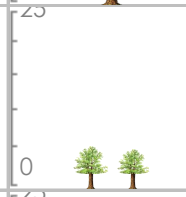
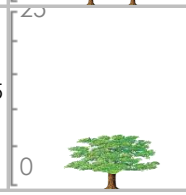
4.2 Conclusions

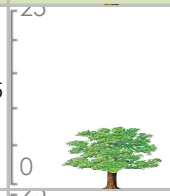
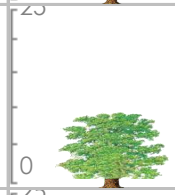
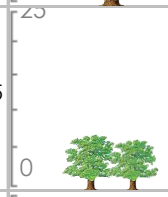
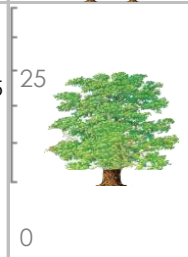
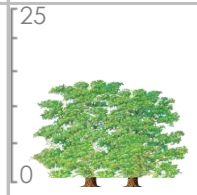
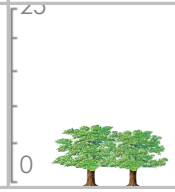
4.2.1 Where possible category A and B trees should be retained and any works within their RPAs should be undertaken in a sympathetic manner. Although C category trees should not be a constraint to development, it may be desirable to retain them as part of the wider landscape proposals.

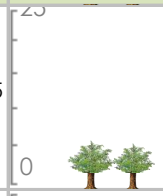
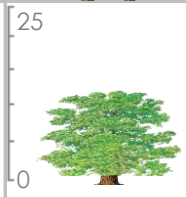
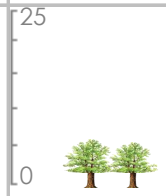
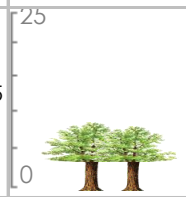
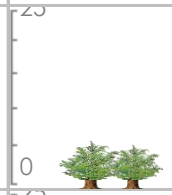
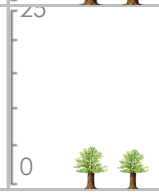
4.2.2 Shading of buildings by trees can be a problem, particularly where there are rooms which require natural light. Proposed buildings should be designed to take account of existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

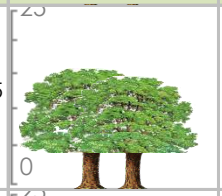
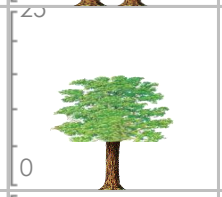
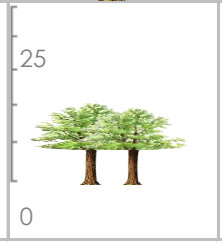
Appendix 1 - Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendix 2 in order to correctly interpret the tree data. All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category
T1	Early-Mature **Oak** Quercus sp	12	5	450	N 6 W 4 E 6 S 5		1: Situated on third party land in elevated position. 2: Access prevented detailed inspection.	No action required. n/a	3	Good Fair	40+ B
T2	Early-Mature **Sycamore** Acer pseudoplatanus	11	3	350	N 4 W 4 E 4 S 4		1: Dense vegetation prevented a detailed inspection.	Remove vegetation and reinspect. Low	3	Good Fair	40+ B
G3	Semi-Mature **Mixed** Species	av 9	2	av 200	N av 4 W 4 E 4 S 4 each		1: Mixed group consisting of cherry and goat willow. 2: No significant defects observed.	No action required. n/a	3	Good Good	40+ C
T4	Semi-Mature **Yew** Taxus baccata	7.5	2	310	N 3 W 3 E 2 S 3		1: Situated on site boundary. 2: No significant defects observed.	No action required. n/a	3	Good Good	40+ B-
G5	Young **Mixed** Species	av 4	2	av 70	N av 1 W 1 E 1 S 1 each		1: Mixed group consisting of hawthorn and blackthorn. 2: Dense self seeded group. 3: No significant defects observed.	No action required. n/a	3	Good Good	40+ C
T6	Semi-Mature **Oak** Quercus petraea	6.5	2	190	N 3 W 4 E 3.5 S 4		1: Situated on third party land. 2: No significant defects observed.	No action required. n/a	3	Good Good	40+ C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category
T7	Semi-Mature **Oak** Quercus robur	7	2	270	4.5 4.5 4.5 4.5		1: Situated on boundary. 2: Single stemmed and vertical with a slightly unbalanced crown. 3: No significant defects observed.	No action required. n/a	3	Good Good	40+ C+
T8	Early-Mature **Oak** Quercus petraea	9	1	480	5 5.5 4 3		1: Situated on third party land along railway embankment. 2: Minor deadwood to lower crown. 3: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ B
G9	Young **Oak** Quercus sp	av 5.5	av 1	av 150	av 1.5 1.5 1.5 1.5 each		1: Situated on third party land along railway embankment. 2: No significant defects observed.	No action required. n/a	3	Good Good	40+ C
T10	Early-Mature **Oak** Quercus robur	15	1.5	620	7 5 6.5 4.5		1: Situated near boundary. 2: Single stemmed and vertical with an unbalanced crown. 3: Bark lesion present on scaffold branch. 4: Deadwood present in lower crown in direction of bank. 5: No significant targets present.	Crown lift and deadwood if footfall increases. Moderate	3	Good Good	40+ B+
G11	Semi-Mature **Oak** Quercus petraea	av 14	av 1	av 350	av 5 5 5 5 each		1: Situated on third party land along railway embankment. 2: Previous branch failures evident. 3: Low hanging crown. 4: Crown lift if footfall increase.	No action required. n/a	3	Good Fair	40+ B-
G12	Semi-Mature **Oak** Quercus petraea	av 7	2	av 200	av 3 3 3 3 each		1: Situated on third party land along railway bank. 2: No significant defects observed.	No action required. n/a	3	Good Good	40+ C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category
G13	Semi-Mature **Hawthorn** Crataegus monogyna	av 5	2	av 150	av 2.5 2.5 2.5 2.5 each		1: Sparse group situated on boundary. 2: No significant defects observed.	No action required. n/a	3	Good Good	40+ C
T14	Early-Mature **Oak** Quercus petraea	12	1	610	5 7.5 5 6		1: Situated on third party land along railway embankment. 2: Twin stemmed at base. 3: Minor deadwood to lower crown. 4: Acceptable condition at present.	Crown lift and deadwood if footfall increases. Moderate	3	Good Fair	40+ B
G15	Semi-Mature **Mixed** Species	av 5	2	av 150	av 2 2 2 2 each		1: Sparse group situated on third party land along railway embankment. 2: Group consisting of oak, birch and hawthorn. 3: Access prevented detailed inspection.	No action required. n/a	3	Good Fair	40+ C
G16	Mature **Mixed** Species	av 8	4	av 400	av 3.5 3.5 3.5 3.5 each		1: Small group situated in centre of site. 2: Group consisting of hawthorn, elder and wild cherry. 3: No evidences of pruning. 4: No significant defects observed.	No action required. n/a	3	Good Good	40+ C+
G17	Mature **Hawthorn** Crataegus monogyna	av 5	av 0.5	av 390	av 3 3 3 3 each		1: Situated in centre of site. 2: No significant defects observed.	No action required. n/a	3	Good Good	40+ C+
G18	Semi-Mature **Mixed** Species	av 4	2	av 150	av 1 1 1 1 each		1: Linear boundary group. 2: Consisting of privet, hawthorn and sycamore. 3: Access prevented detailed inspection.	No action required. n/a	3	Good Fair	40+ C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category
G19	Mature **Sycamore** Acer pseudoplatanus	av 16	av 5	av 550	av 5.5 5.5 5.5 5.5 each		1: Situated on third party land. 2: Access prevented detailed inspection.	Remove vegetation and reinspect.	Low 3	Good Fair	40+ **B**
T20	Early-Mature **Ash** Fraxinus excelsior	15	7	440	4.5 5 6 5		1: Situated on third party land. 2: Single stemmed and vertical with a slightly unbalanced crown. 3: Access prevented detailed inspection.	No action required.	n/a 3	Good Fair	40+ **B**
G21	Early-Mature **Mixed** Species	av 10	av 5	av 300	av 5 5 5 5 each		1: Mixed group situated along road. 2: Group consisting of predominantly oak, ash and sycamore. 3: Understory of hawthorn and elder. 4: Acceptable condition at present. 5: Previous pruning wounds evident.	Monitor.	Low 3	Good Fair	40+ **B**

Appendix 2 – Tree Schedule Definition of Terms

Tree Referencing	**Individual Trees** T (+number) **Grouped Trees** G (+number) **Hedgerows** H (+number) **Woodlands** W(+number)
Age Category	**Young** Usually <15 years **Semi-mature** Significant growth expected, approximately one third of life expectancy complete **Early-Mature** Full height achieved with further significant growth possible, up to two thirds of life expectancy complete **Mature** Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy **Veteran** Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, **Over-mature** A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	**Botanical Name** - conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. **Common Name** – commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
	A diagrammatical representation of the tree taken from measurements of stem diameter, crown height and spread, and overall height.
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. **Urgent** To be carried out as soon as possible. **Very High** To be carried out within 1 month. **High** To be carried out within 3 months. **Moderate** To be carried out within 1 year. **Low** To be carried out within 3 years.
Physiological Condition:	**Good** Usually healthy with no symptoms of poor health or disease. **Fair** Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. **Poor** Disease present in considerable quantities or with very poor physiological vigour. **Very Poor** Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	**Good** A tree with no significant structural defects. **Fair** Minor defects may have been observed but are not considered to be immediately hazardous. **Poor** Significant defects found. Tree requires monitoring or remedial works. **Very Poor** Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Category

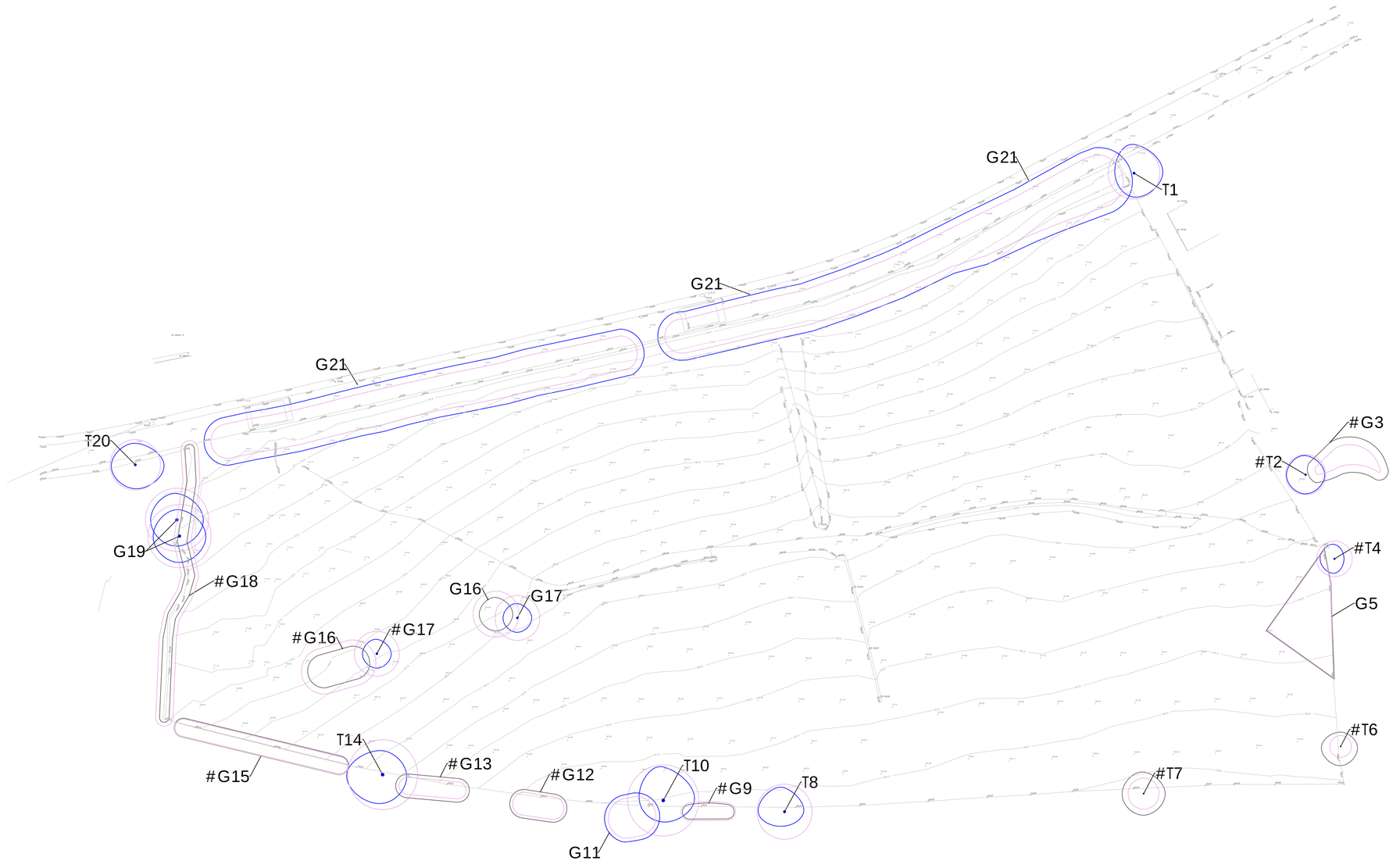
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	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.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



Notes:-

- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Root Protection Area (RPA)
- # Tree position not plotted on topographical survey

REV.	DATE.	DESCRIPTION	DRAWN	CHK'D

URBAN GREEN

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Client:
Lane End Construction Ltd

Project:
Dinting Road

Title:
Tree Constraints Plan

Status: Planning

Project:	11298	**Drawn:**	DL	**Checked:**	NS
Scale @ A1:	1:500	**Date:**	19/09/16	**Approved:**	JC
Drawing No:	11298.T01			**Revision:**	P01