ARBORICULTURAL DEVELOPMENT REPORT

ON TREES LOCATED WITHIN POTENTIAL DEVELOPMENT SITE OFF WOOLLEY BRIDGE ROAD, GLOSSOP, DERBYSHIRE

FOR

RICHARD LLOYD CONSTRUCTION LTD
Mr Mark Jones, Managing Director

Based on initial survey inspection in August 2012,
Reviewed and amended in March 2017

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CLIENT: RICHARD LLOYD CONSTRUCTION LTD, 6th Floor Cardinal House, St Marys Parsonage, Manchester M3 2LG (Mr Mark Jones, Managing Director**)**

SITE: Land off Woolley Bridge Rd, Glossop

SUMMARY

1. The report concentrates on the tree retention and care issues arising from proposals to carry out a residential development on the site together with associated driveways and parking spaces.

2. The Report should be read in conjunction with the attached Tree Survey and Constraints Plan which identifies those trees to be removed and retained. The Tree Survey has been completed in the context of BS 5837 (2012) Trees in Relation to Construction.

3. The report identifies where required, the ways that any retained trees can be protected during the construction process and will indicate the method statements required to cover tree protection work during the build phase. If required these more detailed guides will be prepared later for use by the contractor.

4. The trees which deserve retention are those within a formally planted belt running parallel to and along the western side of a public foot path to the east of which lie residential housing dating from the 1970s. The report will inform the extent and content of the plantation and the nature of other trees and self seeds which should not be retained. An element of compensatory hedge planting is also refered to, as a means of screening the southern end of the proposed development.

REPORT REMIT AND SUPPLIED DATA.

The purpose of the survey was to report on the implications for continued tree growth bearing in mind the proposed building developments on site and to report on the impact of the proposed development on the treescape. All tree locations have been plotted on a base topographical plan provided by the client. The tree screen has not been number tagged but is shown on the plan and is commented on in the schedule. Larger trees are refered to by tag number and are shown on the Topographical Survey.

The Survey and report should be seen within the context of the wider planning process. Subject to the clients and Planning Authorities requirements this may involve the Consulting Arborist beyond the planning permission stage to the build and Tree protection process. The attached appendix (Fig 1. The Design and Construction process and tree care) shows the likely points of involvement.

THE SURVEYOR

I am Ken Linford, a consulting arborist, trained in Quantified Tree Risk Assessment, application of BS 5837 (2012) and Tree Defect identification. I have experience as a treecare contractor for more than 25 years and have been providing a consulting service for Local Councils, private persons and architects for 20 years. My CPD record is open to inspection if required. I am covered by PI insurance by AXA Insurance to the value of £2,000,000.

TREE SURVEY CONDITIONS

A first site visit was carried in Mid May 2012. The data was reviewed after the site was revisited in March 2017. Conditions were damp and clear. The trees were in early leaf and bud burst on both visits. The trees were not climbed but the situation was viewed from ground level. Visual Tree Assessment Techniques was used throughout and hammer tests and a fine drill were used where required to determine trunk integrity and the extent of any decay.

THE TREE SURVEY.

1. The attached schedule lists the species and rates the trees using the rating scale within the British Standard. We are not aware if any tree protection measures have been enacted by the Local Authority.

2. We are not fully aware of the ownership of the tree screening belt refered to in the report but as the report proposals include retention and management thinning, issues of ownership can be determined between the Land owners and the Local Authority who may have an ownership and maintenance interest. As the photographs indicate the self-seeding of the blackthorn and white poplar has grown through the indicative fenceline into the margins of the footpath. (See Photos)

3. The site comprises a piece of land which we understand has had several industrial uses and recent aborted construction projects. The land is greatly disturbed and slopes from east to west with several water filled areas and evidence of drain cuts and material dumping.

4. Some 10-15 years ago a 5-7m wide planting of young trees was installed along the eastern boundary of the site along what would have been the edge of the ballast line of the Railway line removed in the 1960s. The most prolific of the planted species, alder and poplar have self seeded over the site to the west. The diameter size of the self seed is generally less than 75mm diameter while the more formal screen planting has matured and trees with a girth diameter of 100-300mm are dominating lesser and now suppressed trees.

5. The formal planted screen (TG1) bordering the footpath and screening the site requires thinning to 2m centres and the removal of some dead or windthrown stock, leaving the best trees and shrubs in place. Annual hedge cutting of the shrubs facing onto the footpath will enable a dense boundary hedge to be built up.

6. The Trees are rated as per BS 5837 (2012). The trees on the southern end of the site have been number tagged 444-449 and rated ‘U’ being dead or of poor quality and unsuitable for screening purposes next to residential property.

    - These trees are goat willow and ash with a poor form and unsuitable as site boundary trees or for screening purposes.

    - Two lombardii Poplars are noted in close proximity to the rear boundary of the car wash located on the A57 and are likely to have been root damaged by recent soil retaining wall constructions. For this reason the trees on this banking should not be retained.

    - The trees shown within the planted trees screen have not been tagged and have been evaluated as a Group. They have been graded ‘B2’ as they provide both a future treescape to the area when seen from afar and an immediate screen between the proposed development and the Public footpath.

7. The appendix Table1 shows a Cascade chart used for Tree Quality Assessment.

TREE CONSTRAINTS PLAN AND SCHEDULE

As attached. .

COMPENSATORY PLANTING AND THINNING

1. The five goat Willow and one ash at the southern end of the established tree screen should be removed and a hedge line planted over 10 linear metres.

    - We would propose a double offset line of beech hedging (60-90cm) at 500mm centres, to replace existing moribund goat willow/ash and provide a screen to public path.

    - This will require an autumn/winter planting programme using 40 items of stock with a size of 60-90mm suitably protected against rabbit damage and public access with a temporary fence incorporating stock netting.

2. The mature tree screen is in need of maintenance and possible thinning to create a distance of 1.5-2m between trees over the next 5 years. Further thinning in years 10 and 15 will be required to maintain the screen and avoid the dominance of the fast growing poplars and birch.

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Consulting Arborist

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TREE CONDITION REPORT

ON TREES AT LAND AT STATION RD, HADFIELD

DATE: 31.3.17 **WEATHER CONDITIONS**: DAMP AND CLEAR. **INSPECTOR CODE**: KL

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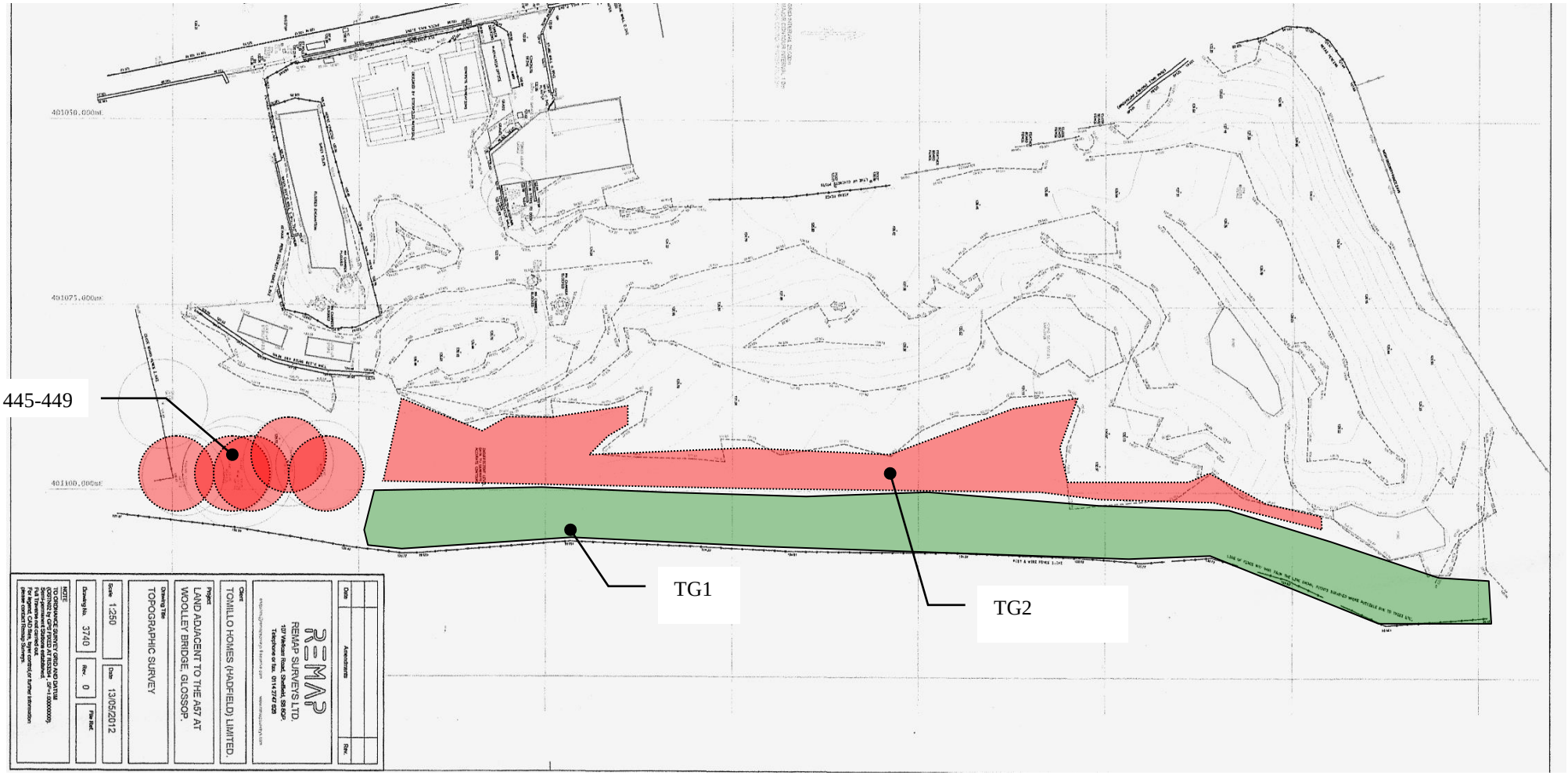
TREE No.	SPECIES	HGT	DBH mm	CANOPY SPREAD n s e w	CANOPY CLEARANCE	AGE Y, EM,M LM	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	S U L E	RPA RADIUS (m)	BS 5837 RATING
445	*Goat Willow*					*M*	*Dead*		*Fell and remove*			*U*
446	*Goat Willow*	*6*	*250*	*6*	*1*	*M*	*Poor, suppressed. Deadwood with Included Bark unions*	*p*	*Fell and remove*	*10*		*U*
447	*Goat Willow*	*9*	*300*	*6*	*1*	*M*	*Poor, suppressed Deadwood with Included Bark unions*	*F*	*Fell and remove*			*U*
448	*Goat Willow*					*M*	*Dead*		*Fell and remove*	*10*		*U*
449	*Ash*	*9*	*2x200*	*4*	*2*	*EM*	*Twin stemmed with Included bark Union located close to adjacent fenceline*	*F*	*Fell and remove*	*10*		*U*
TG1	*Mixed plantation of Ash Birch White poplar Goat Willow Field maple Hazel Blackthorn Hawthorn Alder*	*8-15m*	*100-200*	*2*	*-*	*Y*	*The trees and understorey species are planted at 750mm centres. The plantation is becoming over crowded with trees becoming naturally suppressed with some dead and windthrown.*	*G*	*Thin by 50% to retain the best of the mixed species to produce a sustainable stock density. Consider carrying out a further thinning to achieve planting centres of 2m within 5-10 years*	*40*	*2m*	*B2*
TG2	*Self seeded areas of poplar, goat willow and Alder*	*2-7*	*25-100*	*2*	*-*	*Y*	*Dense self sown areas of alder with occasional poplar and goat willow located on rubbled and poorly prepared ground*	*G*	*Remove.*	*20*		*U*

TREE CONSTRAINTS PLAN



INDICATIVE DEVELOPMENT LAYOUT AND PLANTING

SITE PHOTOGRAPHS

Tree Screen TG1 when seen from Public path

View from within site showing self seed regrowth TG2

Goat willow group 445-449 .to be removed and hedge planted

Poplars on side boundary adjacent to Car wash premises.

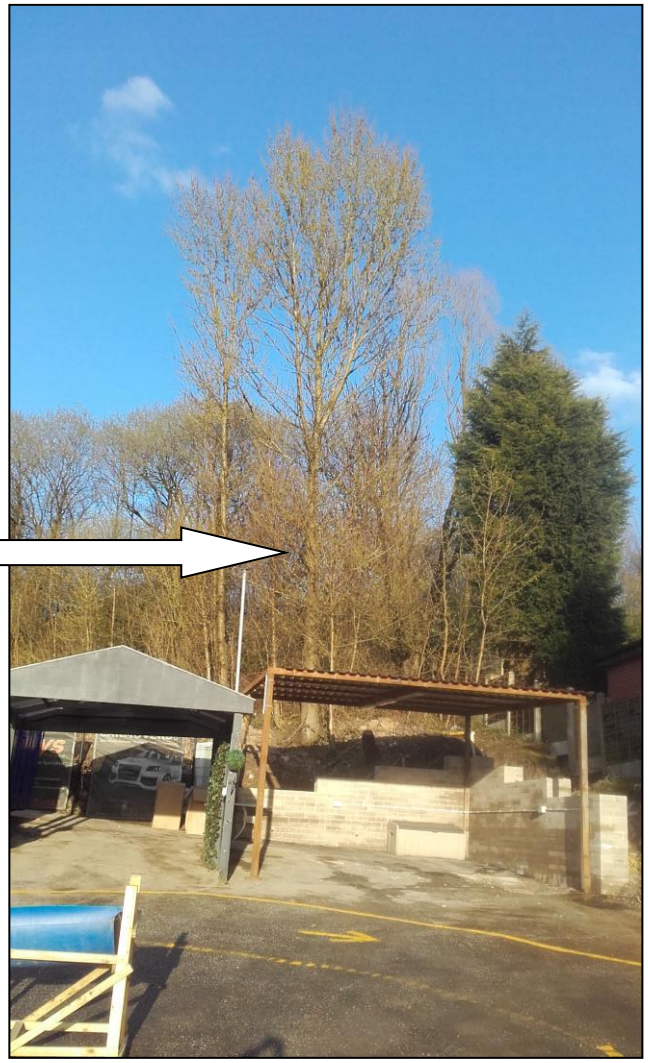
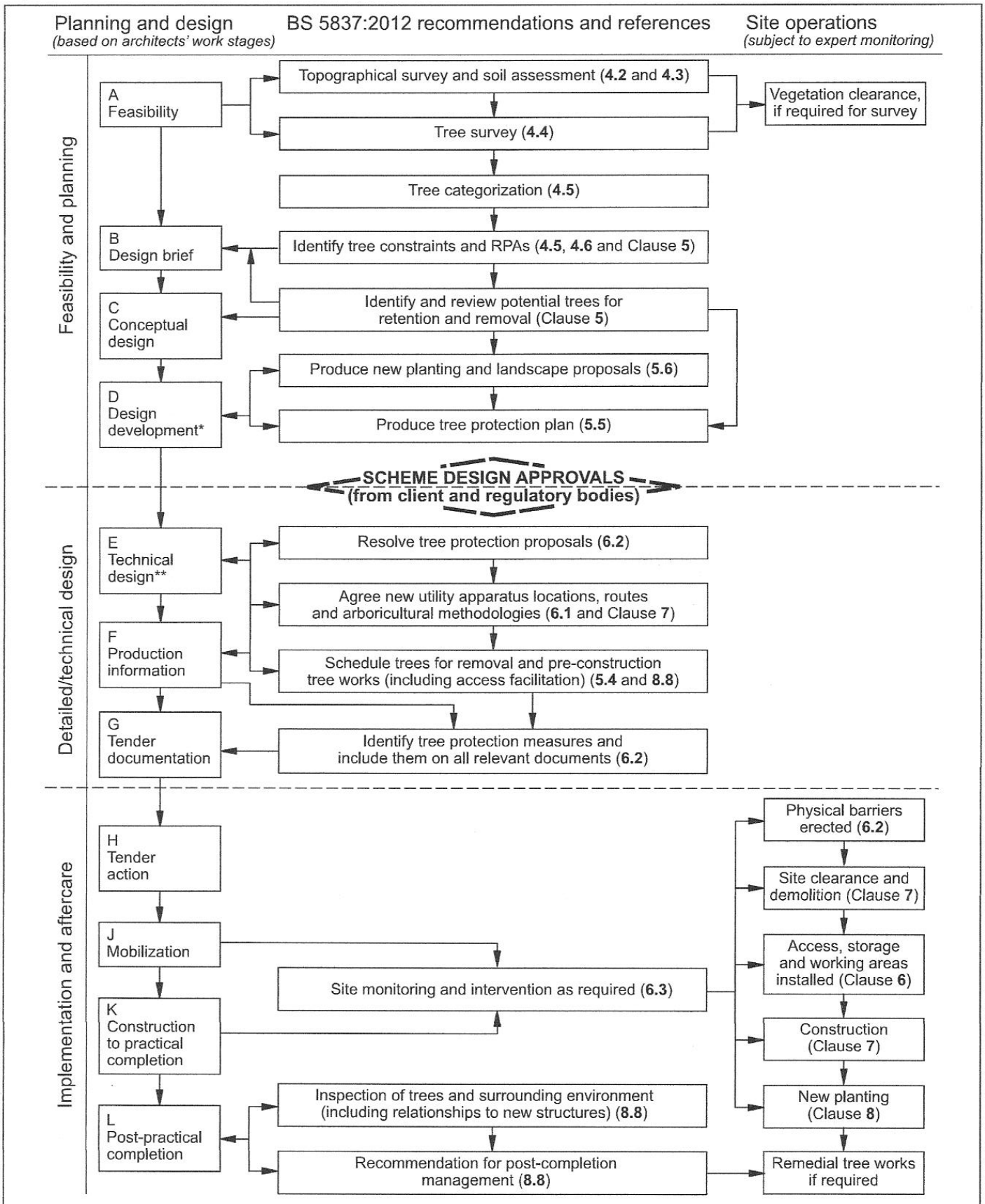


Figure 1 **The design and construction process and tree care**



** The design development stage D in particular is an iterative process, responding to and resolving constraints as they emerge but, once completed, there needs to be a high level of certainty for proposed outcomes.*

*** See Commentary on Clause **6**.*

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	• 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; see **4.5.7**.*			See Table 2
	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 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)	See Table 2
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	See Table 2
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	See Table 2