Foundry Cottage, New Mills, Derbyshire

Arboricultural Report

February 2018

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1.0 Introduction

1.01
A. C. S. Consulting is instructed by Mr. W. Dolby to report on trees and the implications of development at Foundry Cottage, Hyde Bank Road, New Mills, Derbyshire. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02
In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- A draft Arboricultural Method Statement detailing a set of principles for tree protection, implementation and phasing of works.

1.03
The site was visited in February 2018. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height, and condition.

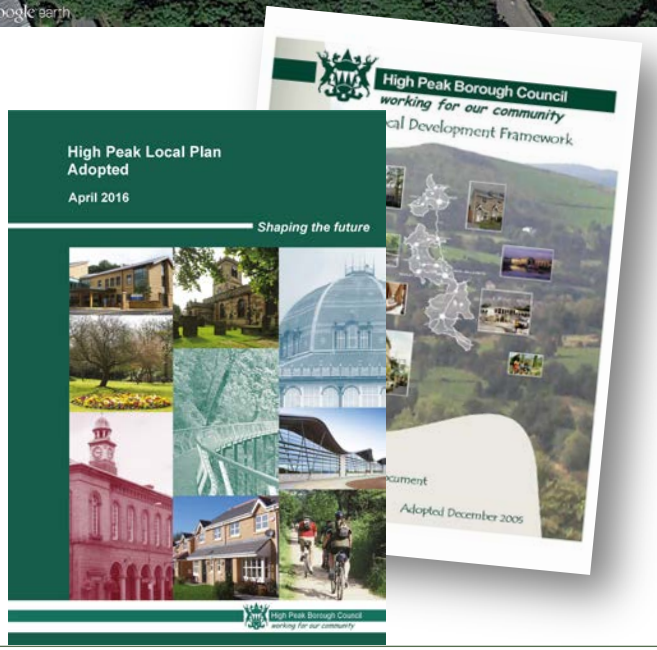
2.0 Background

2.01 The Site

The site is situated on Hyde Bank Road and is the location of a former iron foundry yard. The foundry building is no longer there, but Foundry Cottage, situated to one end of the site, was built in 1999. The site is bounded by woodland to the west which is located on a steeply sloping bank to the River Sett. There is high stone walling to the east and south, some of which was part of the old foundry building which backed onto the pavement. The yard is covered mainly in hardstanding or concrete and gravel and there is a static caravan against the western boundary under the spread of the trees.

2.02 Statutory Protection/Planning Policies

The development proposal for this site will be assessed against the policies of High Peak Borough Council. The application is not the subject of the National Planning Policy Framework in terms of trees. This document is concerned with ancient woodland and Veteran Trees. These do not appear at this site. The trees are located off-site in the ownership of a third party. They are not the subject of a Tree Preservation Order but the site is located in the New Mills Conservation Area.



2.03 Soils

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 (U).

The Cranfield Soil and Agrifood Institute Soilscapes viewer shows soils at the site to be slowly permeable seasonally wet acid loamy and clayey soils.

3.0 Tree Survey

3.01
I have identified four individual specimens.

3.02
The tree data can be found at Appendix 1. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that 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 digital 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.

3.03
The trees were assessed for Potential Roost Features (PRF) in accordance with Bat Survey for Professional Ecologists: Good Practice Guidelines (3rd Edition) 2016 and BS 8596:2015 Surveying for bats in trees and woodland. Guide. No features were noted in the trees within the development footprint. The trees are classified as negligible (Trees with low or no potential to support bats).

3.0 Tree Survey

4.0 Development Implications

4.01
The site is situated on Hyde Bank Road and is the location of a former iron foundry yard. The foundry building is no longer there, but Foundry Cottage, situated to one end of the site, was built in 1999. The yard is covered mainly in hardstanding or concrete and gravel.

4.02
The application is for the construction of a single-storey two bedroomed dwelling, using part of the footprint of the old foundry building.

Whilst it is acknowledged that all trees within the planning process are a material consideration, it is generally accepted that those trees rated as C or U are excluded from consideration regarding development implications, retained only where they pose no constraint on development.

Based on the proposals, a number of minor implications were noted. These have been summarised in the table below:

Cont……..

4.0 Development Implications

Impact	Reason	A	B	C
Trees lost for development	Construction New development	0	0	0
Retained trees that may be affected by disturbance	Construction – New development	0	465, 466	463, 464
Trees to be pruned	Construction – New development	0	0	0

Loss for development

None.

Retained trees that may be affected by disturbance

The site is a former foundry. The ground is extensively covered in impervious concrete areas, compressed foundry products and others areas of impervious material. All of these factors will limit root spread of the trees into the site. The Root Protection Areas (RPA) calculated will not be applicable. However, they still provide guidance to assist in the protection of trees from construction operations such as the storage of materials and the mixing of construction products.

The principle development is located against the site's boundary wall. This has no implications for the trees located on the boundary. Development has been modelled on the site's contours. There are no issues with level changes and retained trees. The entrance to the site uses the current entrance slightly modified to accord with current visibility requirements.

This alteration has no implications. The proposed car parking spaces and new access drive are located in areas that are subject to existing hard standing. These will be refurbished. The current material will be removed and replaced with fresh construction products. The method statement at Appendix 2 details the precautions that will be taken. There will be no implications for trees.

Pruning

None.

Secondary Development Pressures

The proposal has been assessed against typical secondary development pressures associated with the genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris. It is often claimed, anecdotally, that trees retained close to buildings or in areas of private amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.

It is our experience, these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons.

The development has been so located as to receive reasonable levels of light during the core hours to areas of private amenity space and light demanding rooms. Shade cast across developments, either by existing or proposed vegetation, is often desirable. Tree shade may be important in reducing daytime temperatures and moderating excessive solar gain. Shade and dominance is not considered to be excessive to the extent that the trees will be placed under pressure to be removed or harshly pruned.

4.0 Development Implications

Leaf litter occurs for only short periods of time and easily addressed through proper grounds maintenance and does not justify the loss of trees.

Certain deposits can be due to a substance called “honeydew”, which causes a sticky deposit it usually peaks in late spring and early summer. The substance that drips from the leaves can be an inconvenience, but is essentially just sugar-water, and although unpleasant is harmless and can be washed off most surfaces with warm soapy water. The incidence of “honeydew” is not considered to be such an inconvenience that the retention of trees is threatened. Other issues such as dead wood can be dealt with through normal tree maintenance such as crown cleaning.

It should be noted there is an intended dual use of the property. Its intended use as a holiday let does not place the trees at any threat of felling. Occupancy is short term and often sporadic.

4.03 Planning Policy

The over-arching policy guidance in respect of the site is that contained within the Planning Policies of High Peak Borough Council.
The proposal accords with:

Policy EQ 2 Landscape Character.
The development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features. The development proposals are informed by, and are sympathetic to the landscape character of the local area.

Policy EQ 6 Design and Place Making.
The development has particular regard to retaining mature trees.

Policy EQ 9 Trees, woodland and hedgerows and the Residential Design Guidance.
The development has particular regard to integrating trees into the development.

The development, in terms of trees, creates no change in the visual perspective. Retention of the trees will blend and mature as the development integrates into the surroundings. Retained trees are adequately protected as illustrated on the Arboricultural Layout and Tree Protection Plans preserving the treed character of the Conservation Area.

5.0 Conclusions

5.01
The development is described in greater detail in the Design and Access Statement. In simple terms, the application is for the construction of a single-storey two bedroomed dwelling, using part of the footprint of the old foundry building.

5.02
The development is integrated into the existing treescape. The property is well positioned in relation to tree canopies. Indirect impacts have been addressed and are considered to be satisfactorily managed by the method statement of implementation.

Secondary development pressures have been addressed and are not considered to be of such an issue that trees will be placed under pressure to be prematurely removed.

The development accords with the policies of the Council and those of central government where they apply.
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5.03
A draft method statement is appended to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). 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; the method statement fulfils the recommended criteria for arboricultural information.

Appendix 1

Contents

KEY

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

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
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 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. *NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7*			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 **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.	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 benefits	GREY

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
463	Sycamore	20	290, 450	4	3	2	1	3	3	EM	Good	Fair	Twin stemmed. Growing on a bank. Located in third party property. Historical spalling to the southern stem. Vase-shaped canopy. A tree of low quality and value in the landscape.	10+	C1/2
464	Sycamore	21.5	460, 410	2	5	7	#3	5	5	EM	Good	Fair	Twin stemmed. Growing on top of a bank. Located in third party property. Vase-shaped canopy. A tree of low quality and value in the landscape.	10+	C1/2
465	Ash	22	#400	6	4.5	5	5	2 (S)	3 (S)	EM	Good	Good	Growing on a bank. Ivy on the stem and into the canopy. Minor storm damage. Dead wood due to natural branch suppression. A tree of moderate quality and value in the landscape.	20+	B1/2
466	Sycamore	22	350 (ave)	6	8	8	8	3	3	EM	Good	Fair	Multi-stemmed. Growing on a bank. Located in third party property. The tree comprises approximately 7 stems. Prominent in the landscape. A tree of moderate quality and value in the landscape.	20+	B1/2

Appendix 2

Contents

Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Tree Works – pruning & removal;
- Installation of protective fencing and surfaces;
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing.

Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be recorded and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

Critical Arboricultural Operations
Pre-commencement meeting.
Tree Works.
Marking out and installation of CEZ Fencing.
Removal of tree protection measures.

Construction Exclusion Zone Root Protection

Due to the short-term nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to the ground by a 'T' bar. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – ARB/3742/Y/200.

Targets

- Heras fencing fixed to the ground by 'T' bar as illustrated.
- Fencing installed at locations shown on the plan (ARB/3742/Y/200) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.

Tree Protection Notice to be attached to fencing 1.5m from the ground, facing out of the Construction Exclusion Zone and located at regular intervals along the fence line.

The notice must be at least A4 in size

Site Offices/Welfare Facilities/Compound

Site offices, welfare facilities and a compound including fueling location will be required at the site due to the length of the contract period. Site offices can be located in Construction Exclusion Zones to act as tree protection. The following issues should be considered.

Targets

- Compound to be outside of Construction Exclusion Zones.

Hard Surface Removal

The installation of access and car parking will involve excavation through the root protection area/Construction Exclusion Zone of retained trees. The following precautions will be undertaken.

Targets

- The made ground can be excavated using compressed air displacement with the arisings removed from site.
- Where the soils are cohesive, the excavations will be undertaken by using Hydro Vacuum & Suction Excavation with the arisings removed from site
- In all cases of excavation: Roots <25mm ∅ are to be cut at the excavation face with secateurs. Roots >25mm ∅ are to be assessed by the Arboricultural Consultant. Findings and decision on root retention/severance to be reported to the LPA.
- Where roots >25 mm ∅ are retained they are to be wrapped in grey insulation foam (the sort the plumbers use) and then in plastic pipe cut vertically to go around, then taped up to make it watertight. These roots can be left in place. Geotextile such as Treetex® geotextile at base of construction. This will allow free drainage and oxygen transfer in all conditions. Inert granular fill over to level.
- Exposed roots to be kept moist with hessian sacking.
- The excavation face to be lined with a root barrier (such as re-root 2000) and back filled with inert granular fill. It may require cutting around retained roots.
- Site inspections to be reported to the development team and the LPA.

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Targets

- On-site inspections to be undertaken by the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, High Peak Borough Council and its Tree Officer. Site inspections to be logged and distributed to the development team and High Peak Borough Council Tree Team.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant /High Peak Borough Council Tree Officer and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the ground protection measures, through to the completion of the project. This will be made available to the Arboricultural Consultant and High Peak Borough Council, to show evidence of continuous site monitoring.

Watercourse Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page at Appendix B details those personnel who should be contacted if an incident involving a retained tree/water course should take place.

Targets

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees/stream to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant	I Murat	ACS 272 Bath Street, Glasgow, G2 4JR	0141 354 1633 07595 280404	Ian.murat@acsconsulting.co.uk
Design	Amy Hubble	High Peak Architects Ltd Wharf House Whaley Bridge High Peak SK23 7AD	01663 719717	
Project Manager	TBA			
Arboricultural Consultant (Council)	Monica Gillespie	Arboricultural Officer High Peak Borough Buxton Town Hall Market Place Buxton SK13 6EL	01298 28400 ext 4607	

Site Inspection Form

Site Address	[ ]
Site Visit Date	[ ]
Persons Present	**[ ] -** Contractor **Ian Murat -** ACS

Tree No.	Issue	Comments	Recommendations	Action
[ ]	[ ]	[ ] .	[ ]	[ ]

Head Office

Suite 1, 9 - 11 Princess Street, Knutsford, WA16 6BY

01565 755 422

manchester@acsconsulting.co.uk

www.acsconsulting.co.uk

Ian Murat

M.Sc, F.Arbor.A, CEnv, MCIEEM, RC. Arbor.A

Registered Consultant of the Arboricultural Association.

ian.murat@acsconsulting.co.uk

Scotland Office

272 Bath Street, Glasgow, G2 4JR

0141 354 1633

glasgow@acsconsulting.co.uk

www.acsconsulting.co.uk

acsconsulting
tree consultants

Arboricultural ASSOCIATION
Fellow Member

AA Registered CONSULTANT
trees.org.uk