Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Method Assessment
Former Old Pack Horse PH
Highmoor Lane
Cleckheaton

Report Reference: 1160 AMS.1
4 January 2019

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Prepared For:
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1. Introduction

1.1. Instruction and Brief

Tree Care Consultancy was commissioned by Elite Habitat Limited to prepare an Arboricultural Method Statement (AMS) to accompany a planning application reference 18/92899 for the demolition of the former Public House and erection of 5No. detached dwellings at the above address. An Arboricultural Implication Assessment provided by Tree Care Consultancy was submitted as part of the planning application package.

1.2. Tree work

1.2.1. Any tree work deemed acceptable by the Council should be carried out prior to any construction activity including the installation of tree protective measures. Tree surgery is easier and more cost effective to undertake with no obstacles. Once development has commenced, this work may become difficult to perform and may restrict construction work. A list of prescribed tree pruning is provided in the AIA previously submitted as part of the application.

1.2.2. All Arboricultural Contractors should adhere to the following conditions:-

- All tree work shall be undertaken by a suitably qualified, experienced and insured contractor.
- The contractor will work in accordance with BS 3998: 2010 'Tree Work Recommendations'. Work will be planned to avoid the bird nesting season (1st March-31st August). If works are necessary within this period they must only be implemented if checks have been made to ascertain there are no nesting birds present.

1.3. Tree Protection Fencing

1.3.1. It is proposed to install protective fencing as per BS5837:2012 Figure 3a & 3b (see extract of BS5837 overleaf). This level of protection can be implemented in areas where the degree of risk is considered moderate. As trees T1-T8 are all located off site and the site is presently overlaid by hard surfaced material save for the area discussed paragraph 1.5 this level of protection is considered suitable.

1.3.2. The tree stems of T1-T8 are also in part protected by the retained garage and boundary wall, though this should be supplemented by fence panels tight to the boundary wall. The use of protective fencing beyond that shown will be unnecessary. With regard to the existing concrete garage and hard surfaced areas (that stand beyond the footprint of the proposed dwellings) their removal shall be delayed until the substantive completion of the 5No. dwellings – refer to paragraph 1.4. These measures will help protect the roots of the retained off site trees.

1.3.3. The location fencing is shown on the attached Tree Protection Plan.

1.3.4. The diagrams below Figure 3a and 3b of BS5837:2012 consist of 2m tall welded mesh panels on concrete or rubber feet. The panels should be adjoined using anti-tamper couplers and support on the inner by stabilizer struts. The struts should be secured with ground pins (figure 3a) or when erected on hard surfaces block trays should be used (figure 3b).

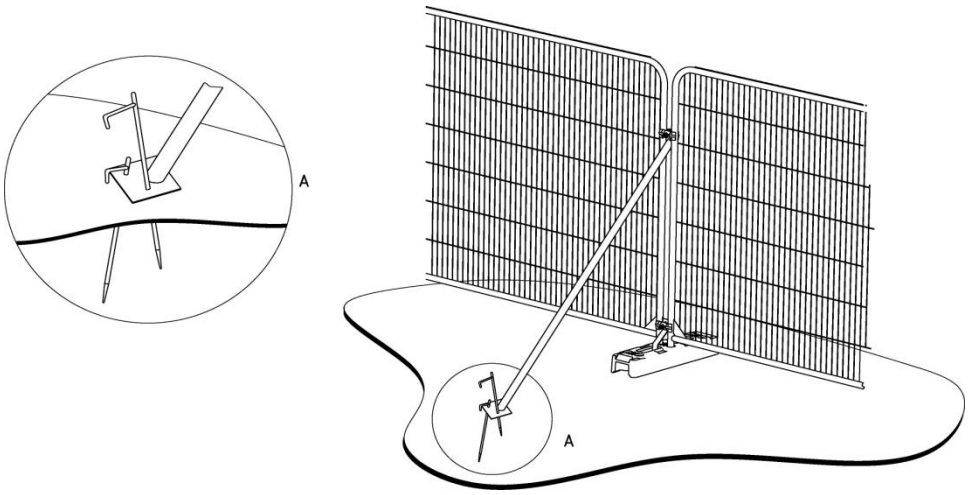


Figure 3a (secured with ground pins) 1

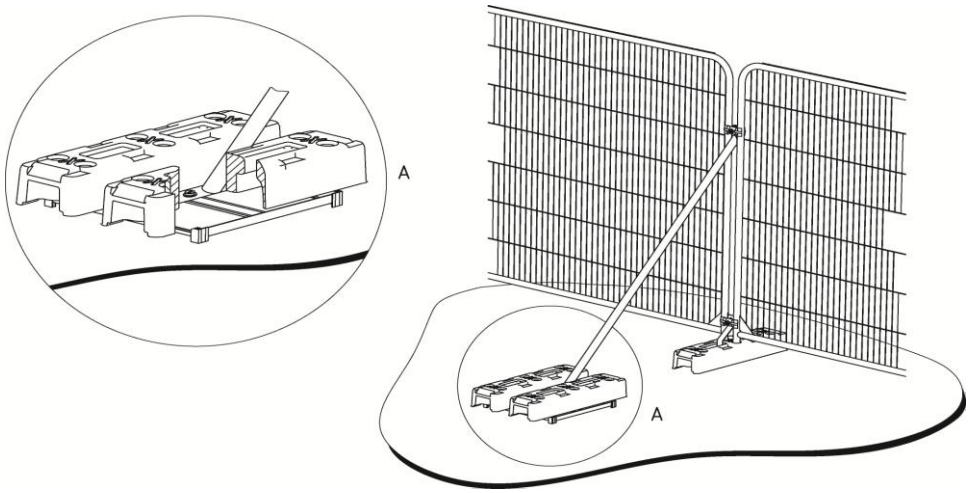


Figure 3b (secured with block tray) 1

1.3.5. Signage will be attached to the fencing stating its purpose. The signs will be attached every 5m and be waterproof. An example sign has been included in appendix 1.

1.3.6. Once installed the Tree Protection Fence will remain in situ in a good, robust condition until work commences on construction of the driveway to plot 1 and the landscaping of the wider site.

1.4. Removal of concrete garage and existing hard surfacing

1.4.1. As referred to in paragraph 13.1 the hard surfacing that overlays the RPA of T1 –T8 is to remain in situ and will provide protection to their below ground parts until landscaping takes place.

1.4.2. Removal of the existing concrete garage and hard surfaced areas beyond the footprint of the proposed dwellings shall be delayed until the substantive completion of the 5No. dwellings in order to protect roots of the retained off site trees.

1.5. "No/minimal dig" driveway construction to plot 1

1.5.1. The proposed driveway to plot 1 passes over the root protection area of an off-site early mature Sycamore tree T8. More particularly the drive to serve plot 1 will need to be constructed across a small section of verge fronting Highmoor Lane. The incorporation of a "no/minimal dig methodology geogrid system" will provide scope to retain this tree, without causing any demonstrable harm to tree. Construction will incorporate a geogrid, porous surface treatment, with surfacing above grade being retained by edging so as to avoid damaging the trees rooting environment. See Figure 4 overleaf.

1.5.2. The location and extent of the proposed no/minimal dig construction is shown on the accompanying Tree Protection Plan. The area of no/minimal dig construction will fully cover the prescribed RPA that extends into the site. It will be noted the vast majority of the RPA within the site is already hard surfaced.

1.5.3. Clear existing vegetation, debris and hard surfacing using low ground-pressure plant (e.g. Turf cutter, Bobcat or similar), gather up dead organic material to prevent build of anaerobic conditions beneath the construction, which might otherwise occur as vegetation decomposes.

1.5.4. Remove major protrusions including large stones by hand. Wherever practicable maximum level drop to be 50mm. Fill any major hollows with sharp sand.

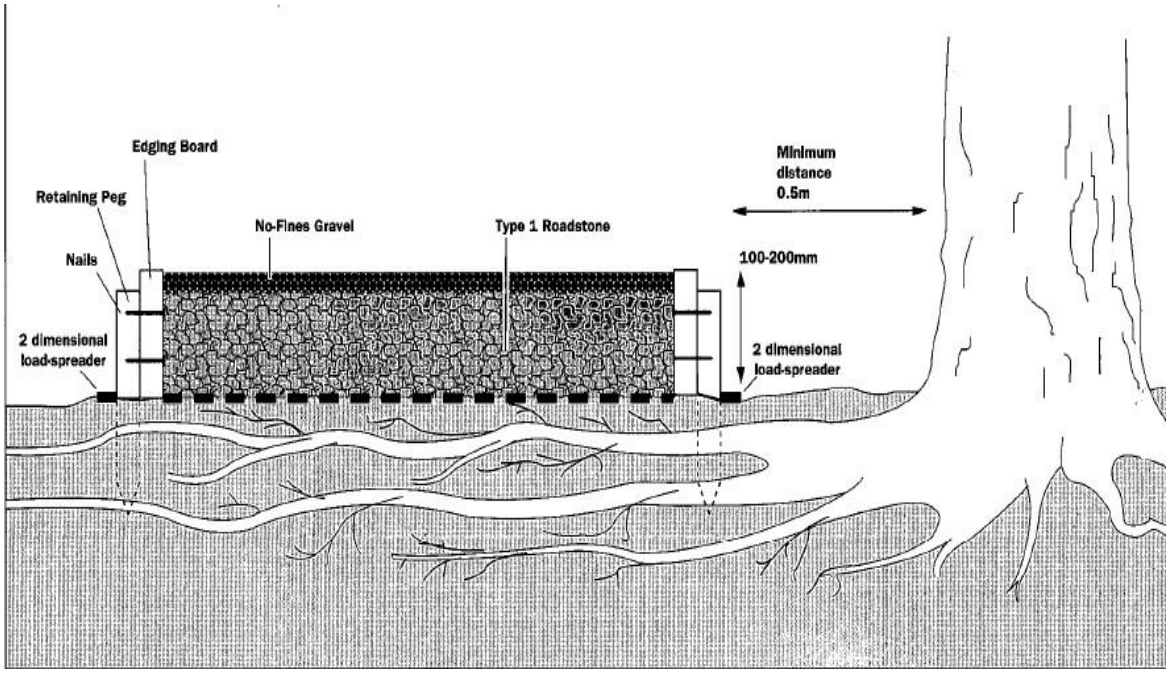


Figure 4: Diagram of 'no dig' driveway

1.5.5. Install the non-woven Geotextile directly over sub grade at soil grade level and fix in place. See Figure 5.


Figure.5. Example Cellular Confinement System (CCS)

1.5.6. Lay out over the Geotextile the Cellular Confinement System (CCS) and ensure edges are anchored open during the infill process with steel staples or wooden pegs.

1.5.7. Fill the CCS ensuring machinery works only on already filled areas and not the sub grade. Infill with no fines angular granular material 20-40mm.

1.5.8. Install a treated peg and board edging directly on top of existing soil grade level. The edging shall be held in place with track or road pins.

1.5.9. Install a final block paving gas-permeable surface at the end of the construction phase with a view to minimizing damage to finished surface for the duration of construction and to safeguard the rooting volume of T8.

1.6. Additional precautions

1.6.1. Services

No new services or soak-a-ways are to be sited or constructed within the RPA of any retained tree. Should this become necessary due to unforeseen site circumstances no work is to be undertaken without first consulting the Project Arboriculturist. Should it become necessary these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug.

1.6.2. Material Storage

There is sufficient space for deliveries, material storage and cement mixing utilising the proposed site compound. No material storage will take place around trees highlighted for retention. Materials which may contaminate the soil will not be discharged within 10 metres of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground does not allow contaminates to run towards a tree root area.

1.6.3. Landscaping

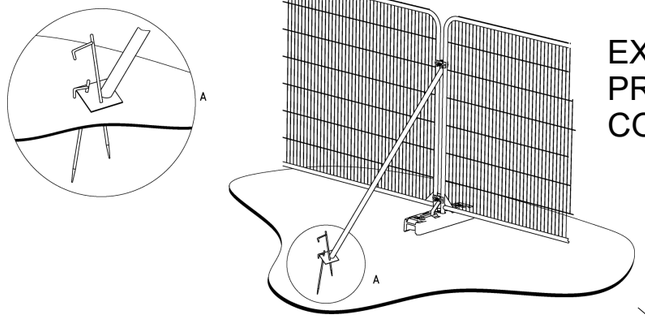
Following the completion of the construction work the hoarding will be dismantled. This will allow for the final landscaping stage.

1.6.4. Contingency Plan

Water is readily available on site and will be used to flush any spilt materials and avoid contamination to tree roots. In the event of any spillage the main contractor will contact the Project Arboriculturist.

Should you require further assistance in this regard do not hesitate to contact myself.

Stephen Waterson
Arboricultural Consultant

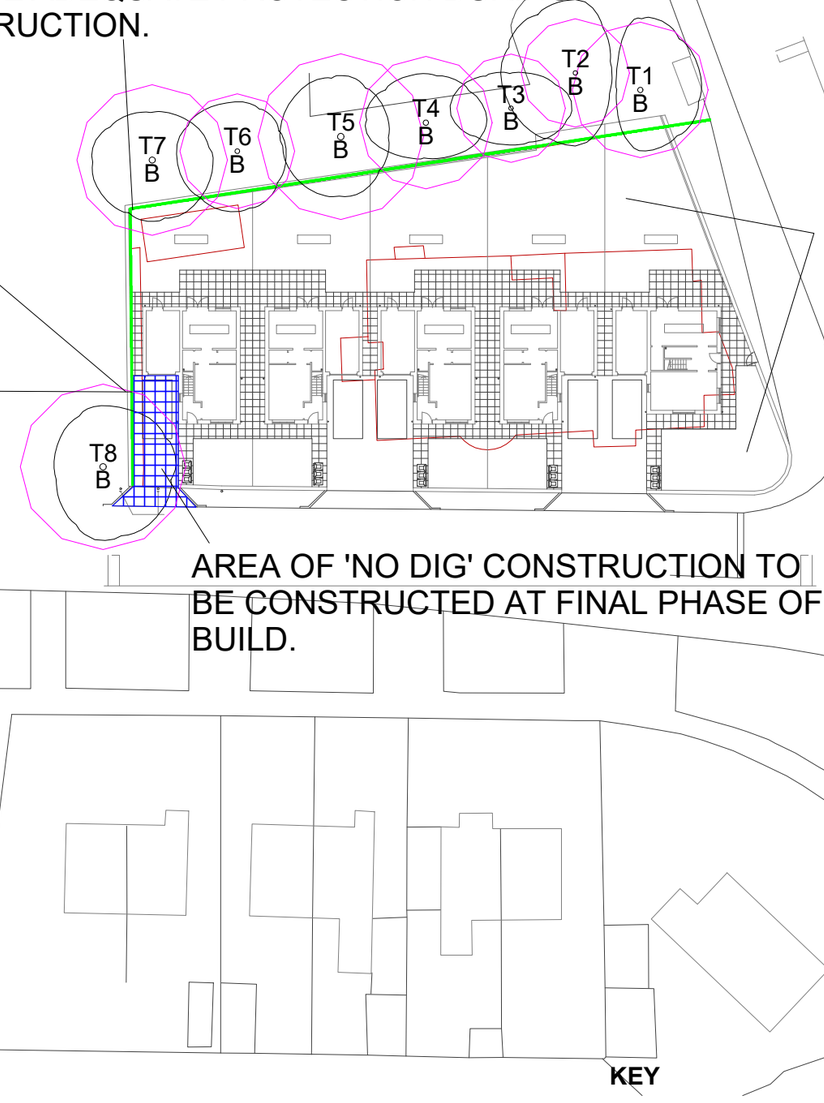


EXISTING WALL AND PROPOSED FENCING WILL PROVIDE ADEQUATE PROTECTION DURING CONSTRUCTION.

INSTALL TREE PROTECTION FENCE TO ACCORD WITH BS FIGURE 3a (AS ABOVE)

EXISTING GARAGE AND ALL HARD LANDSCAPE TO REMAIN IN SITU FOR THE DURATION OF CONSTRUCTION OF EACH PLOT AND THEN REMOVED AS PER TREE CARE CONSULTANCY ARBORICULTURAL METHOD STATEMENT

AREA OF 'NO DIG' CONSTRUCTION TO BE CONSTRUCTED AT FINAL PHASE OF BUILD.



KEY

- TREE TO BE RETAINED
- ROOT PROTECTION AREA
- TREE PROTECTIVE FENCING
- 'NO DIG' CONSTRUCTION DRIVEWAY

Tree Care Consultancy
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Tree Protection Plan

Former Pack Horse Public House, Cleckheaton

SCALE : 1 : 500 @ A3

DATE : 04/01/2019

MAP FILENAME : TCC

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APPENDIX 1

Tree Protection Sign

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