



Photo 1



Photo 2



Photo 3

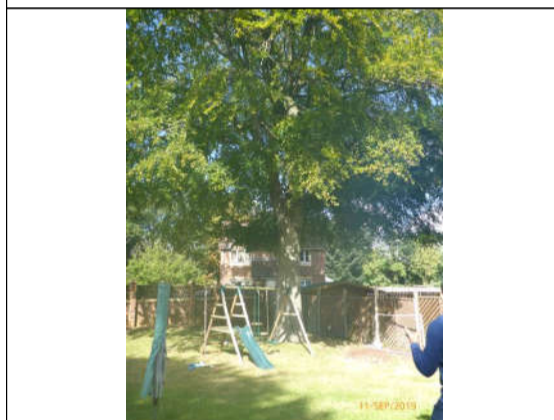


Photo 4



Photo 5



Photo 6

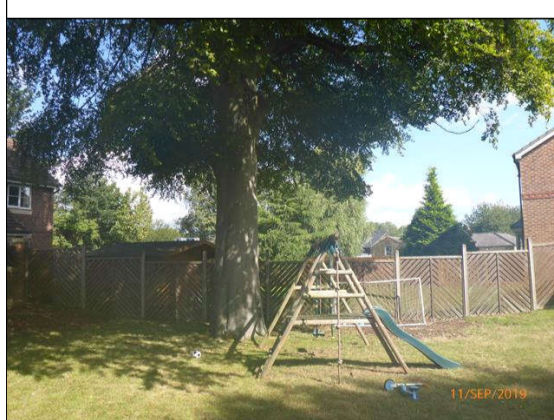
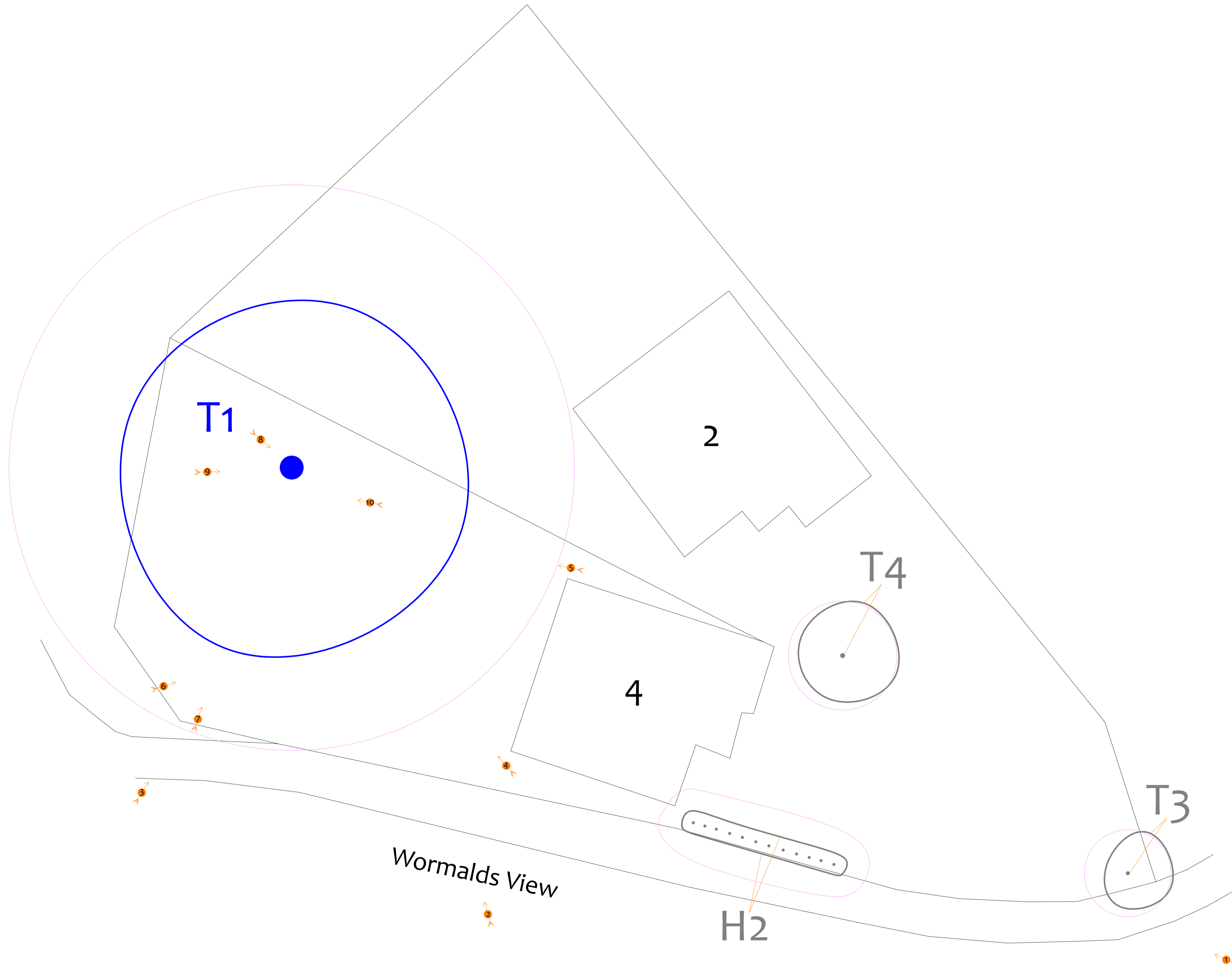


Photo 7

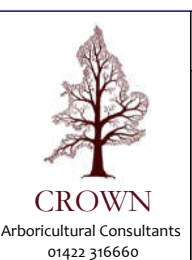
See the accompanying report for more photographs



Tree Constraints Plan
(Existing Layout)



Drawing No: CCL 10410 / TCP Rev: 1
 Title: Tree Constraints Plan (Existing Layout)
 Site: 4 Wormalds View, Dewsbury, WF12 3RD
 Scale: 1:100 Paper Size: A1



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

	BS 5837 Root Protection Area (radius = 1x stem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions

Photo 1

MN = Measured North:
 Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N/S or E/W.

Tree Ref.	Species	Height (m)	Root Protection Area	
			Radius (m)	Area (m ²)
T1	Beech	16	12.5	489
H2	Lawson Cypress	2.5	1.4	7
T3	Rowan	5.5	1.9	12
T4	Cherry	5.5	2.4	18

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Excerpts from the Arboricultural Impact Assessment

Overview

A two-storey rear extension is proposed as indicated on the plans in Appendix 6. The existing layout is indicated in black and the footprint of the proposed layout is indicated in pale green.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal	None
Tree Pruning	T1
RPA Building Foundations	T1
RPA Other Foundations	None
RPA New Hard Surface	None
RPA Underground Services	None
RPA Change of Ground Levels	None
RPA Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this section.

The accompanying Arboricultural Method Statement (duplicated in Appendix 6) specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

Tree Removal

All trees within the site are to be retained.

Impact on Tree Canopies

It is proposed to prune back the branches of T1 that grow in a south-eastern direction towards the proposal to create a clearance distance of 2.5m. This shall require the removal of relatively small tertiary branches which should be pruned back to a secondary growth point wherever possible. So long as the pruning works are undertaken sympathetically (working to BS 3998: 2010 guidelines), the tree shall not be significantly harmed or disfigured.

All other tree canopies shall be unaffected by the proposals.

Impact on Tree Roots

Foundations:

The foundations for the new extension will extend into the outer portion of the Root Protection Area of T1. However, only circa 4% of the Root Protection Area shall be affected (see the Impact Assessment Plan) so the potential impact is considered to be relatively small. In order to ensure minimal impact upon the root system of this tree, a shallow raft or beam foundation is to be installed. The following restrictions are proposed:

- Excavation shall be overseen by the local authority tree officer or a project arborist.
- Excavation shall be limited to a maximum depth of 200mm to facilitate the installation of a raft or beam foundation.
- Only hand tools shall be used during the excavation, or, a small carefully marshalled mechanical operator fitted with an untoothed bucket, working from outside the RPA of T1.
- Narrow diameter piles (maximum diameter 250mm) may be used to support the raft/beam.
- Before installing such piles, their location shall be determined by trial pits excavated to a depth of 600mm using hand tools and overseen by the appointed arborist. Trial pit dimensions should not exceed 300mm x 300mm. If any roots in excess of 50mm diameter are encountered, the pile shall be relocated.
- All other roots encountered during the excavation, shall be retained wherever possible and protected with damp sacking during times that they are unearthed. Any roots that need to be severed shall be neatly pruned by the project arborist.

By adopting such a sympathetic method of installation, it will be possible to retain all significant roots and ensure that the root system will be able to supply the canopy with the required water and nutrients. Hence it is considered that the proposal shall not result in any long term detrimental impact on the health of T1.

Furthermore, the proposed pruning detailed in Section 4.3, will result in a slight reduction in demand for water and nutrients from the root system. Maintaining a balanced root:shoot ratio in this manner will ensure no branches die back and no detrimental impact due to the incursion into the Root Protection Area.

New Surfaces:

No new surfaces are proposed within the Root Protection Areas of any trees.

Underground Services:

No underground services are to be installed through any Root Protection Areas.

Changes in Ground Levels:

No changes to ground levels are proposed over Root Protection Areas.

Summary

The proposal seeks to retain all of the vegetation surveyed.

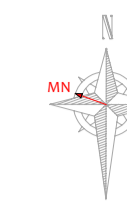
One tree (T1) requires minimal pruning to create a clearance distance of 2.5m from the proposal.

No new hard surfacing is proposed in Root Protection Areas.

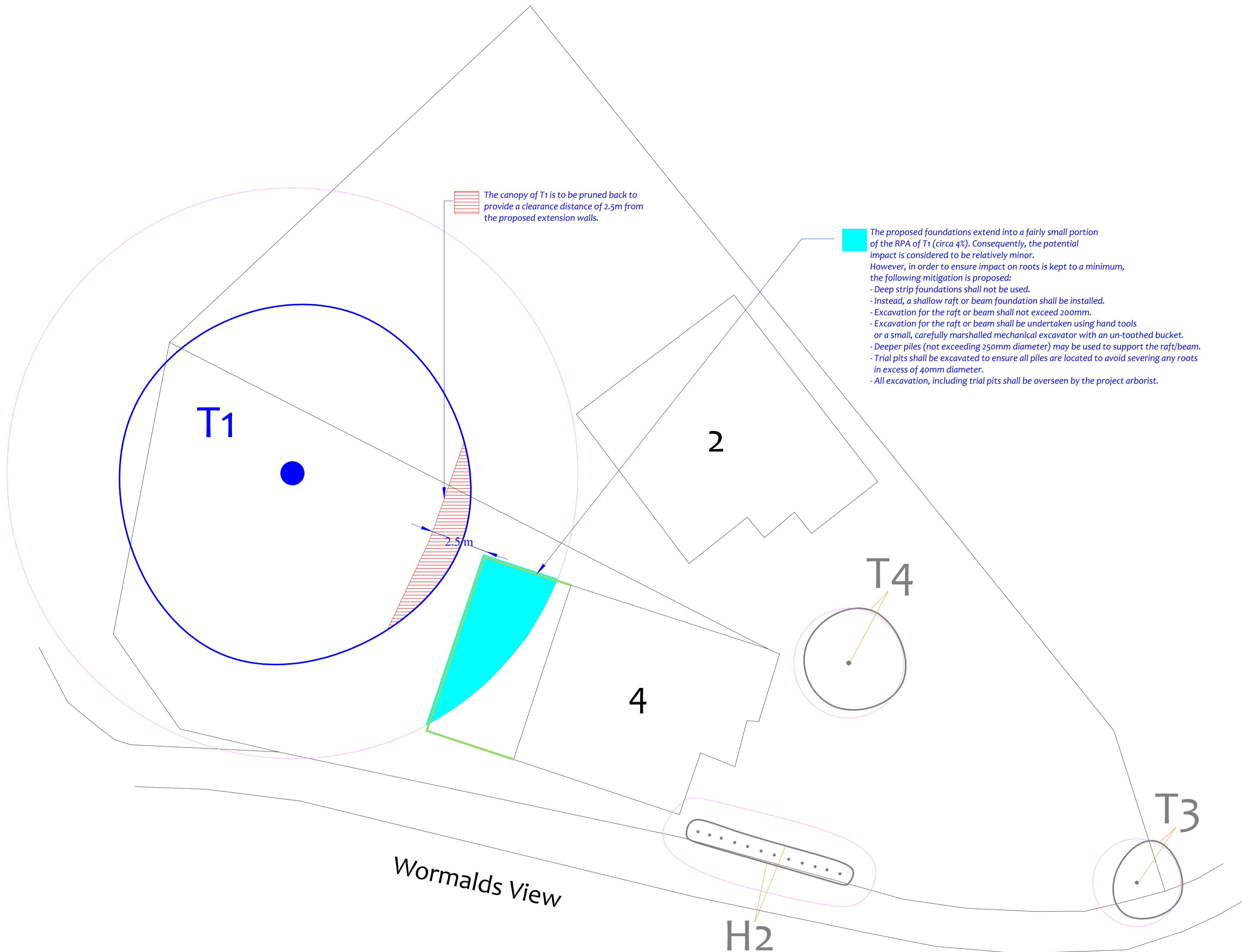
Foundations are proposed within the Root Protection Area of one tree, T1. However, the small extent of RPA affected (circa 4%) coupled with the sympathetic foundation design shall ensure minimal impact on trees. The small incursion into the RPA shall also be offset by the canopy pruning which shall maintain a balanced root:shoot ratio. This shall be tolerated by T1 with no observable detrimental impact.

Tree protection measures are specified throughout the accompanying Arboricultural Method Statement that will ensure no negative impact on retained trees due to construction activity.

See Section 4
for a more
detailed assessment



Impact Assessment Plan (Existing Layout with Proposals Overlaid)



The canopy of T1 is to be pruned back to provide a clearance distance of 2.5m from the proposed extension walls.

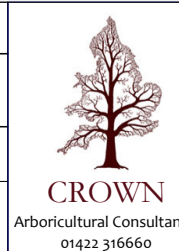
The proposed foundations extend into a fairly small portion of the RPA of T1 (circa 4%). Consequently, the potential impact is considered to be relatively minor. However, in order to ensure impact on roots is kept to a minimum, the following mitigation is proposed:

- Deep strip foundations shall not be used.
- Instead, a shallow raft or beam foundation shall be installed.
- Excavation for the raft or beam shall not exceed 200mm.
- Excavation for the raft or beam shall be undertaken using hand tools or a small, carefully marshalled mechanical excavator with an un-toothed bucket.
- Deeper piles (not exceeding 250mm diameter) may be used to support the raft/beam.
- Trial pits shall be excavated to ensure all piles are located to avoid severing any roots in excess of 40mm diameter.
- All excavation, including trial pits shall be overseen by the project arborist.

Wormalds View

Impact Assessment Plan (Existing Layout with Proposals Overlaid)

Drawing No:	CCL 10410 / IAP Rev: 1
Title:	Impact Assessment Plan (Existing Layout with Proposals Overlaid)
Site:	4 Wormalds View, Dewsbury, WF12 9RD
Scale:	1:100
Paper Size:	A1



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

	BS 5837 Root Protection Area (radius = 1x stem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions
T1 = Tree No 1	G2 = Group No 2
H3 = Hedge No 3	

Tree to be removed to facilitate the proposal

Tree to be removed due to its low quality

Proposed pruning

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area	
			Radius (m)	Square (m)
T1	Beech	16	12.5	489
H2	Lawson Cypress	2.5	1.4	7
T3	Rowan	5.5	1.9	12
T4	Cherry	5.5	2.4	18

