

**ARBORICULTURAL METHOD STATEMENT
to BS 5837:2012
at
203 Raikes Lane
Batley
West Yorkshire
WF17 9QF**

Client:
Dominic Moiser

Client Address:
203 Raikes Lane
Birstall
Batley
West Yorkshire
WF17 9QF

JCA Ref:
14110a/ME

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1. Introduction

1.1 Purpose of the Method Statement

- 1.1.1 This Arboricultural Method Statement has been prepared to ensure good practice in the protection of retained trees during the development at **203 Raikes Lane, Batley, West Yorkshire, WF17 9QF**.

1.2 Terms of Reference

- 1.2.1 JCA Limited is instructed by **Dominic Moiser** to prepare an Arboricultural Method Statement for the proposed development, based on our arboricultural report dated 6th December 2018 (JCA Ref: **14110/ME**). The arboricultural survey and report conforms to the most recent specifications outlined in BS 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*.
- 1.2.2 It is proposed to construct a new detached two/three story property. Additionally, a retaining wall will be constructed to allow for the releveling of the land directly to the rear of the existing building.
- 1.2.3 The following drawings have been provided and these are the basis of the Arboricultural Method Statement and the Tree Protection Plan at **Appendix 5**:
- Development Layout (Drawing No. 18/25 Rev A).

1.3 Status of the Method Statement

- 1.3.1 This Arboricultural Method Statement should be included as part of the specification and schedule of works issued to the building contractor and can form part of the contract.
- 1.3.2 This Arboricultural Method Statement should be available on site for inspection by the local authority, contractors and other relevant persons.

2. Tree Works Prior, During and Post Construction

2.1 Tree Works Prior to Construction

2.1.1 Prior to any construction activity, the first operation on site will be the undertaking of the necessary arboricultural works, as described at **Appendix 1**. In some cases, tree works are required during the construction phase, and these are detailed in **Section 2.2**.

2.1.2 The tree works include:

- The root pruning of **T1, T2, T3** and **T4**, to facilitate the development.

2.2 Tree Works During Construction

2.2.1 In this case, no above ground tree works are envisaged to be required during the construction phase.

2.2.2 Damage to trees during the construction phase should be entirely prevented by the installation of the temporary protective barrier (fencing and ground protection), to create a Construction Exclusion Zone (CEZ). All persons on site must be aware of limitations that apply within the CEZ (please refer to **Section 3.1.3**).

2.2.3 If any trees on site are damaged, this must be immediately reported to JCA to agree on appropriate remedial action. Contact numbers for all parties can be found at **Section 7**.

2.2.4 Root pruning is required to enable the construction of the proposed dwelling and retaining wall within the RPA of **T1, T2, T3** and **T4**. This operation will be undertaken during the construction phase and will be supervised throughout by the appointed arboriculturalist.

2.2.5 For this method, the closest point of the proposed dwelling and retaining wall, in relation to the trees, will be marked on-site by an appointed engineer or another qualified person, using an appropriate method (e.g. temporary, biodegradable spray paint or pegs and lines). A hand-dug trench will then be excavated along this line, to a depth required for the relevant structure and to a width of approximately 300mm. Any roots exposed during this operation will be cleanly severed using appropriate hand tools (e.g. sanitised hand saws or bypass secateurs), where less than 25mm in diameter. Roots greater than 25mm in diameter will be retained in situ until the required excavation has been completed. Once the excavation is complete, any roots greater than 25mm will be retained wherever it is viable to do so (to the discretion of the supervising arboriculturalist). Those roots which are not deemed viable for retention will be cleanly severed, as above.

- 2.2.6 The trench will then be re-instated, as shown on the Tree Protection Plan at **Appendix 5**. Once the operation is complete and any protective measures re-instated, no further arboricultural supervision will be required.

2.3 Tree Works Post Construction

- 2.3.1 When the construction phase is complete and when the temporary protective barrier has been removed, some minor remedial works may be required. This may be for aesthetic purposes, to give clearance for new paths or to provide ground clearance for landscaping schemes.
- 2.3.2 Any post construction remedial works must be applied for via a tree work application submitted to the Local Planning Authority.
- 2.3.3 No post construction remedial works are to be carried out on the trees until permission has been granted by the Local Planning Authority.

2.4 Recommendations for Tree Works

- 2.4.1 All work must be undertaken to BS 3998:2010 - *Recommendations for tree work* and carried out by qualified, experienced and, ideally, Arboricultural Association approved contractors who must be adequately insured.
- 2.4.2 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the attention of JCA immediately.
- 2.4.3 No liability can be accepted by JCA in respect of the trees unless the recommendations of this Method Statement are carried out under our supervision.

3. The Protective Barrier Prior, During and Post Construction

3.1 Protective Barrier Prior to Construction

- 3.1.1 The installation of the temporary protective barrier will be the very first job to be undertaken on site following the completion of the tree works (**Section 2.1**).
- 3.1.2 The protective fencing must be constructed in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction - Recommendations* and will be located as shown on the Tree Protection Plan at **Appendix 5**. Where possible, the protective barrier will enclose the entire Root Protection Area (RPA) of the trees to make a Construction Exclusion Zone (CEZ); **this area is to be considered a restricted area; no pedestrians, vehicles, equipment or machinery are allowed within the CEZ and the storage of materials is not permitted, unless specified within this Method Statement.**
- 3.1.3 The protective fencing will be installed in accordance with BS 5837:2012 and will comprise of a vertical and horizontal scaffold framework, well braced to resist impacts. The vertical tubes should be spaced at a maximum interval of 3m and driven securely into the ground, taking care to avoid underground services and structural roots. Finally, weld mesh panels are to be securely fixed on the scaffold framework. Please refer to **Appendix 2 (Fig 1)** for protective fencing details.
- 3.1.4 Once the fencing is installed, waterproof signs with the sentence '*Protected tree zone, no storage or operations within this area*' are to be placed at 3m intervals to ensure that all personnel are aware of the restrictions that apply to the cordoned off area. A prepared sign is available at **Appendix 2**.

3.2 Checking the Protective Barrier Prior to Construction

- 3.2.1 Once installed, the appointed arboriculturalist will be invited on site to inspect the protective fencing and ground protection, ensuring that it is located in the correct position and that it has been constructed in accordance with this Method Statement. No other work, including soil stripping, excavation, or the bringing onto site of materials or machinery, shall commence until the barrier is installed and confirmed to be acceptable by the appointed arboriculturalist.
- 3.2.2 It is important that the protective fencing and ground protection be checked by the LPA or an arboricultural consultant prior to any construction works being carried out on site. **If at any time during construction the protective fencing or ground protection is not correctly installed, or if it does not comply with BS 5837:2012, this could result in damage being caused to trees and consequently, a stop notice may be served by the LPA.**

3.3 Protective Barrier During Construction

- 3.3.1 No operations shall take place which require the removal of part of the protective barrier without prior agreement with the Local Planning Authority or JCA.
- 3.3.2 The protective barrier must be inspected for faults or damage by the site manager or other responsible named person on a regular basis and a written record kept. Any faults or defects must be repaired or replaced as soon as is reasonably practicable. Details of the site manager and relevant contact details can be found at **Section 7**.

3.4 Removal of the Protective Barrier

- 3.4.1 When the development phase is complete and the main site machinery has been removed, the Local Planning Authority should be invited to inspect the site to give approval for the removal of the protective barrier.
- 3.4.2 When this approval has been given the protective barrier may be dismantled and removed from site.
- 3.4.3 It should be noted the same restrictions apply to all RPAs as the CEZ (please refer to **Section 3.1.2**).

4. Construction Phase

4.1 Demolition Works

- 4.1.1 In this case, no demolition works are required adjacent to retained trees. Providing that the protective barrier is installed correctly and prior to the commencement of demolition/construction, no further actions are required to prevent foreseeable damage to these trees. See **Section 3** for further details regarding the protective barrier.

4.2 Ground Level Changes

- 4.2.1 No ground level changes are required within the RPA of any tree to be retained on this site. As such no mitigation actions are considered necessary.

4.3 Construction of Hard Surfaces

- 4.3.1 In this case, no new hard surfaces are proposed within the RPA of retained trees. As such, no specialist mitigation actions are required.

4.4 Construction of New Buildings

- 4.4.1 In this case, no specialist foundation methods are required for arboricultural purposes. However, the RPAs of **T1**, **T2**, **T3** and **T4** are situated within the footprint of proposed building and structure, and as such root pruning will be required in accordance with **Section 2.2**, to minimize potential damage to tree roots.

4.5 Excavations and Services

- 4.5.1 In this case, the proposed utility routes (grey water) pass within the RPAs of **T1**, **T2**, **T3** and **T4**. In order to accommodate this, while minimising potential damage to these trees, root pruning will be implemented. In this instance the root pruning described in **Section 2.2** will be extended slightly to accommodate these utilities.

4.6 Location of the Site Compound

- 4.6.1 The site compound, typically including the site office, mess facilities, toilets, storage of materials and parking, must be located away from, and outside the RPA of retained trees. Areas designated for the storage and/or mixing of chemicals, including petrol, diesel and oils must also be located away from, and outside the RPA of retained trees. Such areas should be constructed with consideration to, and contingencies for, the occurrence of spillages, preventing the leaching of chemicals into unprotected, open ground.

5. Post Construction Phase

5.1 Completion Meeting

- 5.1.1 Upon completion of the works as specified in **Section 4**, a JCA consultant will invite the Local Planning Authority representative to meet with them on site to agree on any remedial works which may be required.
- 5.1.2 Any necessary remedial tree works will be confirmed in writing and must be carried out in accordance with BS 3998:2010 - *Recommendations for tree work*.
- 5.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, JCA recommend that a further check is carried out prior to any works being undertaken post development.

5.2 Post Construction Landscaping

- 5.2.1 Following completion of the main construction phase, the protective fencing may be removed, and the landscaping phase can commence.

5.3 Mycorrhizal Fungi Inoculation

- 5.3.1 As the proposed development will encroach into the RPA of **T1, T2, T3** and **T4**, resulting in some root loss, the application of appropriate *mycorrhizal fungi* will be undertaken to the soils around these trees after the construction phase is complete.
- 5.3.2 Certain *mycorrhizal* fungi form a symbiotic relationship with tree roots. A tree root associated with such *mycorrhizae* will take up nutrients more effectively and this will therefore help the tree to produce new roots more effectively, so benefitting their recovery.

6. Timescale of Works

6.1.1 The timescale for arboricultural requirements are summarised below:

Timescale	Action	✓	Initial
Stage 1	All requirements listed in the planning consent are approved by the Local Authority planning office.		
Stage 2	Undertake the tree works (as detailed at Appendix 1).		
Stage 3	Install the temporary protective fencing around the trees (as detailed at Appendix 2 and as shown on the Tree Protection Plan at Appendix 5).		
Stage 4	Have the Local Planning Authority or Arboricultural Consultant inspect the fencing and ground protection measures prior to any on site construction. Once inspected, the protective fencing and ground protection must not to be moved or breached.		
Stage 5	Undertake the demolition of the existing building/removal of existing hard surfaces (as detailed in Section 4).		
Stage 6	Construction Phase: Undertake the construction of the proposed building and retaining wall. Install permanent hard surfaces whilst undertaking suitable measures to avoid root damage and soil compaction (as detailed in Section 4 and at Appendix 4).		
Stage 7	Following the completion of the construction phase and when all site traffic and machinery has left, the protective fencing can be removed.		
Stage 8	Post construction remedial tree works to be undertaken including <i>Mycorrhizal</i> inoculation.		

7. Relevant Contact Details

Contact Name	Organisation/Detail	Contact Number
Mick Eltringham Arboricultural Consultant	JCA Limited	01422 376335
TBC Tree Officer	Kirklees Metropolitan Borough Council	01484 414909
TBC Site Manager	TBC	TBC
Mr Oldroyd Architect	J.A. Oldroyd & Sons Ltd.	01274 865127

Appendices

Appendix 1: Tree Works Schedule

Tree Ref.	Age	Height (m)	Crown Height (m)	Direction of the Lowest Branch	Diameter (cm)	Crown Spread			Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name					Work required to facilitate development.										
							N	W		E						
							S									
Priority																
T 1	Mature	12	1	3	76	4	5#	3	Single stemmed and vertical with a fairly balanced crown. Pruning wounds and occasional small cavities noted. A large stub from historic pruning or limb failure, decay present. Splits up the stem (possibly relating to <i>Phytophthora</i>) with reactionary growth, decay noted in cracks and at the base. Healing hazard beam noted to northern limb. Tree overhangs the boundary, footpath and road.	Monitor biennially and when in leaf.	FAIR	FAIR	HIGH	MOD	10+	B 2
	Horse Chestnut									<i>Root prune</i>						
	<i>Aesculus hippocastanum</i>									Low						
T 2	Mature	14	4	4	60	6	5#	2.5	Single stemmed and vertical with a large wound from the base to 2m on the west side of stem. Branch stubs/ reduced limbs present over the road, epicormic growth at base and dead/severed Ivy up the stem. Tree overhangs boundary, footpath and road.	Monitor biennially and when in leaf.	FAIR	FAIR	HIGH	MOD	10+	B 2
	Sycamore									<i>Root prune</i>						
	<i>Acer pseudoplatanus</i>									Low						
T 3	Mature	13	2	2	58	4	5#	3.7	Single stemmed and vertical with an asymmetric crown, bifurcating at 2.5m. Largest stem to the south-west has been removed leaving a large stub. Pruning wounds and branch stubs noted to the remaining crown. Tree overhangs boundary, footpath and road.	No action required.	GOOD	GOOD	HIGH	MOD	20+	B 2
	Sycamore									<i>Root prune</i>						
	<i>Acer pseudoplatanus</i>															
T 4	Mature	13	0+	2.5	79 at 1m	3.5	5#	5# NW	Single stemmed with a lean to the north. Bifurcation at 2m, the south-eastern stem extended laterally over the road and has been removed leaving a 2.5m stub now with epicormic regrowth. Pruning wounds and a large stub to the west noted. This is a suppressed specimen due to a now removed adjacent tree to the south.	No action required	GOOD	GOOD	HIGH	MOD	20+	B 2
	Horse Chestnut									<i>Root prune</i>						
	<i>Aesculus hippocastanum</i>															

Appendix 2: Protective Barrier

A2.1 The protective barrier will be installed in accordance with BS5837: 2012. The default specification of BS 5837: 2012 (pictured below for reference) recommends a vertical and horizontal, scaffold framework, well braced to resist impacts, with vertical tubes at no more than 3m intervals. These should be driven into the ground. Weld mesh panels should be affixed to this framework with scaffold clamps - See Figure 1.

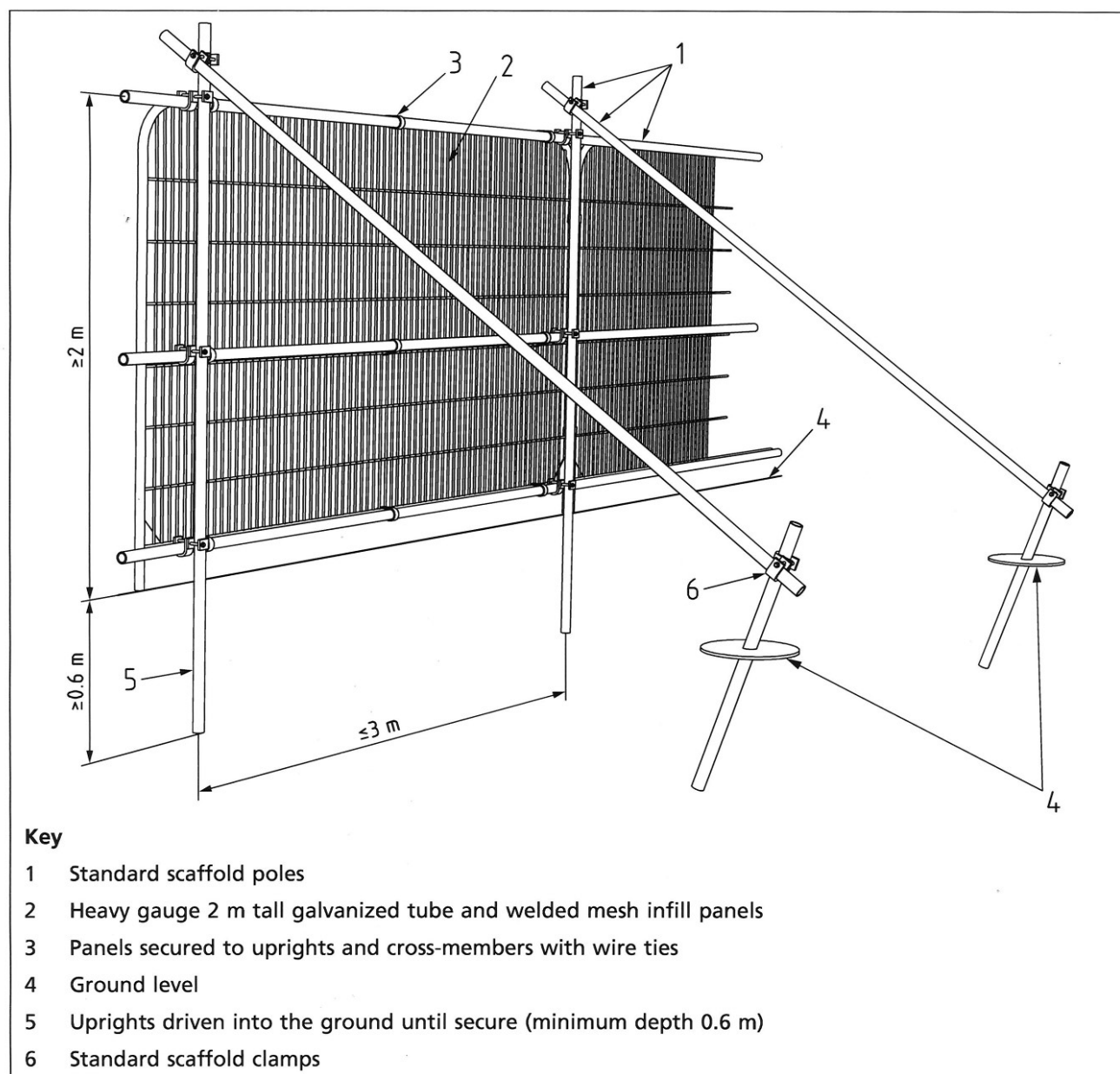


Figure 1: 'Protective Barrier to BS 5837: 2012'. To be used where situated in open ground.

TREE PROTECTION ZONE

KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY STRICT PLANNING CONDITIONS

ANY DAMAGE CAUSED TO THESE TREES MAY
RESULT IN CRIMINAL PROSECUTION

RESTRICTED AREA:

- THE PROTECTIVE FENCE MUST NOT BE MOVED OR BREACHED
- NO PERSON, MACHINERY, VEHICLE OR PLANT IS PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO MATERIALS SHALL BE STORED WITHIN THE TREE PROTECTION ZONE
- NO EXCAVATIONS ARE PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO SPOIL IS TO BE DEPOSITED WITHIN THE TREE PROTECTION ZONE
- NO FIRES ARE TO BE LIT WITHIN THE TREE PROTECTION ZONE

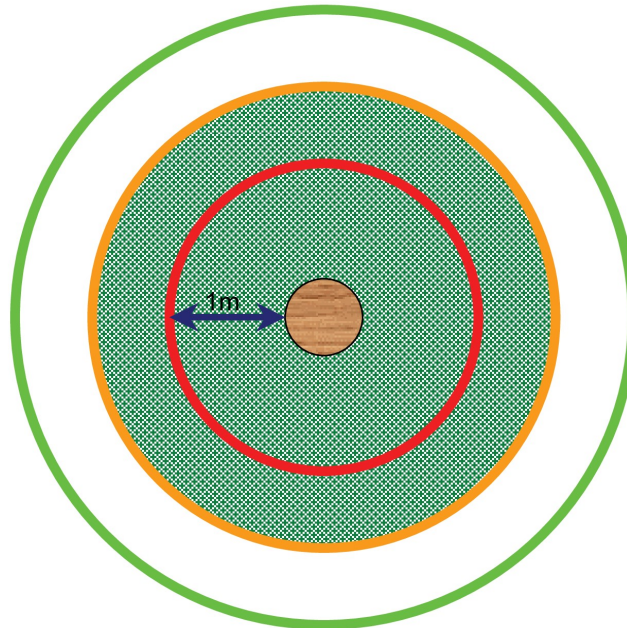
REPORT TREE DAMAGE TO JCA LIMITED ON
01422 376 335

Appendix 3: Utilities and Drainage

- A3.1 Over-ground services should be routed away from areas where they are likely to interfere with the crowns of trees. Similarly any landscaping should take account of over-ground services and mature tree size.
- A3.2 Underground services must be routed outside the RPA of retained trees, unless otherwise specified within this report. NJUG Volume 4 Issue 2 (on the next page) is a set of accepted guidelines for installing services in the proximity of trees. Please note that this is not a substitute for site-specific advice by an arboriculturalist and consultation should be made wherever incursions of RPAs are envisaged. The contents of this report, specifically **Section 4.5**, supersede the set of guidelines on the next page, which are only included for reference.



NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2



TREE PROTECTION ZONE

Key to Diagram



Trunk of Tree



Spread of canopy or branches



PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.



PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with Local Authority Tree Officer if in any doubt.



PERMITTED ZONE – outside of precautionary zone. Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

Appendix 4: Permanent Hard Surfaces

- A4.1 This Appendix outlines the options available for constructing No-Dig hard surfaces within the RPA of a tree. The design of such a construction needs to be sensitive to the requirements of tree roots, substantial enough to withstand the expected levels of traffic and practicable in terms of ease of fabrication (See **Section 4.4** for details)
- A4.2 We are not qualified to recommend any particular construction method in terms of durability or structural integrity and any proposed construction should be approved by a qualified structural engineer prior to implementation. However, with regards to trees, we make the following comments:
- Severance of roots and soil compaction should be avoided. However, if it is necessary to sever roots or if they are severed accidentally we must be informed so that we are able to assess and recommend accordingly.
 - Air and water must be able to diffuse into the soil beneath the engineered surface. Toxic substances which could leach into the ground must be avoided, as should substances which affect the pH value of the soil, for example limestone.
- A4.3 **The No-Dig Method:** This involves construction of a surface with no excavation, soil stripping or site grading (see Figure 2). All construction takes place above ground level. Preparation is as follows:
- A4.4 Ground vegetation is killed using a suitable herbicide. Care must be taken to select a herbicide which does not damage the tree roots within the treated area. Once the vegetation has died, the dead organic matter should be removed. This helps prevent the future build up of anaerobic conditions or settlement due to decomposition.

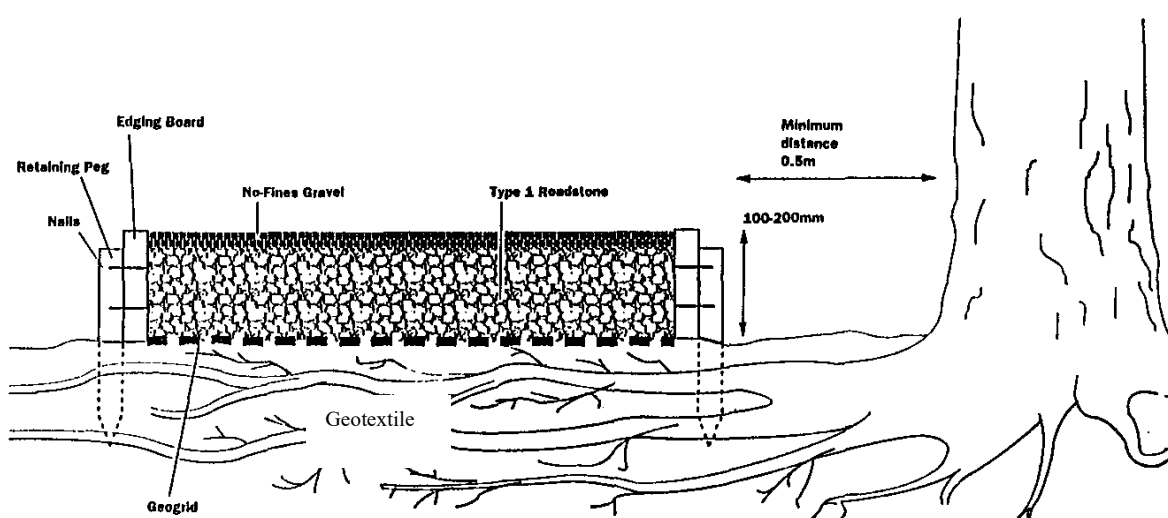
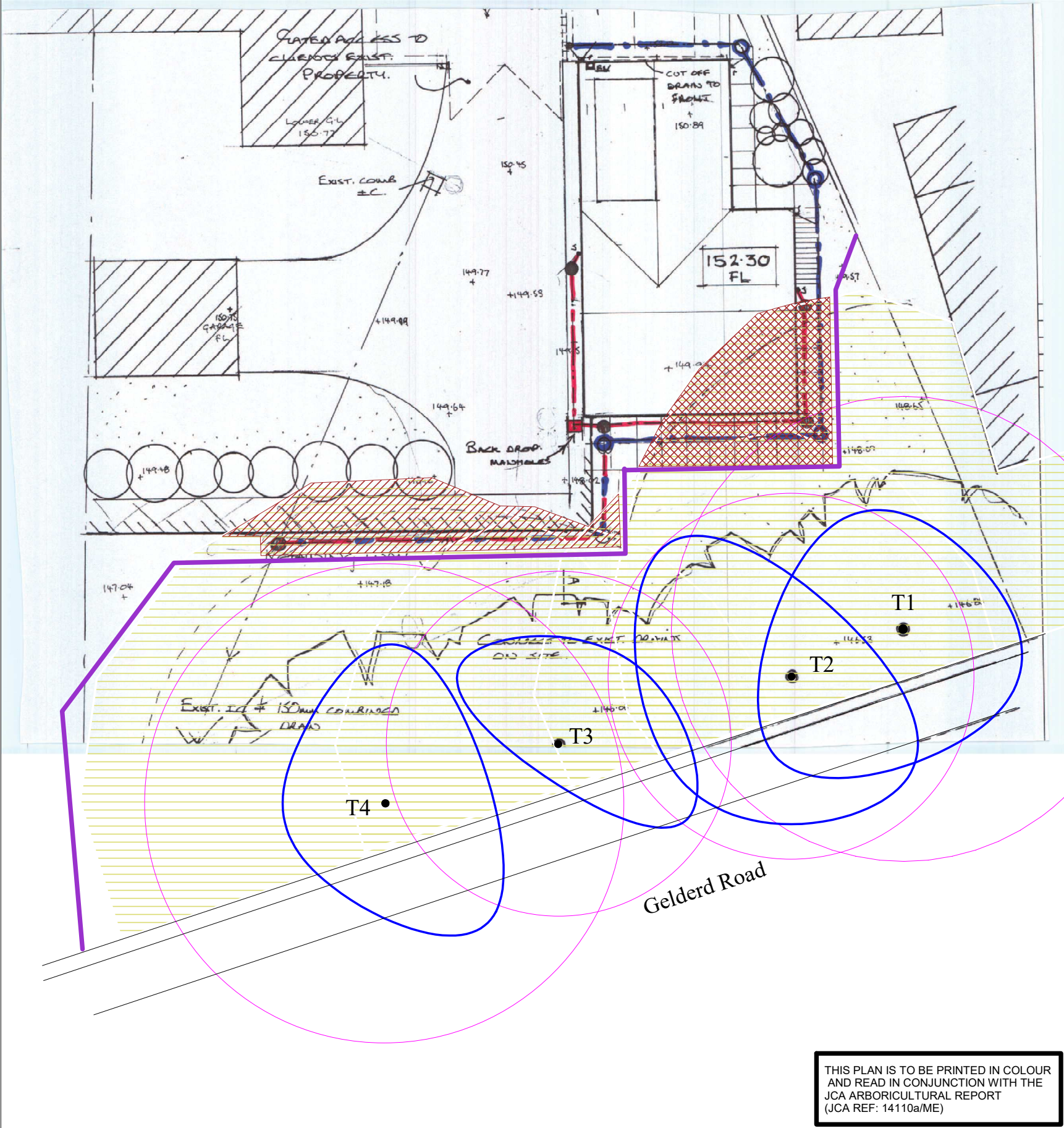
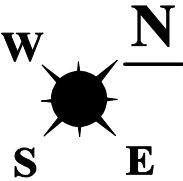


Figure 2. A light duty drive constructed using the *No Dig Method*.

Appendix 5: Tree Protection Plan



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 14110a/ME)

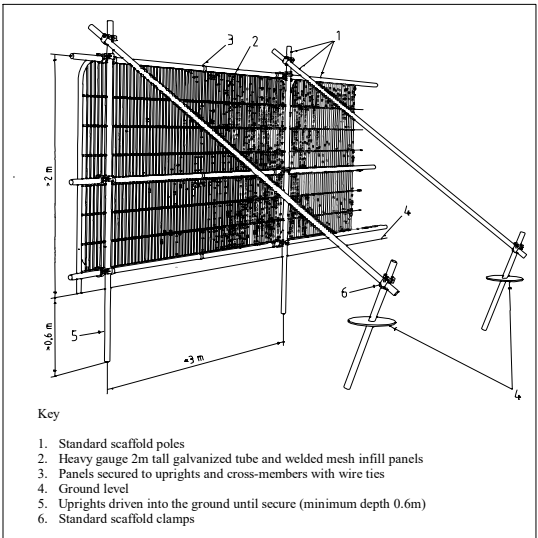
Appendix 5: Tree Protection Plan

ADDRESS: 203 Raikes Lane, Birstall, Batley, West Yorkshire, WF17 9QF. JCA REF: 14110a/ME

SCALE: 1:200 PAPER SIZE : A3

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	OFF-SET ROOT PROTECTION AREA (RPA)
	PRE-OFFSET ROOT PROTECTION AREA (RPA)
	AREA OF RPA ENCLOSED BY THE DEVELOPMENT, ROOT PRUNING REQUIRED TO FACILITATE PROPOSALS
	PROTECTIVE FENCE LINE (CEZ)

Default specification for a protective barrier



TREE PROTECTION MEASURES

THE ROOT PROTECTION AREA (RPA) INDICATES THE LIKELY ROOTING ZONE OF A TREE.

UNLESS OTHERWISE STATED IN THE ARBORICULTURAL METHOD STATEMENT, THIS AREA NEEDS TO REMAIN UNDISTURBED.

TO ACHIEVE THIS, PROTECTIVE FENCING WILL BE INSTALLED TO ENCLOSE THE RPA TO MAKE A CONSTRUCTION EXCLUSION ZONE (CEZ);

THIS AREA IS TO BE CONSIDERED A RESTRICTED AREA; NO PEDESTRIANS, VEHICLES, THE STORAGE OF MATERIALS, EQUIPMENT OR MACHINERY ARE ALLOWED WITHIN THE CEZ, UNLESS SPECIFIED WITHIN THE ARBORICULTURAL METHOD STATEMENT.

WHERE IT IS NOT POSSIBLE TO ENCLOSE THE RPA WITH THE PROTECTIVE FENCING, GROUND PROTECTION MEASURES WILL NEED TO BE LAID TO MINIMIZE ANY GROUND COMPACTION AND ANY DISTURBANCE TO THE UNDERLYING SOIL.

THE PROTECTIVE BARRIER WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE AND WILL BE RETAINED IN PLACE UNTIL THE MATERIAL COMPLETION OF DEVELOPMENT.

IT IS IMPORTANT THAT THE PROTECTIVE BARRIER IS CHECKED BY THE LPA OR THE ARBORICULTURAL CONSULTANT PRIOR TO ANY CONSTRUCTION WORKS BEING CARRIED OUT. IF THE TREE PROTECTION MEASURES ARE NOT CORRECTLY INSTALLED OR IF THEY DO NOT COMPLY WITH BS 5837: 2012, THIS COULD RESULT IN DAMAGE BEING CAUSED TO TREES AND CONSEQUENTLY A STOP NOTICE MAY BE SERVED BY THE LPA.

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed



.....

Mick Eltringham *ND (Forestry)*.

15th April 2020

For and on behalf of **JCA Ltd**

Registered Office:

**Unit 80
Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD**

**Tel. 01422 376335
Fax. 01422 376232
Email: jon@jcaac.com**

www.jcaac.com

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- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

Unit 80 Bowers Mill,
Branch Road,
Barkisland,
Halifax, HX4 0AD.

Tel: 01422 376335
Mobile: 07778 391986
Email: jon@jcaac.com
Website: www.jcaac.com

