

**ARBORICULTURAL SAFETY
SURVEY**

at:

**Stable Court
Bishops Way
Meltham
Huddersfield
West Yorkshire
HD9 4BW**

Client:

The Hennessy Partnership

Client Address:

The Studio
Dogley Mills
Penistone Road
Huddersfield
HD8 0LE

Client Telephone:

03333603941

JCA Ref:

20868/DK

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1. Introduction

1.1 Purpose of the Report

1.1.1 This report details the findings of an expert arboricultural safety survey and risk assessment of the trees at:

Stable Court, Bishops Way, Meltham, Huddersfield, West Yorkshire, HD9 4BW.

1.1.2 This report details the relevant arboricultural information which is required to inform the owners of the condition of their trees and provides specific management actions that, once undertaken, demonstrate that a duty of care has been taken with regards to tree management.

1.2 Terms of Reference

1.2.1 JCA Ltd are instructed by **Jamie Franks** of **The Hennessy Partnership** to visit the site and prepare our findings in a report.

1.2.2 For this purpose, we have drawn a plan of the site showing the trees in relation to their surroundings. The tree locations are indicative however and this plan should not be scaled from.

1.3 Scope of the Report

1.3.1 This report, and any recommendations made is compiled in accordance with current industry standards and best arboricultural practice.

1.3.2 The trees have been inspected in order to assess and, if necessary, reduce their potential risk of harm.

1.3.3 All trees within the site boundary with a stem diameter above 75mm are included.

1.4 Survey Details

1.4.1 The survey was conducted during June 2023 by **Dan Kemp** *FdSc (Arboriculture)*.

1.4.2 Inspection was made visually from ground level, in order to assess the trees condition and potential to cause harm. Where necessary, management recommendations have been made. This may include tree removal, pruning, future monitoring or the need for a further detailed inspection, such as climbed inspections or decay detection surveys.

1.4.3 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible measurements were estimated.

2. Explanation of Tree Descriptions

2.1 Measurements

- 2.1.1 *HEIGHT* of the tree is measured from the stem base to the top of the canopy.
- 2.1.2 *CROWN HEIGHT* is an indication of the height at which the main crown begins above ground level.
- 2.1.3 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level, just above the root buttress.
- 2.1.4 *CROWN SPREAD* is a measurement of the overall width of the crown, at its widest point.

2.2 Evaluations

- 2.2.1 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, or over-mature.
- 2.2.2 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.
- 2.2.3 *STRUCTURAL CONDITION* is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.
- 2.2.4 *LIFE EXPECTANCY* is classed as; less than 10 years (<10), 10-20 years, 20-40 years, or more than 40 years (40+). This is an indication of the number of years before removal of the tree is likely to be required.
- 2.2.5 *TARGET VALUE* is classed as high, moderate or low. This is an indication of the likelihood of persons or objects, the latter having variable significance, being within falling distance of a tree or its branches.
- 2.2.6 *PRIORITY*. A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

2.2.7 *RE-INSPECTION TIMING* is classed as; 6 months (0.5), 1 year (1), 2 years (2), or within 5 years (5). This is an indication of the timescale in which a tree should be re-inspected; a specific time of year for the inspection may also be detailed in the recommendations.

2.3 Safety Categories

2.3.1 *SAFETY CATEGORY* values for the trees are as follows:

2.3.2 ***A (marked in green on the plan) = posing no immediate risk: no action required.***

These trees are considered to be in an acceptable condition at present and require no action at this time. However, these trees may require future management in order to ensure that they remain safe.

2.3.3 ***B (marked in light blue on the plan) = posing a potential risk: action required.***

These trees pose a potential risk and therefore require active management. This may include remedial pruning (crown cleaning) or target management.

Such trees may also require a further, more detailed, investigation (such as a climbing inspection or a decay detection analysis) or may require future monitoring (re-surveying and re-assessing) at a timescale specified within this report.

2.3.4 ***R (marked in red on the plan) = trees to be removed.***

These trees require removal usually because they are dead, dying or dangerous and are therefore potentially hazardous. Such trees shall usually require removal as a matter of high priority.

Trees may also require removal in order to prevent damage occurring to existing structures or buildings (where trees are growing within close proximity or are in actual contact) or in order to benefit adjacent trees (where trees are growing in direct competition, the poorer of the two trees may be removed). Such work is usually of a lower priority.

3. Status of the Trees

- 3.1 A check was made on 9th May 2023 with *Kirklees Metropolitan Council*.
- 3.2 We are informed that there are a number of **Individual** and **Group Tree Preservation Orders (TPOs)**, most are reference **50/95**, in force on this site.
- 3.3 Before any work is organised to protected trees, an application form must be submitted to the Local Authority, outlining all the proposed works along with suitable justification. A waiting period of eight weeks is then required, after which time the council will either give consent to the works, refuse the works or grant a conditional consent.
- 3.4 *No work must be done to protected trees until permission has been granted.*

4. Tree Descriptions

- 4.1 Full details of all individual trees surveyed are recorded in the tables at **Appendix 1**. Please refer also to the site plan at **Appendix 5** for tree locations and **Section 2** for a full explanation of the tables.

5. Discussion & Recommendations

- 5.1 In total **19** items of vegetation were surveyed (**17** individual trees and **2** groups of trees). The surveyed vegetation was generally found to be in a fair to good condition.
- 5.2 Following is an overview of our observations and recommendations; please refer to **Appendix 1** for specific details on the condition of individual trees:
 - 5.2.1 **One** tree within a tree group (**G5**) has been recommended for removal for arboricultural reasons, as detailed at **Appendix 1**. The removal of this tree is of **moderate priority**.
 - 5.2.2 Seven trees (**T1, T11, T14, T15, T16, T17** and **T18**) have been recommended for pruning to reduce their potential risk of harm and or for remedial reasons, as detailed at **Appendix 1**. The recommended works to **T1, T11, T14, T15, T16, T17** and **T18** are of **low priority**.
- 5.3 Where trees are situated close to services, road signs, street lights, or where they overhang roads, paths or boundaries, they will require monitoring and occasional maintenance (as detailed at **Appendix 1**). This should maintain visibility and safe public access. Such work is ongoing and should be conducted on a regular basis.
- 5.4 **T6, T12, T13** and **T19** were noted to have structural or physiological defects, as detailed at **Appendix 1**. Although these trees were considered to be in an acceptable condition at the time of the inspection, the defects observed may lead to their early demise or render them unsafe in the future. As such, it is recommended that these trees be monitored (re-inspected) on an annual basis to assess if their condition is still acceptable.

- 5.5 In the interests of risk management, we recommend that the trees are re-surveyed as per the recommended schedule, in order to ensure their long term-health and safety. Ideally, each new inspection should be undertaken during a different season to observe defects, pests and diseases that are only evident at certain times of the year.
- 5.6 Upon instruction JCA will produce management plans, tree planting schemes, organise and supervise tree works, and if necessary, and ultrasound decay detection analysis.
- 5.7 We would be happy to assist should you have any queries regarding the points raised in **Section 5**.

Appendices

Appendix 1: Tree Descriptions and Recommendations

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Spread (m)	Diameter (cm)	Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Safety Category	Re-Inspection Timing	Estimated Tree Age (yrs)
T 1	Mature Common Beech <i>Fagus sylvatica</i>	20+ #	15+ #	71 #	Vertical main stem and spreading crown. Low branches over garden areas. Branches touching/close to buildings.	Good	Good	40+	Mod	Crown lift 3 metres. Cut back from building/s to leave 3 metres clearance.	Low	B	2 years	80 to 100
T 2	Mature Sycamore <i>Acer pseudoplatanus</i>	20+ #	12+ #	59 #	Vertical main stem and spreading crown. No significant defects noted.	Good	Good	40+	Mod	No action required.	N/A	A	2 years	60 to 80
T 3	Early mature Sycamore <i>Acer pseudoplatanus</i>	12+ #	5 #	20 #	Vertical main stem and spreading crown. No significant defects noted.	Good	Good	40+	Mod	No action required.	N/A	A	2 years	20 to 40
T 4	Early mature Sycamore <i>Acer pseudoplatanus</i>	12+ #	8 to 9 #	25 #	Vertical main stem and spreading crown. No significant defects noted.	Good	Good	40+	Mod	No action required.	N/A	A	2 years	20 to 40
G 5	Early mature to Mature Mixed deciduous	12+ #	See plan	To 40 #	Six Hollies, two Cotoneasters and a Birch. Birch being suppressed by the Hollies and the Birch has a <i>Phytophthora species</i> infection. Vegetation low over neighbouring path/s.	Fair	Fair	20+	Mod	Remove; fell and treat the Birch tree. Crown lift the remaining vegetation to 2.5 metres.	Mod	B	2 years	40 to 60
T 6	Mature Turkey oak <i>Quercus cerris</i>	20+ #	15+ #	53 #	Vertical main stem and spreading crown. The crown is bias to the southeast and looked slightly sparse.	Fair	Fair	40+	Mod	Monitor biennially.	Mod	B	2 years	60 to 80
T 7	Mature Norway Maple <i>Acer platanoides</i>	20+ #	12+ #	45 #	Vertical main stem and spreading crown. The crown is being suppressed by T6.	Fair	Fair	40+	Mod	No action required.	N/A	A	2 years	40 to 60
G 8	Early mature Sycamore <i>Acer pseudoplatanus</i>	15+ #	8 to 9 #	30 x3 #	Vertical main stem and spreading crown. No significant defects noted.	Fair	Fair	40+	Mod	No action required.	N/A	A	2 years	20 to 40
T 9	Semi-mature to Early mature Plum <i>Prunus species</i>	4 #	5 to 6 #	11 #	Vertical main stem and spreading crown. Fruit with Plum Pocket, noted, a fungal disease which causes the young fruit to form abnormally with no stones.	Fair	Fair	40+	Mod	No action required.	N/A	A	2 years	0 to 20
T 10	Semi-mature to Early mature Apple <i>Malus species</i>	4 #	4 #	< 10 #	Vertical main stem and spreading crown. No significant defects noted.	Fair	Fair	40+	Mod	No action required.	N/A	A	2 years	0 to 20
T 11	Mature Common Beech <i>Fagus sylvatica</i>	20+ #	15+ #	98 #	Vertical main stem and spreading crown. Low branches over garden areas. Branches touching/close to buildings.	Good	Good	40+	Mod	Crown lift 3 metres. Cut back from building/s to leave 3 metres clearance.	Low	B	2 years	100 to 200+
T 12	Mature Sycamore <i>Acer pseudoplatanus</i>	20+ #	15+ #	54 #	Vertical main stem and spreading crown. Main stem divides into two at about 10 metres with a wide union. Numerous minor lesions on main stem look to be cankerous.	Fair	Fair	40+	Mod	Monitor biennially.	Mod	B	2 years	60 to 80

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Spread (m)	Diameter (cm)	Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Safety Category	Re-Inspection Timing	Estimated Tree Age (yrs)
T 13	Mature Sycamore <i>Acer pseudoplatanus</i>	20+ #	12+ #	60 #	Vertical main stem and spreading crown. Main stem divides into two at about 10 metres with a wide union. Numerous minor lesions on main stem look to be cankerous.	Fair	Fair	40+	Mod	Monitor biennially.	Mod	B	2 years	60 to 80
T 14	Mature Horse Chestnut <i>Aesculus hippocastanum</i>	20+ #	15+ #	70 #	Vertical main stem and spreading crown. Branch ends touching buildings. Branches extending well over neighbours and low down. Old bacterial canker lesions noted on main stem.	Fair	Fair	40+	Mod	Crown lift 3 metres. Cut back from building/s to leave 3 metres clearance (both sides).	Low	B	2 years	80 to 100
T 15	Mature Sycamore <i>Acer pseudoplatanus</i>	20+ #	12+ #	41 #	Vertical main stem and spreading crown. Branch ends near to building. Epicormic growth. Ivy on main stem.	Fair	Fair	40+	Mod	Crown lift 3 metres. Cut back from building/s to leave 3 metres clearance. Remove epicormic growth around basal area.	Low	B	2 years	40 to 60
T 16	Mature Sycamore <i>Acer pseudoplatanus</i>	20+ #	10+ #	38 #	Vertical main stem and spreading crown. Branches overhang neighbouring property.	Fair	Fair	40+	Mod	Cut back overhang to fence line and crown lift 3 metres.	Low	B	2 years	40 to 60
T 17	Mature Sycamore <i>Acer pseudoplatanus</i>	20+ #	15+ #	56 #	Vertical main stem and spreading crown. Cavity in base to north side.	Fair	Fair	40+	Mod	Crown lift 3 metres. Cut back from building/s to leave 3 metres clearance. Remove epicormic growth around basal area.	Low	B	2 years	60 to 80
T 18	Mature Horse Chestnut <i>Aesculus hippocastanum</i>	20+ #	20+ #	90 #	Vertical main stem and spreading crown. Branch ends against building.	Fair	Fair	40+	Mod	Crown lift 3 metres. Cut back from building/s to leave 3 metres clearance (both sides).	Low	B	2 years	100 to 200+
T 19	Mature European Lime <i>Tilia x europaea</i>	5 to 6 #	4 #	50 #	Topped at 3 to 4 metres. Extensive epicormic responsive regrowth. Will need to be continually reduced.	Fair	Fair	40+	Mod	Monitor, review in 2 years.	Low	B	2 years	60 to 80

Appendix 2: Explanation of Terms & Recommended Clearances

Canker	Disease damaged area of a tree, usually caused by fungus or bacteria.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Crown lift	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduce	The reduction of a tree's height or spread while preserving its natural shape.
Crown thin	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood	The removal of all dead, dying and diseased branches from a tree.
Dieback	Where branches are beginning to show signs of death usually at the tips in the crown.
Epicormic shoots	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
Included bark	Where the bark on two adjoining branches or stems is growing tight together, forming a joint with limited physical strength.
Pollarding	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.

Recommended Clearances

JCA recommend the following distances are maintained:

Height for pedestrian access:	No less than 2.5m
Height for vehicular access:	No less than 4m for a minor road No less than 6m for major roads or where buses will pass.
Distance from overhead cables:	No less than 2m
Distance from building or other structure:	No less than 2m
Distance from lamppost or sign	Sufficient to not impede visibility for 2 years.

Appendix 3: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites *BSc (Hons), HND (Arboriculture), MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Operations Director

Charles Cocking *FdSc (Arboriculture), MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

Consulting Staff: Arboriculture

Andrew Bussey. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

Emily Wilde *FdSc (Arboriculture).* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham *ND (Forestry).* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp *FdSc (Arboriculture).* Dan joined JCA with nearly 30 years' experience in arboriculture. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

Luke Wickham *FdSc (Arboriculture and Urban Forestry).* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

Andrew McPhaden *BSc (Hons).* Andrew joined JCA in 2022 having spent 5 years working as an Arborist for various private companies in both the UK and Germany. During his time abroad he obtained the European Tree Worker Certification along with a tree inspector certification from the Forschungsgesellschaft Landschaftsentwicklung Landschaftsbau.

Consulting Staff: Ecology

Adam West, Principal Ecologist *BSc (Hons) Animal and Wildlife Management*. Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

James Foster, Assistant Ecologist *BSc (Hons) Biology*. James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has 9 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.

Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Accounts Assistant.

Lorraine Spink Administrative Assistant.
Lisa Beedham Marketing Manager.

Appendix 4: General Guidelines

- A4.1 All work must be to BS 3998: 2010 - '*Recommendations for tree work*'.
- A4.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- A4.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- A4.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A4.5 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this report are carried out under his supervision and within his timescale.
- A4.6 It is advisable to have trees inspected by an arboricultural consultant regularly. In this instance it is recommended that these inspections are made as per the recommended re-inspection timings at **Appendix 1**.

Appendix 5: Site Plan



No.3 Seymour Walk

No.5 Seymour Walk

No.10

No.7 Seymour Walk

Stable Court

T19

T18

T12

T11

T13

T14

T15

T16

T17

T10

T9

T1

T2

T3

G8

T7

T4

T6

G5

Bishops Way

Remove Birch

No.16

Appendix 2: Site Plan

ADDRESS: Stable Court, Bishops Way, Meltham, Huddersfield, West Yorkshire, HD9 4BW.
JCA REF: 20868/DK

SCALE 1:200

PAPER SIZE A3

SURVEYED BY: DK

DRAWN BY: DK

APPROVED BY: LW

TREE WORKS CATEGORIES

Detailed definitions of the safety categories can be found at Appendix 3 of the arboricultural report.



WORKS CATEGORY A:
NO WORKS REQUIRED



WORKS CATEGORY B:
WORKS OR MONITORING REQUIRED



WORKS CATEGORY R:
TREE TO BE REMOVED



Arboricultural & Forestry Consultants

Appendix 6: Photographs



Photo 1: T14 and T15. View along west side of property.

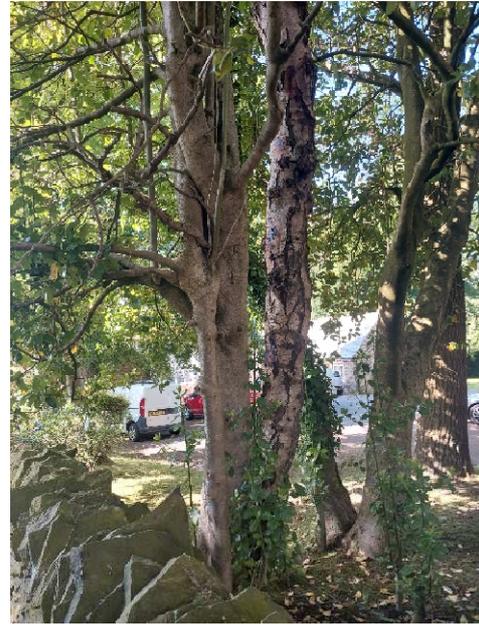


Photo 2: G5. Birch with *Phytophthora* species.



Photo 3: T17. Overhang over neighbouring property.



Photo 4: T1. Branch ends on building.



Photo 5: T12. Numerous cankerous lesions were noted on the bark plates. Possibly *Dendrothele species*.

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

D Kemp

Dan Kemp *FdSc (Arboriculture)*.

8th June 2023

For and on behalf of *JCA Ltd*

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- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- 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:

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