



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

Arboricultural Impact Assessment

Site;

***Proposed Development of Storthes Hall
Erection of 261 Residential Dwellings, Open
Space and Associated Infrastructure.***

Masterplanning:

Parker Peel Architectural.

Tree Survey and Methodology

An inspection of the site under consideration was undertaken in June 2018 by Enzygo Environmental Consultants to establish the condition of the trees present all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

Since that time various tree works have been implemented with approval from the LPA as necessary.

The survey was subsequently updated and re-issued; Ref. 1337.003.ENZ.XX.00.RP.AR.45.101 Dated July 2023.

The site was visited in March 2023 by Iain Tavendale Arboricultural Consultants to inspect the various trees and familiarise ourselves with the findings of the survey.

A topographical survey had also been prepared on to which relevant tree survey information had been imported for identification and assessment purposes.

It is understood that the survey was undertaken from ground level. No excavations were carried out or soil or root samples taken. No aerial inspections or invasive probing or drilling had been undertaken.

Retention values were evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

1. *CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long term contribution to the area.*
2. *CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
3. *CAT C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
4. *CAT U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. They may however have existing or potential conservation value which it might be desirable to preserve.*

Management recommendations were indicated where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some construction is proposed.

It should be noted that the BS5837 is the only nationally recognised document which provides guidance and recommendations on the relationship between trees and design, demolition and construction processes.

The Standard advises that it takes the form of guidance and recommendations and should not be quoted as if it were a specification.

It expects that appropriately qualified and experienced persons will be entrusted with the execution of its provisions.

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed.

They clearly expect that an informed, qualified and experienced person applies due consideration to all issues to achieve a satisfactory design appropriate for any particular site and the identified constraints.

Note:

Due to the size of the site and numbers / density of trees, the Tree Protection Plan does not indicate tree numbers – all such details would create such a complicated drawing as to be unusable.

A tree numbered plan has also been appended however and these drawings can be readily used together to identify any particular issues.

The submitted tree survey also indicates all tree numbers.

General Description of Site and Surroundings

The site and surroundings have been described in detail within other submissions.

In respect of arboricultural issues, the larger more mature trees exist predominantly around the perimeter of the site. Trees exist within the central developed area but have been planted and managed as amenity features.

Management of all trees, groups and hedging appears to have been undertaken as and when necessary to abate nuisance and / or maintain acceptable levels of safety. The woodland areas have been managed in a more relaxed fashion presumably due to limited access and usage.

Soils within the site have not been analysed however, the trees present within and adjacent to the site have reasonable vitality which indicates soils are probably within the neutral to acid range and not waterlogged. The size and growth rates of the general tree population also suggest that soils are relatively fertile and the local micro climate reasonably sheltered.

Description of Proposed Construction

All such issues have been fully addressed in other submissions.

The Site Layout Plan with Tree Root Protection Areas Dwg. No; 1826-SI-06 prepared by Parker Peel Architecture and dated 11/23, indicates the proposed layout.

Designation Relating to Trees / Hedgerows.

From advice contained within the Enzygo Tree Survey, it is apparent that the majority of trees within and / or adjacent to the site are included within the Kirklees metropolitan Council Tree Preservation Order No.17 1989.

The potential effect of construction / development on trees whether statutorily protected or not is however a material consideration that is taken into account in dealing with planning applications.

Even should items be afforded statutory protection, such orders impose no duty on the owners of the trees and woodlands affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' decision, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

Current Situation

At present, the site is utilised for student accommodation and other services.

Access is readily available to all areas and as such, a management scheme exists which ensures necessary and acceptable levels of safety to both residents, visitors and the general public.

The main spine road runs around the site with a controlled one-way traffic system. This also provides access to third parties to other sports facilities.

Such access also necessitates ongoing management of roadside trees and vegetation.

Implications of Development

1. Direct Loss of Trees / Hedges

To physically undertake the proposed development and associated works including demolition and regrading, the following trees will require removal:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	T165, T200, T202, T206, T208, T214, T215, T219, T222, T231, T232, T233, T234, G34, W5	13 Trees, 1 Group and 1 Woodland.
Cat – B Moderate Quality	T49, T55, T56, T57, T67, T72, T73, T74, T81, T83, T88, T89, T90, T91, T92, T95, T96, T97, T98, T99, T101, T102, T103, T143, T145, T146, T147, T148, T149, T150, T151, T152, T153, T154, T155, T156, T157, T158, T168, T169, T171, T173, T174, T175, T178, T179, T180 T181, T182, T183, T184, T185, T186, T187, T188, T189, T192, T193, T194, T195, T196, T197, T199, T201, T203, T204, T205, T207, T209, T210, T211, T212, T213, T217, T218, T220, T221, T224, T225, T226, T235, G9, G10, G11, G14, G15, G16, G17, G18, G21, G22, G24, G26, G41	81 trees, 13 groups.
Cat – C Low Quality	T51, T52, T71, T79, T84, T85, T86, T87, T93, T94, T100, T104, T105, T106, T144, T170, T177, T190, T191, T198, T216, G13, G19, G20, G23, G25, G29, G30, G31, G32, G33, G39	21 trees, 11 groups.
Cat – U Poor Quality	T166, T167, T172, T176, T223.	5 trees.

There will therefore be impacts upon views from public areas outside the site but impacts will generally be limited to views when accessing the existing road network around the site.

2. Indirect Loss of Trees/Hedgerow.

As a result of the proposed development it is not considered that there will be any indirect losses of trees/hedgerows at this time:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0.
Cat – U Poor Quality	None	0

3. Major Pruning of Trees/Hedgerow.

There is no requirement at this time to reduce or otherwise significantly prune trees/hedges so that there will be a visible change in their appearance:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be no impacts upon the local environment.

Should any such works become necessary, removal of trees for arboricultural purposes would be to fell poor quality material of limited potential and promote quality of retained stock. Replanting would usually be recommended unless existing stock would effectively prevent establishment. Any such proposals would be considered as positive pro-active recommendations but, if for whatever reason retention was sought by other parties (e.g. Ecologists), consideration would always be given to alternative options.

Any recommendations for basic remedial pruning to improve form and balance, permit grounds maintenance, remove dead wood and generally promote health and viability, may be incorporated within the management of the site should development proceed.

If necessary, any such proposed works will require the submission of a Tree Works Application.

Note. Formative pruning may be required in the future to maintain clearances to open spaces, roads, paths etc., but all such actions can be readily implemented without harm and would not be materially different to normal management requirements.

Indirect Impacts on Trees/Hedgerow.

As a result of the proposed development there are – as would be reasonably expected in respect of any development or remediation of the site, potential impacts on any retained items in proximity;

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	T128, T129, T141, T142, G3, G27, G28, G40, W2 & W4.	4 trees, 4 groups & 2 woodlands.
Cat – B Moderate Quality	T2, T3, T4, T5, T6, T7, T8, T9, T10, T13, T17, T18, T19, T20, T22, T24, T25, T26, T27, T28, T30, T32, T34, T35, T38, T42, T43, T44, T45, T46, T47, T50A, T58, T59, T60, T61, T62, T64, T65, T68, T69, T70, T76, T78, T108, T109, T110, T111, T112, T113, T114, T115, T116, T117, T118, T119, T122, T123, T124, T125, T126, T127, T130, T131, T132, T134, T135, T136, T137, T138, T139, T140, G1, G2, G4, G6, G35, G37, G38, W1, H2.	72 trees, 7 groups, 1 woodland & 1 hedgerow.
Cat – C Low Quality	T1, T11, T14, T15, T16, T21, T23, T29, T37, T39, T40, T41, T48, T50, T63, T66, T107, T120, T121, T133, G5, G7, G8, G12, G36, W3, H1, H3.	20 trees, 5 groups, 1 woodland and two hedges.
Cat – U Poor Quality	T33, T75, G42, G43.	2 trees and 2 groups.

For clarification, the following trees have been removed post survey and are no longer present on site.	T12, T31, T36, T50B, T51, T52, T53, T54, T77, T80, T82, T159, T160, T161, T162, T163, T164, T227, T228, T229, T230, T236, T237, T238, T239.	25 Trees.
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Any potential harmful impacts can however be readily mitigated by utilising appropriate methodologies all of which, if considered necessary, can be readily conditioned and enforced by the Local Authority and implemented by the contractors.

Note:

By being to site boundaries and / or outwith the site, conflicts with trees due to construction purposes are significantly reduced. Appropriate protection would still however be proposed in accordance with all good practices.

Discussion.

Any submitted Statement to identify the methodologies for the necessary site works would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- Consideration of all retained trees / groups / hedges / woodlands and their probable expected root protection areas.
- Removal of agreed tree material and main root systems so as not to damage or impact upon retained trees.
- Provision of tree protection fencing / site security fencing prior to construction commencing.
- Provision of welfare units, site cabins and parking.
- Provision of storage areas away from retained vegetation where any spillages or similar would have no detrimental consequences.
- Demolition of any structures in proximity to trees. Utilise “top down, pull back” approach where risk of falling debris could harm trees.
- Control of dust during demolition in proximity of trees, especially at times of early leaf formation where foliage can be readily smothered by dust particulates.
- Removal of existing hard surfacing and / or consideration of retention during the build phases to provide additional tree root protection and improved access. (See also Construction Methodologies).
- Siting of tower cranes or similar handling devices to avoid potential risks of striking tree canopies.

- Provision of ground protection where construction required in close proximity of theoretical root protection areas – Ground Matz or as per guidance in Section 6.2.3.3. of BS 5837.
- Improved foundations of any structures marginally extending into theoretical root protection areas – driven or screw piles, pile and beam foundation systems etc., all as per guidance in BS 5837 Section 7.5.

A Tree Protection Plan has been included to indicate location of tree protection fencing.

Effectively therefore, any potential harmful impacts upon retained trees and the visual amenity currently afforded to the local environment can be effectively avoided.

Indirect Construction Impacts in General.

As indicated previously, some future tree management works may be desirable to maximise health and safety and promote the long term integrity of the retained features, retention simply being expected at present so as to continue to provide visual amenity and screening.

Possible future pruning works may be considered necessary regardless of construction to maximise integrity and safety / permit maintenance of access and boundaries.

Such works may have some minor impact on the visual amenity of the area, but providing they are implemented in accordance with good arboricultural and silvicultural practices trees would continue to promote the long term viability of the landscape.

The implementation of such management should it become necessary will therefore have a moderate beneficial impact.

Construction Methodology / Arboricultural Method Statement.

The requirement for an Arboricultural Method Statement may be conditioned to any approval for development within the site. Such a document as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would be expected to typically address the following issues:

- Consideration of / protection to any retained trees/hedging before any stripping of soil or excavation commences.
- Erection of protective fencing and retention throughout the proposed construction.
- Discussions / agreement for tree / tree root protection where construction may encroach within theoretical root protection areas.
- Provision of any necessary root protection during construction.
- Provision of construction methodology to indicate locations for site cabins, welfare units and storage areas.

- Provision of tree root friendly surfacing where paths are proposed through woodlands, tree groups or in proximity of individual trees.
- Auditable / audited system of arboricultural site monitoring, including a schedule of any specific site events requiring input or supervision.
- A nominated Project Arboriculturalist.
- Contact details for all relevant parties.

In respect of the provision of the Method Statement, in accordance with BS5837 Figure 1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

In arboricultural terms, if an Arboricultural Method Statement is deemed necessary, this will basically involve the preparation and submission of a detailed and comprehensive document to discharge the relevant conditions.

The provision of such a Method Statement can ensure that there are neutral / negligible impacts on the retained treescape.

A draft Arboricultural Method Statement is appended for illustrative purposes.

Note;

Site security fencing may also be required along various boundaries and it is probable that such fencing would be to a strength / standard similar or greater than that specified. Tree protection fencing and site security fencing may therefore be considered as interchangeable.

Proximity of Trees to Construction.

The proposals have been designed to adhere to guidance within BS5837:2012 in that they are located outside the root protection areas of trees/hedges to be retained.

Space has also been permitted to allow future growth of retained material although in most instances material is of a size or species or, located where substantial increases in size / spread would not be expected.

In respect of retained trees / hedges, with these being either outwith the site or in locations where acceptable clearances have been provided between structures and the trees, no conflicts would be expected. The proposed buildings have been designed to take account of any existing trees, their size and density and the effect that these will have on light availability. Gardens and sitting areas would also be expected to achieve direct sunlight for useful parts of the day.

The relationship of dwellings to large trees can cause apprehension. The layout has considered such factors and the design locates all units so as to avoid conflicts. Such locations and juxtapositions will also avoid the need for frequent pruning.

The design creates acceptably spacious, open garden environments that can be appropriately landscaped to the householder's personal requirements and would be expected to support a wide range of plant material.

Some shade may be cast across garden areas during certain parts of the day as the sun rotates around its natural arc. Such shade is not however considered as unreasonable and is not materially different to that which occurs in many urban areas containing trees.

It should also be noted that the majority of the material is of a deciduous nature. As such any shade will vary throughout the afternoon periods and the seasons.

In various instances dwellings may be considered to be in reasonable proximity of trees. The trees would however provide a verdant setting to such dwellings and create attractive and desirable environments.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, should conflicts be considered to a potential problem these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated. All such issues are fully in accordance with the guidelines and advice contained within BS5837 Section 5.3.

From the foregoing assessments it is considered that there will be neutral / negligible impacts caused to retained trees by the proximity of the proposed development.

Services

No services are currently indicated as being required within the expected root protection areas or general proximity of retained trees and would be expected to follow the main spine road network.

Should new services be required for whatever reason in the proximity of trees, these will be fully assessed and if necessary any excavations will be undertaken manually or alternative techniques such as drilling or thrust boring utilised all as per guidance in BS5837:2012 or the NJUG publication Volume 4 – Guidelines for the Planning, Installation and Maintenance of utility Apparatus in Proximity to Trees – 2007.

There will therefore be no impact upon retained material to the detriment of the local environment.

Post Construction

Should the proposed development proceed, retained trees would be expected to be managed to create acceptable levels of safety and accessibility. As indicated, any such actions will also promote tree health and viability and will maximise the potential of the landscape.

By the site becoming changed, it may be expected that a more detailed management regime will be established than that which currently exists which again, would be of overall benefit to the treescape.

Any items may be lost in the future due for example to age, infection, suppression or proposed management as would be expected in any environment but, it would be expected that all such operations would be supported by or consented to by the Local Planning Authority and replanting encouraged or conditioned.

It is reasonable to conclude therefore that as a result of the proposals there would be no appreciable post development pressure to undertake either inappropriate or undesirable tree works to the detriment of the visual amenity currently afforded.

It is therefore considered that any post development pressures would have a negligible impact.

Landscaping / New Planting

The proposed landscaping plan details significant mitigatory planting across the site to compensate for the loss of existing trees to facilitate development. The proposed development is being applied for in Outline only, with access and layout the only Reserved Matters for consideration at this stage. As such, any compensatory tree planting can be secured at Reserved Matters when the detail of landscaping is assessed, and this can be further secured by a condition to any Outline consent.

Conclusions

From the foregoing information it is evident that tree losses will occur but many such losses would result from any site clearance and remediation works to afford a reasonable construction footprint.

As would be expected, retained trees have been correctly identified as being at possible risk from indirect impacts but, it has been comprehensively indicated that with appropriate methodologies and site management all such risks can be avoided and no harm will be caused.

If considered necessary, all operations can be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval.

The proposals have considered all arboricultural issues and will permit the construction to proceed without conflict with retained trees. The juxtaposition of the units to trees will also ensure that the need for regular pruning regimes will be avoided, attractive environments can be maintained and nuisances avoided.

No services are required to be connected and / or installed that would impact upon retained trees. Should it be necessary for any reason, services could be installed using accepted techniques that avoid damage or disturbance to rooting environments.

It is evident from the submissions that the development seeks to create safe, attractive and useable environments, thereby ensuring that trees are positively / pro-actively managed and new tree / shrub / hedge planting implemented, thereby providing a positive contribution to the environment and assisting in controlling air pollution. The varied environments will also be managed to provide a wide range of plants and habitat to improve biodiversity including habitat for wildlife.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed development proceed there is likely to be a minor beneficial impact to the retained treescape and its future viability.

Iain Tavendale F.Arbor.A

November 2023.



***Proposed Development of Storthes Hall.
Erection of 261 Residential Dwellings, Open Space
and Associated Infrastructure.***

ARBORICULTURAL METHOD STATEMENT

METHOD STATEMENT FOR PROTECTION OF TREES DURING CONSTRUCTION.

ABOUT THE METHOD STATEMENT

This method statement has been prepared to ensure that the trees indicated for retention are properly protected throughout the proposed development and continue to represent a visual amenity in the future. It is intended to instruct the Developer on methods which will avoid damage to the trees.

The method statement recommends all construction within influencing distance of trees is to BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Any pruning works must be to BS3998:2010 Tree Work - Recommendations and be undertaken by an approved arboricultural Developer. Any development affecting trees must be supervised by an approved arboricultural consultant – the Project Arboriculturalist.

Note: In accordance with Annex B - Trees & the planning system Table B1 (BS5837) This Method Statement is provided as additional information to the Local Authority and identifies further details that the Authority might reasonably seek in a Planning Application when any construction is proposed within (or close to) the root protection areas of retained trees.

GUIDELINES FOR FILLING IN THE METHOD STATEMENT

The method statement identifies: the order in which works are undertaken and the roles of various people involved; the contacts and others responsible for protection of trees; relevant plans and approvals; detailed methods of tree protection and details for monitoring site supervision.

The following information is therefore submitted with this Statement or has been submitted as part of the application bundle:

- Proposed Site Layout.
- Arboricultural Impact Assessment.
- Tree Protection Plan overlaid proposed Site Layout.
- Tree Survey + associated plans.
- Indicative sign to be attached to protective fencing.
- Fig 2 Tree Protection Fencing or Site Security fencing.
- Sheet for monitoring site supervision.

This method statement has been prepared in respect of planning conditions that may be attached to an approved scheme. Failure to adhere to the agreed methods for development may therefore result in a Breach of Condition Notice being served.

METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

SITE NAME	Storthes Hall.
PROJECT ARBORICULTURALIST	Iain Tavendale F.Arbor.A.
DEVELOPER	TBC.
ADDRESS	TBC
TELEPHONE NUMBER	TBC
APPLICATION NUMBER	TBC
PLANNING CONDITION NUMBER	TBC

AGREEMENT TO PROTECT TREES

The Developer has agreed to undertake tree protection to the standard advised in the method statement.

PROTECTED AREA

The trees are protected within fencing erected as identified in the attached notes. To avoid damage, **the following points MUST apply within the protected area:**

1. No material should be stored.
2. No cement, diesel or oil should be stored.
3. No vehicles should pass or be parked.
4. No ropes, cables, services or notice boards should be fixed to existing trees.
5. No levels should be changed.
6. No fires should be started with 5m of the protected area.
7. No services should be laid without prior approval and proper supervision.

METHOD STATEMENT

ORDER OF WORKS

	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by Local Authority. Any amendments required by the Authority to be made and confirmed acceptable.		Developer, Local Authority Tree Officer.
2	Undertake all necessary tree felling and clearance operations.		Project Arboriculturalist
3	Install tree protection fencing / site security fencing as indicated on the Tree Protection Plan		Developer.
4	Site (Toolbox) meeting with Project Arboriculturalist to go through Method Statement and ensure that all parties are fully conversant with all procedures and methodologies, clarify any queries and establish contacts.		Developer, Project Arboriculturalist & Architect.
5	Demolition and site clearance commences. Consideration to retention of useful hard surfacing for temporary access and / or temporary root protection.		Demolition Team, Project Arboriculturalist.
6	Fencing to be monitored as necessary. Frequency to be agreed with Tree Officer.		Project Arboriculturalist.
7	Commence construction.		Developer
8	Consultant or Local Authority Tree Officer to be contacted should any problems/complications arise. Work in vicinity of trees to cease until issues are resolved and agreed works confirmed to Local Planning Authority.		Project Arboriculturalist, Developer
9	If encroachment within any adjacent and unprotected root zones is required for any reason, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA.		Project Arboriculturalist, Developer
10	When site works completed in any specific / identifiable phase, tree protection to be removed to permit landscaping.		Developer. Landscape Contractors.

11	Site / sections resurveyed once each Phase of development approaches completion.		Project Arboriculturalist
12	If any tree works required, Tree Works Application to be submitted for approval.		Project Arboriculturalist
13	Final site inspection.		Developer, Local Authority Tree Officer, Project Arboriculturalist.

METHOD STATEMENT

CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Developer.	TBC	TBC	
Site Manager	TBC		
Arboricultural Consultant / Project Arboriculturalist.	Iain Tavendale	High Bank Farm, Earby, Lancs. BB18 6LD	07836 246062
Arboricultural Contractor	TBC		
Local Authority Tree Officer	Mr Nick Goddard	Kirklees Council	01484 414909

Method Statement Monitoring Form.

Proposed Development.

Storthes Hall.

[illegible]

Figure 2 Default specification for protective barrier

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 1 m roll galvanized tube and welded mesh (10 m panels)
- 3 Panels secured to uprights and cross-members with wire pins
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

[illegible]

1. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS STATED OTHERWISE.
2. DO NOT SCALE FROM THIS DRAWING.
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
4. EXISTING SERVICE RUNS TO BE VERIFIED BY SITE INSPECTION.

 Net Site Area
 19.20 Acres - 7.77 Ha
 Reception building &
 The Venue building
 Application red line

TREE LEGEND:
Tree Categories BS 5837 (2012)

- Tree Category A
Hatched if to be retained
- Tree Category B
Hatched if to be retained
- Tree Category C
Hatched if to be retained
- Tree Category U
Hatched if to be retained
- Root Protection Area (RPA)

- Tree Category A
15 trees and groups removed
- Tree Category B
115 trees and groups removed
- Tree Category C
40 trees and groups removed
- Tree Category U
5 trees and groups removed



The diagram illustrates a five-layer approach to using artificial rootbarriers against tree root growth. A large tree is shown on the right, with its roots extending horizontally to the left. A cross-section of the ground shows a raised walkway or path. A person is walking on the path, and a bicycle is parked on it. The walkway is constructed with five distinct layers, numbered 1 through 5 from top to bottom:

1. Porous/permeable wearing course
2. Separation geotextile (100-300g/m²)
3. HDPE geosilt filled with aggregate
4. Base geotextile (300g/m² min)
5. Existing subgrade

The layers are shown as a series of vertical bars of increasing height from left to right, representing the build-up of the structure. The roots of the tree are shown being blocked by the layers, particularly the HDPE geosilt layer (3) and the separation geotextile (2).

The Ground-Guards Temporary roadway system is frequently used for construction sites to protect the ground from erosion and damage by vehicle traffic. The system is made of 12" x 12" x 1/2" galvanized steel plates, which are placed in a grid pattern to form a temporary roadway. The system is made of 12" x 12" x 1/2" galvanized steel plates, which are placed in a grid pattern to form a temporary roadway. The system is made of 12" x 12" x 1/2" galvanized steel plates, which are placed in a grid pattern to form a temporary roadway.

- 1 The edge rails of 200 x 100mm square timber should be installed where the trackways fall away under the free surface.
- 2 The edge rails should be spaced at either ends of the trackway using 12" x 12" x 1/2" galvanized steel plates.
- 3 A layer of galvanized meshing plate should be laid to cover at least the area under the free surface, and preferably under the whole of the trackway.
- 4 A layer of galvanized meshing plate should be laid on top of the edge rails.
- 5 A 150mm deep layer of gravel should be laid.

to be read in conjunction with
Arboricultural Impact Assessment
and Method Statement.

November 2023.

[illegible]

STORTHES HALL, KIRKBURTON

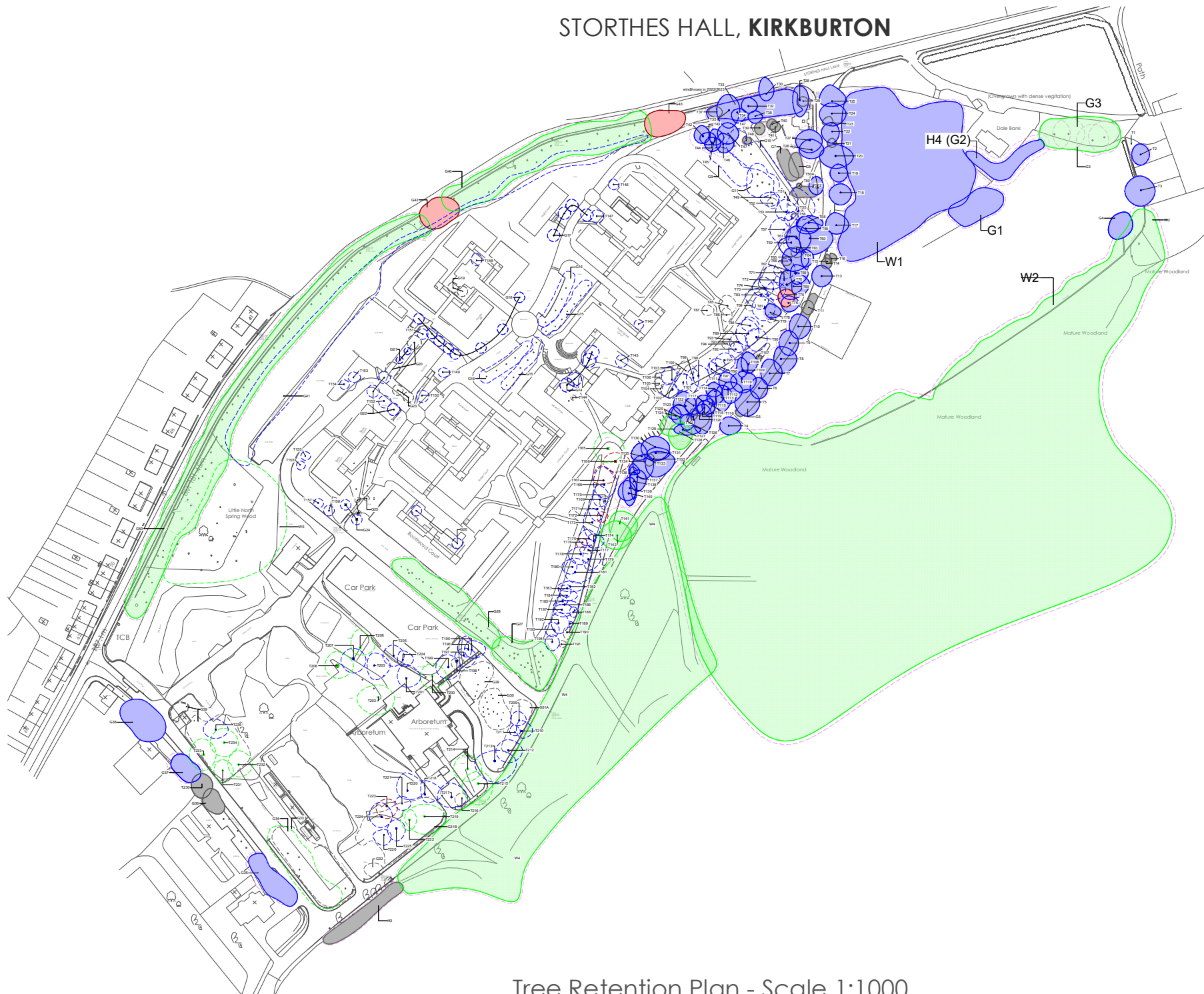
ISSUE FOR PLANNING

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS STATED OTHERWISE.
2. DO NOT SCALE FROM THIS DRAWING.
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
4. EXISTING SERVICE RUNS TO BE VERIFIED BY SITE INSPECTION.

DRAWING LEGEND:

- CAT A TREE TO BE RETAINED
- CAT B TREE TO BE RETAINED
- CAT C TREE TO BE RETAINED
- CAT U TREE TO BE RETAINED
- CAT A TREE TO BE REMOVED
- CAT B TREE TO BE REMOVED
- CAT C TREE TO BE REMOVED
- CAT U TREE TO BE REMOVED
- RPA OF RETAINED TREE



Tree Retention Plan - Scale 1:1000



PARKER PEEL
ARCHITECTURAL

• info@parkerpeel.co.uk • www.parkerpeel.co.uk • 01924 921 860

Client	Utique				
Project	1826 Residential Development at Storthes Hall, Kirkburton				
File	Tree Retention Plan				
Drawn By	Rev.	Scale	Drawn	Checked	Date
1826-S1-05	-	1:1000@A1	AK	JP	11/23