Bryan Wood Residential Home
1 Bryan Road
Huddersfield

Arboricultural Method Statement
For change of use to
a school within a conservation area

Prepared at the Request of
Polaris Children's Services

On
23 February 2024

Treescapes Consultancy Ltd.

SUMMARY

Treescapes Consultancy Ltd. have been instructed by Polaris Children's Services to prepare an arboricultural method statement for the construction of two parking spaces in close proximity to three trees in the grounds of Bryan Wood Residential Home. The property is proposed for conversion from a residential care home to a school.

The purpose of this method statement is to implement the proposals whilst limiting potential disturbance to retained trees to an acceptable level.

This method statement should be read in conjunction with the phase 2 pre-development arboricultural report dated 06 January 2023. The trees concerned are Trees 2 to 4 from that report.

Consent has been granted subject to planning conditions, including condition 07 associated with tree protection. The full condition is included in Paragraph 1.4 of the report.

In summary, the key operations that should take account of trees, in chronological order are listed below. These are discussed in detail in Section 2.

a. Pre-start meeting between the project arboriculturist, developer and contactor.

b. Erect temporary tree protective fencing.

c. Removal of the existing surfacing, including paving slabs and tarmac.

d. Install the Rootbridge Green Grid System within the parking bays

e. Remove temporary tree protection

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APPENDICIES

1 INTRODUCTION

1.1 Instruction

Treescapes Consultancy Ltd. have been instructed by Polaris Children's Services to prepare an arboricultural method statement to protect Trees 2 to 4 included in the Pre-development Arboricultural Report dated 06 01 2023 during the construction of two parking bays associated with the conversion of Bryan Wood Residential Care Home to a school.

1.2 Background Information

I have based this report on my initial site visit on 04 May 2022 and my phase 2 pre-development arboricultural report dated 06 January 2023. I have not revisited the site to complete this method statement.

1.3 Documents and Provided Information

I have been provided with a drawing of the proposed car park layout Ref: WAL-22-27-02F dated 11/05/22.

1.4 The Planning Conditions

The following planning condition relates to tree protection as part of development:

7. Notwithstanding the submitted Arboricultural Method Statement, before the laying of any new hard surface for the formation of the parking bays indicated as 6 & 7 on the approved site plan Revision E commences, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the parking spaces will be formed in such a way as to prevent or minimise any harm to the protected trees numbered 2-4 within the Arboricultural Report. The works shall be carried out in full accordance with the details thereby approved. Reason: To ensure that the development does not harm the long-term viability of the trees of the protected trees since this operation appears to involve the laying of new hardstanding within the root protection zone of these trees, and to accord with the aims of Policy LP33 of the Kirklees Local Plan.

1.5 Site Description

The property is located at Ordnance Survey grid reference SE 12907 17930 to the east of Bryan Road and south of Binham Road in the Edgerton area of Huddersfield.

The property can be accessed from Bryan Road and Binham Road.

The trees considered in this report are growing along the boundary with Bryan Road and Binham Road and within a woodland area to the south of the existing building.

The building is a large stone building in the northern part of the site. There are modern extensions to the east of the original building. There is car parking around the building.

1.6 Development Proposals

The development proposes conversion of the existing car home into a school. With specific reference to this method statement, the proposal includes a new car park layout around the building. This method statement relates specifically to Trees 2 to 4 and parking bays 6 and 7.

1.7 Purpose of this Report

The purpose of this report is to provide a method statement that demonstrates how the development will be constructed without undue harm to Trees 2 to 4.

1.8 Relevant Industry Standards and Codes of Practice

The main arboricultural industry standards and codes of best practice relevant to the planning and execution of this project are:

- BS 5837 (2012) – Trees in relation to construction – Recommendations;
- BS 3998 (2010) – Tree Work – Recommendations; and
- National Joint Utilities Guidelines, Volume 4 – NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) (www.njug.org.uk).

2 METHOD STATEMENT

2.1 Phasing of work

a. Pre-start meeting between the contactor and the project arboriculturalist.

This meeting will reiterate the importance or tree protection to ensure the trees remain healthy and safe in the future. The meeting will set out the work in the correct order, where the tree protective fencing should be located and the standard of the fencing.

b. Erect temporary tree protective fencing

The fencing shall be located at the positions shown on the *Tree protection plan* which is included as Appendix 1 and as illustrated in photograph 1.

The type of fencing is included in Appendix 2.

c. Lift existing surface within the root protection area

There are paving slabs and tarmac within the RPAs of the trees. These surfaces shall be lifted by hand using hand tools. Vehicles must avoid driving onto the RPAs once the surfacing has been lifted.

d. Install the no-dig ground protection

Install the Rootbridge SS15 ground protection system within the parking spaces to the manufacturer's specifications.

There should be no excavation of substrate below the levels under the paving slabs and tarmac. The Rootbridge shall be fixed in place on top of those levels.

The tarmac levels from the surrounding driveway and parking areas shall meet the levels of the Rootbridge surface.

The SS15 variation of the Rootbridge system is intended for lightweight traffic up to 4 tonnes on driveways and in parking spaces.

The Rootbridge Green Grid product is included in Appendix 4.

Photograph 1

e. <u>Remove temporary tree protective fencing</u>

The temporary tree protective fencing can be removed once all other works have been completed.

2.2 Programme of Monitoring

The works shall be monitored throughout the course of development at the following key stages to ensure the level and standard of tree protection is adequate to protect the trees.

Meeting /inspection	Reason	Attendees	Date (to be completed on day of meeting)	Signed by attendees
Pre-start meeting	Ensure all parties understand what is required to protect the trees.	Polaris Contractor Project arboriculturist		
Temporary tree protection	Photographs of temporary tree protective fencing shall be sent to project arboriculturist once erected to ensure it is in the correct location and to the required standard.	Builder Project arboriculturist		
Rootbridge installation meeting	Between contractor installing the Rootbridge system and arboriculturist to ensure correct installation.	Builder Project arboriculturist		

2.3 Contacts

These are the contacts details of anyone involved in design and implementation of the development.

Contact name	Position	Contact details
Loren Cahill,	Project manager for Polaris	Tel: 01527 556480 E-mail: Loren.Cahill@polariscommunity.co.uk
David Uhlar	Architect	Tel: 0114 258 7450 E-mail: david@raarchitects.co.uk
Contactor	To be confirmed	To be confirmed
Ian Kennedy	Arboriculturist	Tel: 0114 288 5501 Mob: 07891488303 E-mail: Ian.Kennedy@treeescapesconsultancy.co.uk

2.4 Services

I have not been provided with details of service routes. However, all services should be routed outside the RPAs of the trees being retained.

2.5 General Precautions

The following general precautions should be observed in addition to the specific measures described below to ensure the health and longevity of retained trees. They should be enforced during the construction phase within the RPAs of retained trees and under their canopies.

- All work will be carried out in accordance with a current risk assessment.
- All proprietary materials will be installed in accordance with their manufacturer's instructions and a current risk assessment.
- All equipment and tools will be used in accordance with their manufacturer's instructions and a current risk assessment.
- No storage of materials or fuel.
- No bonfires within 10m of the outer edge of the crown or RPA of a tree.
- No refuelling of mechanical equipment.
- No mixing of cement.
- No washing of cement mixers.
- No raising the soil level without the agreement of the Local Planning Authority (LPA).
- Only operate or park vehicles and plant if the soil is suitably protected, as recommended by Treescapes Consultancy Ltd. and agreed by the LPA.
- The guidance contained within the National Joint Utilities Group Volume 4 (Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2, 2007); http://www.njug.org.uk/) will be followed when installing underground services within the rooting areas of retained trees. To minimise potential damage to tree roots excavations will be carried out by a pneumatic excavation lance.
- No materials will be dumped or stored within the RPA of a tree or under its canopy, whether in a skip or directly on the ground, unless the ground is suitably protected against contamination and compaction.

3 LEGAL CONSIDERATIONS

3.1 Protected Trees

According to Kirklees Council's website which was checked on 09 May 2022, there is a Tree Preservation Order at the property. The TPO reference is HU1/71/A20. The description of the trees protected by the order is given as "several trees of whatever species".

The TPO title suggests that the order was made in 1971 and it is an 'area' order. This should be confirmed with Kirklees Council. This would mean that all of the trees growing at the property when the order was made in 1971 are protected. This includes the trees subject to this method statement.

The property is also within the Edgerton Conservation Area. This means that all trees with a stem diameter greater than 75mm stem diameter when measured at 1.5m receive a level of protection. The agreement of Kirklees Council would be necessary before any work could be carried out to these trees.

3.2 Wildlife Conservation Legislation

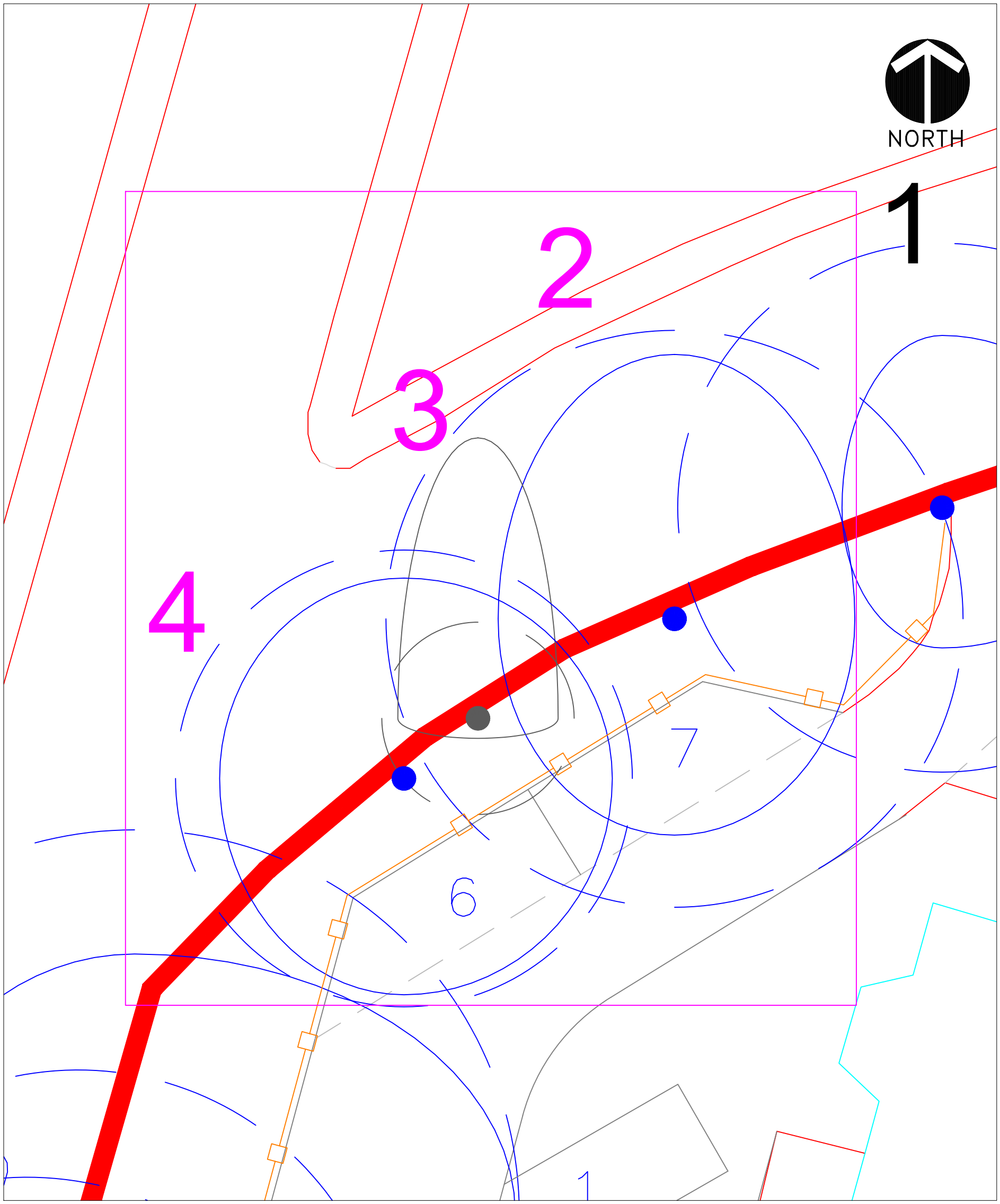
The nests of most birds are legally protected while they are in use. Bats are also legally protected and their roosts are protected whether or not they are in use. Tree surgeons should be aware of their duties under the legislation enacted to protect wildlife and carry out their site assessment and work accordingly. If bats are suspected Natural England should be consulted.

The Forestry Commission and others produced a leaflet called: *Woodland Management for Bats* (2005) which contains some useful advice:

> *'The Wildlife and Countryside Act 1981 makes it an offence to disturb, damage or destroy bats or their roosts (even if bats are not present in the roost at the time of any incident). The Act applies in both England and Wales, and requires consultations with the appropriate Statutory Nature Conservation Organisation* [Natural England] *before carrying out activities which might harm or disturb bats or their roosts (even if unoccupied).'*
>
> *'The Act is amended by the Countryside and Rights of Way Act 2000 in England and Wales. This adds 'reckless' to the offence of damaging or destroying a place a bat uses for shelter or rest, or disturbing a bat while using a roost. Under current regulations damaging or destroying a breeding site or resting place is an absolute offence, regardless of whether the act of doing so may be considered reckless or deliberate.'*

Appendix 1

Tree Protection and Planting Plan



Plan 1: Tree Protection Plan

Scale 1:100 @ A3

2 Trees included in this method statement

Category B crown
Category B stem
Category B RPA

Temporary tree protective fencing

Tree schedule

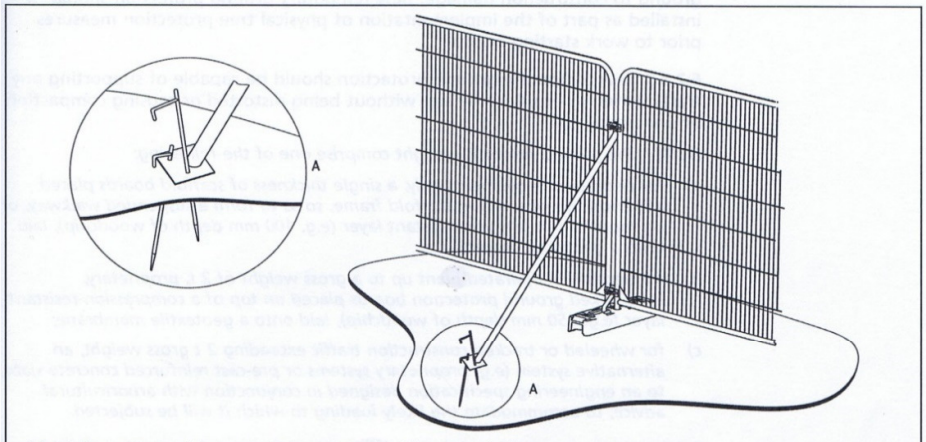
T2 - lime
T3 - goat willow
T4 - lime

Category C crown
Category C stem
Category C RPA

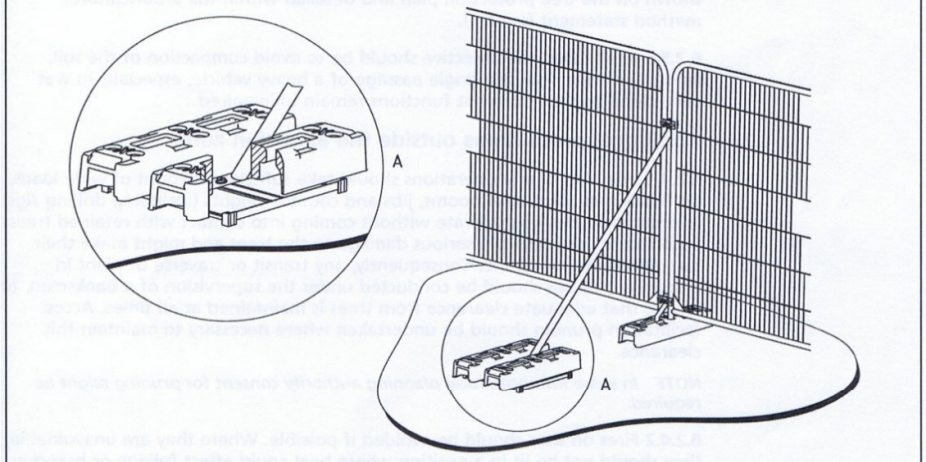
Appendix 2

Tree Protective Fencing

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

Appendix 3

Example of Notice to Attach to Tree Protective Fencing

Appendix 4

Rootbridge Green Grid System

ROOTBRIDGE
Green Grid Systems

Providing a comprehensive solution for the ongoing preservation of all trees

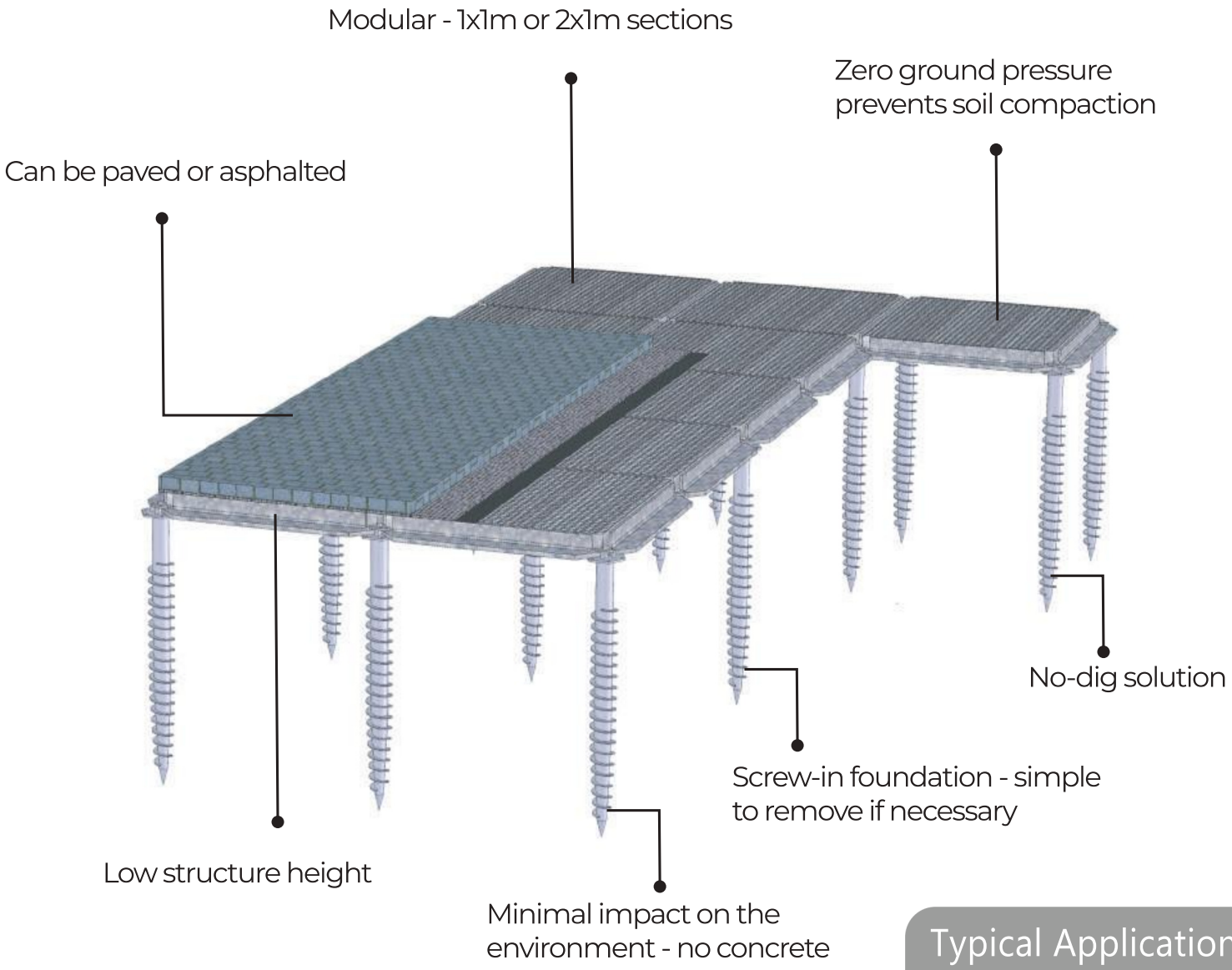
GREEN GRID SYSTEMS
INNOVATIVE TREE ROOT PROTECTION

ROOTBRIDGE SS7.5-57

Innovative tree root protection

What is RootBridge?

The RootBridge System is a steel frame construction, that essentially bridges the RPA of the tree. The main platform area of the system sits on a foundation of groundscrews, ensuring a no-dig, no-concrete and no soil compaction solution.



Typical Applications

- Carparking areas
- Walkways
- Driveways
- Access roads

Variants/Capability

Pedestrian Duty - SS7.5

Designed for use in pedestrianised areas and to create pedestrian access across otherwise under utilised space in the RPA, this variant is the thinnest option, only adding 60mm to the existing ground level.

Light Duty - SS15

Designed for light vehicular traffic - vehicles up to 4 ton, the light duty system is used mainly for parking spaces and driveways.

Heavy Duty - SS50

The heavy duty version has been designed to take a point load of 50kN (approx 5 ton). This makes it best suited to access roads.

Extra Heavy Duty - SS57

The heaviest duty variant available - able to take axle loading up to 11 ton. This capability makes it suitable for articulated lorries up to 30 ton

Grid Finishes

The system is finished with press-lock grating panels. The 30x30mm mesh grids can be covered with a membrane, and an extra surface finish such as asphalt can be laid on top. Alternatively, heel-safe grating can be supplied with anti-slip serrations as the final finish.

Standard 30x30mm mesh

Heel-safe 11x33mm Mesh

Why are roots important?

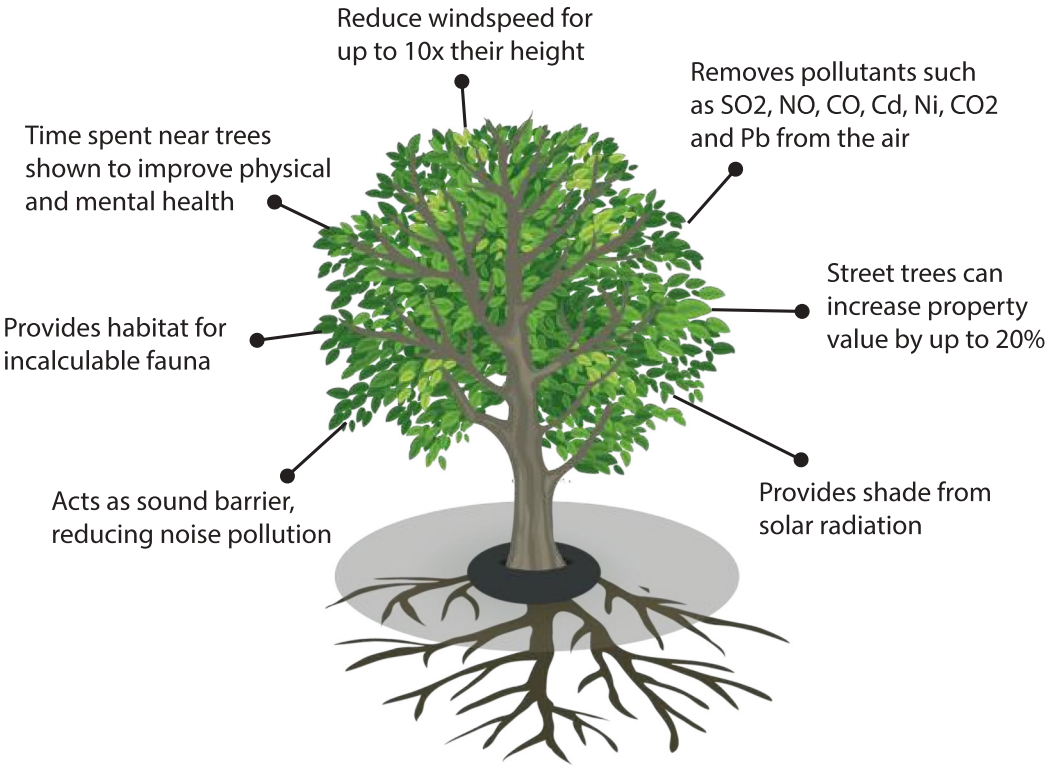
Trees depend on their roots to provide support and stability, as well as to draw in water, minerals and nutrients from the soil to support growth. It is the fine root hairs on the tips of the roots that are responsible for the latter. These tips are very sensitive, and rely on consistant soil conditions to perform their duties.

One of the primary dilemmas affecting the rooting environment of trees is soil compaction in the RPA (root protection area). Soil typically has 50% pore space, and reducing this when soil is compacted can have a serious impact on the water and air reaching the roots. When soil compaction occurs, the trees growth slows, and may reach a point where the tree itself dies.

What does RootBridge do?

The RootBridge system effectively bridges the RPA, transferring the load to the groundscrews. This means zero pressure is put onto the ground omitting the risk of soil compaction in the RPA.

Why are trees important?



Green Grid - The Brand

Founded on a knowledge and understanding of trees and their importance, we seek to offer a range of solutions for tree sustainability.

Our innovative product range is headed up with our flagship RootBridge product, and includes geosynthetic cellular confinement and ground reinforcing systems.

Light duty install in a carpark, heels-safe mesh finish.

'A lasting solution for existing tree root protection with simple installation and minimum impact on the tree and the rooting environment.'

GREEN GRID SYSTEMS
INNOVATIVE TREE ROOT PROTECTION

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