



**Arboricultural Impact Assessment
Linfit Investments Ltd
At 11 Wood Street Skelmanthorpe**

Report Reference: AIA-2001-2
3 July 2024
Amended 6 March 2025

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Prepared For:
Linfit Investments Ltd
c/o Townsend Planning Consultants

1 Introduction

1.1 Instruction and Brief

- 1.1.1 Tree Care Consultancy was commissioned by Linfit Investments Ltd to prepare an Arboricultural Survey and Impact Assessment that accompanied planning application 2024/62/91934/E for a proposed demolition of an existing dwelling and the erection of 4No. dwellings. More particularly the report is now amended to reflect a site meeting of 5 December 2024 and resulting discussions between the Councils Tree Officer Jack Dunn and Messrs. Shackleton and Waterson of Tree Care Consultancy. The amended report includes the following information:
- A tree survey schedule (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
 - A Tree Constraints Plan (TIP - appendix 4) and a Tree Impact Plan (TIP - appendix 5) which highlight the potential development limitations trees pose on site
 - An Arboricultural Impact Assessment which evaluates any potential impact the proposal may have on surrounding trees.
- 1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications.
- 1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.
- 1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.
- 1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

- 1.2.1 An arboricultural survey was undertaken by Stephen Waterson on 20 June 2024.

- 1.2.2 On the day of the survey the weather conditions were dry and still with no visibility constraints.
- 1.2.3 Measurements were estimated where deemed appropriate. No climbing inspections or decay detection analysis was undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.2 This survey should be read in conjunction with the Tree Constraint Plan (TCP - appendix 4) and Tree Impact Plan (TIP - appendix 5) which has been prepared by overlaying tree survey data onto a site survey drawing. The author has relied on the accuracy of these drawings in the production of this report.

1.3 Site Description

- 1.3.1 The host property fronts Wood Street and comprises a detached house set within a generously proportioned garden. On entering the property from its Wood Street access point the plot initially rises sharply from east to west and more gently south to north. As such differing ground levels within the garden are supported by a range of retaining walls. The most notable of which is a substantial dry stone wall that fronts Wood Street.
- 1.3.2 The neighbourhood is characterised by residential property.
- 1.3.3 Tree cover within the immediate neighbourhood is moderate in terms of numbers and species mix, being defined by the prevailing land use and topography. The material present appears to be weighted towards trees of a mature age.

1.4 Tree Status

- 1.4.1 It is understood the sites tree cover does not occupy a Conservation Area but adjoins the neighbouring Skelmanthorpe Conservation Area. 2No. Sycamore trees (T4 and T5 within the report) are subject of Kirklees Council Tree Preservation Order (TPO), No.3, 2022. A further recently imposed Kirklees Council Tree Preservation Order No. 2025, reference G1 covers several offsite trees that stand beyond the sites northern boundary. This TPO appears to relate to part of the offsite tree group G10 detailed in this report. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

- 1.5.1 No soil testing was undertaken and no soil information was provided for the author. The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the sub soil to consist of a highly shrinkable clay to be low.

2 Tree Quality Assessment

- 2.1.1 As highlighted in table 1 below, the tree survey included no retention category "A" items. 3No. individual trees and 1No. tree group were identified as a moderate quality category "B" material. 2No. individual trees, 1No. tree group and 2No. hedgerows were identified as low-quality category "C" material. 2No. individual trees were identified as seriously defective or location compromised category "U" material.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T5, T8, T9, G10
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T1, G3, T6, H7, H11
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T2 (now removed), T4
Total number of trees:		7No. individual trees, 2No. tree groups 2No. hedgerows

- 2.1.2 The sites' most visually prominent trees are the mature Holly T1 and Sycamore's T4 and T5 which front Wood Street. Of these the Sycamore T5, with its greater size, is particularly dominant within the local streetscene.
- 2.1.3 However in terms of the category C Holly T1 and category U Sycamore T4 both trees are directly impacting upon the boundary retaining wall. Were it not for this conflict the trees would have achieved higher categories under the British Standard method of grading. As such the locational issues applicable to trees T1 and T4 have reduced their safe, useful life expectancy resulting in the specified grades. Further to the aforementioned site meeting of 5 December 2024 and related discussions with the Councils Tree Officer regarding Sycamore T4 the Tree Officer now concurs with the recommended removal of this tree subject to its replacement on a 3:1 basis.

- 2.1.4 Offsite trees T8, T9 and G10 are detailed within this report on the basis they are seen to have the potential to influence the proposed development.
- 2.1.5 With the exception of Pine T2 (now removed) the remaining trees and hedgerow material detailed in the report have the potential to provide continued greening within the local area.
- 2.1.6 The Local Planning Authority may be prepared to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. The removal of category "A" and "B" grade trees may also on occasions be viewed acceptable where compensatory replacement planting can be provided or where in overall planning terms the loss is found to be justified.

3 Arboricultural Impact Assessment

- 3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Linfit Investments Ltd and Townsend Planning Consultants. The report has been amended to reflect recent discussions between the Councils Tree Officer and Tree Care Consultancy in which agreement was reached (principally resulting from site meeting of 5 December 2024) on the necessary removal of Sycamore T4 (TPO T2) together with an agreed approach to facilitating the demolition and reconstruction of the frontage retaining wall whilst retaining the TPO Sycamore T5 (TPO T1).
- 3.1.2 The proposal seeks to demolish an existing detached dwelling and erect 4No. dwellings and laying out of an associated drive, garden areas and lowering of the frontage boundary retaining wall. The proposed development would continue to be served from an improved access onto Wood Street.
- 3.1.3 The proposed development has undergone scrutiny and change during the design process.

3.2 Trees to be removed to accommodate the proposal

3.2.1 As highlighted in table 2 below, no tree removal will be required for the purpose of implementing the development proposal.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	T5, T8, T9, G10	Nil	Nil
'C'	G3, T6, H7, H11	Nil	T1
'U'	Nil	Nil	T2 (now removed), T4

3.3 Trees to be removed for Arboricultural Management Reasons

3.3.1 As detailed Table 2 above an unprotected category U Pine T2 has been removed on the basis of its poor condition.

3.3.2 In terms of the recommended removal of trees T1 and T4 (Sycamore T2 on TPO), these trees are very close to the retaining wall and are seen to be adversely impacting on the stability of the wall due to the incremental growth of their root collars and the presence of rooting mass behind the vertical face of the wall. Furthermore such is the nature of the wall construction and age, roots can also be expected to have colonised the actual wall joints and fissures due to the favourable rooting conditions. As such each of these trees can be expected to be exerting direct pressure upon the structure of wall with removal necessary on Arboricultural management grounds alone.

3.3.3 BS5837 in Annex A Table A1 recommends that trees with a growth potential above 600mm stem diameter at 1.5m height should be planted no closer than 2m to a masonry boundary wall. The location of trees T4 would appear to conflict with this guidance. Furthermore were trees T1 and T2 allowed to continue growing they too would have the growth potential to conflict with this guidance.

- 3.3.4 Notwithstanding the decision to refuse planning application 2023/91649 for the demolition and rebuilding of the boundary retaining wall the Councils Tree Officer now concurs with the recommended removal of T4 on the basis the wall cannot be rebuilt whilst retaining this tree. As part of the agreement to support the removal of T4 there will be a requirement to plant 3No. larger growing extra heavy standard trees. Refer to appendices 3 and 6 for tree planting specification and locations. Should the Council consider it desirable the applicant would be amenable to the imposition of a TPO in respect of the 3No. replacement frontage trees.

3.4 Below Ground Constraints

- 3.4.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).
- 3.4.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the TCP and TIP taking full account of the surrounding topographical factors, tree condition and the likely root disposition. With regards to Sycamore T4 and T5 the TCP and TIP show RPA's that reflect the likely influence of Wood Street and the adjoining boundary retaining wall.
- 3.4.3 In terms of the proposed demolition and re-construction of the retaining wall the Tree Officer agrees the only sure way to establish the impact this will have on the roots of T5 will be to carefully reduce the wall height and excavate the retained land by hand under arboricultural supervision. Works will inevitably involve some root severance and injury hence the requirement for arboricultural supervision throughout the process. It is also suggested that as part of an approved development, consideration be given to carrying out an associated scheme of crown reduction and soil improvement works that would help address any shortfall in the tree root/shoot ratio. Should it be considered helpful, mitigation work could be implemented over a phased period to allow the retained tree to adapt to a modified growing environment. The Tree Officer agrees it will be practicable to control the wall demolition and rebuild whilst retaining Sycamore T5 via a Planning Permission condition. This would require the prior submission of a whole site Arboricultural Method Statement (AMS). In respect of T5 the AMS would provide for the delivery of a tree friendly approach to demolition/rebuild, including recommended pruning, soil enrichment, arboricultural supervision, tree protection barriers and monitoring requirements.

3.5 Above Ground Constraints

- 3.5.1 There is no requirement to undertake any pruning of retained trees other than the compensatory crown reduction works considered desirable in respect of T5.

3.6 Tree Protection

- 3.6.1 A protective fence will be erected prior to the commencement of any site works e.g. before demolition and the delivery of materials to site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that NO WORKS are permitted within the CEZ. The protective fence may only be removed following completion of all construction works.
- 3.6.2 The positioning and implementation of protection can be effectively controlled by imposition of a suitably worded planning condition.

3.7 Material Storage

- 3.7.1 No material storage or plant movement will be required within the CEZ of any retained tree.

3.8 Landscaping

- 3.8.1 Should the Council consider it desirable the applicant would be amenable to the imposition of a TPO in respect of the 3No. replacement frontage trees. The proposed development provides further opportunities for new planting with sufficient space available to plant several medium to large growing tree species. It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

4 Conclusions

- 4.1.1 The protection of trees and their subsequent health and future potential is dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.
- 4.1.2 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of a high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3 - Tree Survey Schedule

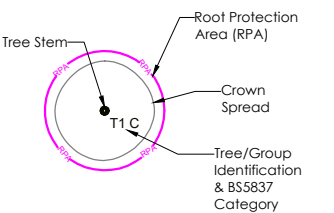
Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)	RPA (sq. m)	
T1	Common Holly, <i>Ilex aquifolium</i>	8	1	190	1	3	2	2	1e	Mature	P= Fair, S= Good. Single stemmed tree growing atop retaining wall. Close to and in contact with wall structure.	Remove tree to reduce conflict with existing retaining wall and proposed replacement wall. Constitutes an arboricultural management loss.	10 to 20 yrs	C2	2.3	17
T2	Scots Pine, <i>Pinus sylvestris</i>	5	1	120	0	1	0	1	2.5e	Mature	P= Poor, P= Poor. Establishing understory type tree growing atop retaining wall.	Tree removed for arboricultural management reasons.	10 to 20 yrs	U	1.4	7
G3	Group of Cherry Laurel, <i>Prunus laurocerasus</i> , Holly, <i>Ilex aquifolium</i> , Cypress, <i>Cupressus</i> spp	3	1	100 average	See plan			0ar		Mature	P= Fair, S= Good. Group of items acting as understory to larger material. Group predominantly consists of spreading laurel which has splayed limbs with re-rooting in several places. Part removal will be necessary given requirement to reconstruct the wall. Where losses arise there will be scope to replace within the available green frontage.	Retain other than where compromising retaining wall and requirement to re-construct. Restock with shrub or hedging material where breaks in site frontage arise.	10 to 20 yrs	C2	Drip line	

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)	RPA (sq. m)
T4	Sycamore, <i>Acer pseudoplatanus</i>	14	1	800	7	6	7	6	2ar	Mature	P= Good, S= Good. Prominent tree growing atop retaining wall and in contact with stone work. Splits into codominant leaders at 2m. BS classification based on previous assessment and Tree Officer's acknowledgement that the tree is of short terms value due to it compromising the retaining wall and unsustainable location given the requirement to reconstruct the wall.	Remove tree to reduce conflict with existing retaining wall and proposed replacement wall. Constitutes an arboricultural management loss. Replace with 2No.Small leaved Lime - <i>Tilia cordata</i> & 1No. Hornbeam - <i>Carpinus betulus</i> . These to be supplied containerised at heavy standard size 14-16cm planting size, and secured by underground guying with proprietary irrigation tube.	>40 yrs	U	9.6	290
T5	Sycamore, <i>Acer pseudoplatanus</i>	15	2	840, 790	9	8	9	9	3e	Mature	P= Good, P= Fair. Large spreading tree with co-dominant stems from base whereby it is host to a tight bark inclusion. Ivy covered stems. Given the requirement to reconstruct the wall necessary excavations will inevitably result in the loss of rooting volume though to what extent is unknown.	Retain and carry out a 2m height and 3m radial crown reduction. Undertake soil enrichment works within the RPA where open soils are present. All excavation and construction works shall be carried out under a previously agreed Arboricultural Method Statement and programme of Arboricultural Site Monitoring.	20 to 40 yrs	B2	13.8	601

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)	RPA (sq. m)	
				1.5M	2	2	2									
T6	Common Laburnum, <i>Laburnum anagyroides</i>	8	2	250, 180	1.5	2	2	2	2ar	Mature	P= Fair, S= Fair. Inconsequential dual stemmed item.	Retain no work required at this time.	10 to 20 yrs	C2	3.7	601
H7	Hedge of Common Beech, <i>Fagus sylvatica</i> , Holly, <i>Ilex aquifolium</i> , Privet <i>Ligustrum ovalifolium</i>	3	1	50 average	See plan				0ar	Mature	P= Good, S= Good. Boundary hedging predominantly comprising of clipped beech. Provides effective screening between adjoining properties.	Retain and manage at hedgerow proportions.	10 to 20 yrs	C2	0.6	43
T8	Common Oak, <i>Quercus robur</i>	13	1	550	3	7	8	8	3s	Early-mature	P= Good, S= Good. Off site tree with mutual crown spread with neighbouring T9. No accurate inspection undertaken due to location.	Retain, no work required at this time.	20 to 40 yrs	B2	6.6	137
T9	Sycamore, <i>Acer pseudoplatanus</i>	13	2	310, 320	3	5	2	6	2e	Early-mature	P= Good, S= Good. Off site tree with no accurate inspection undertaken due to location. Shares crown spread with neighbouring T8.	Retain, no work required at this time.	20 to 40 yrs	B2	5.3	90
G10	Group of mainly Common Ash, <i>Fraxinus excelsior</i> , with occasional Oak, <i>Quercus robur</i> , Plum, <i>Prunus spp</i>	12	1	300 max	See plan				3ar	Early-mature	P= Fair, S= Good. Off site group mainly containing Ash. Provides collective value.	Retain, no work required.	20 to 40 yrs	B2	Drip line	
H11	Group of Cherry Laurel, <i>Prunus laurocerasus</i> , <i>Rhododendron spp</i> , Yew, <i>Taxus baccata</i> , <i>Cotoneaster spp</i> .	2.5	1	50 average	See plan				0ar	Mature	P= Good, S= Good. Screen planting running alongside boundary and comprising of sections of shrub and hedge type items of differing heights, 1m to 3m.	Retain and manage at hedgerow proportions.	10 to 20 yrs	C2	Drip line	



KEY



- Category A**
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

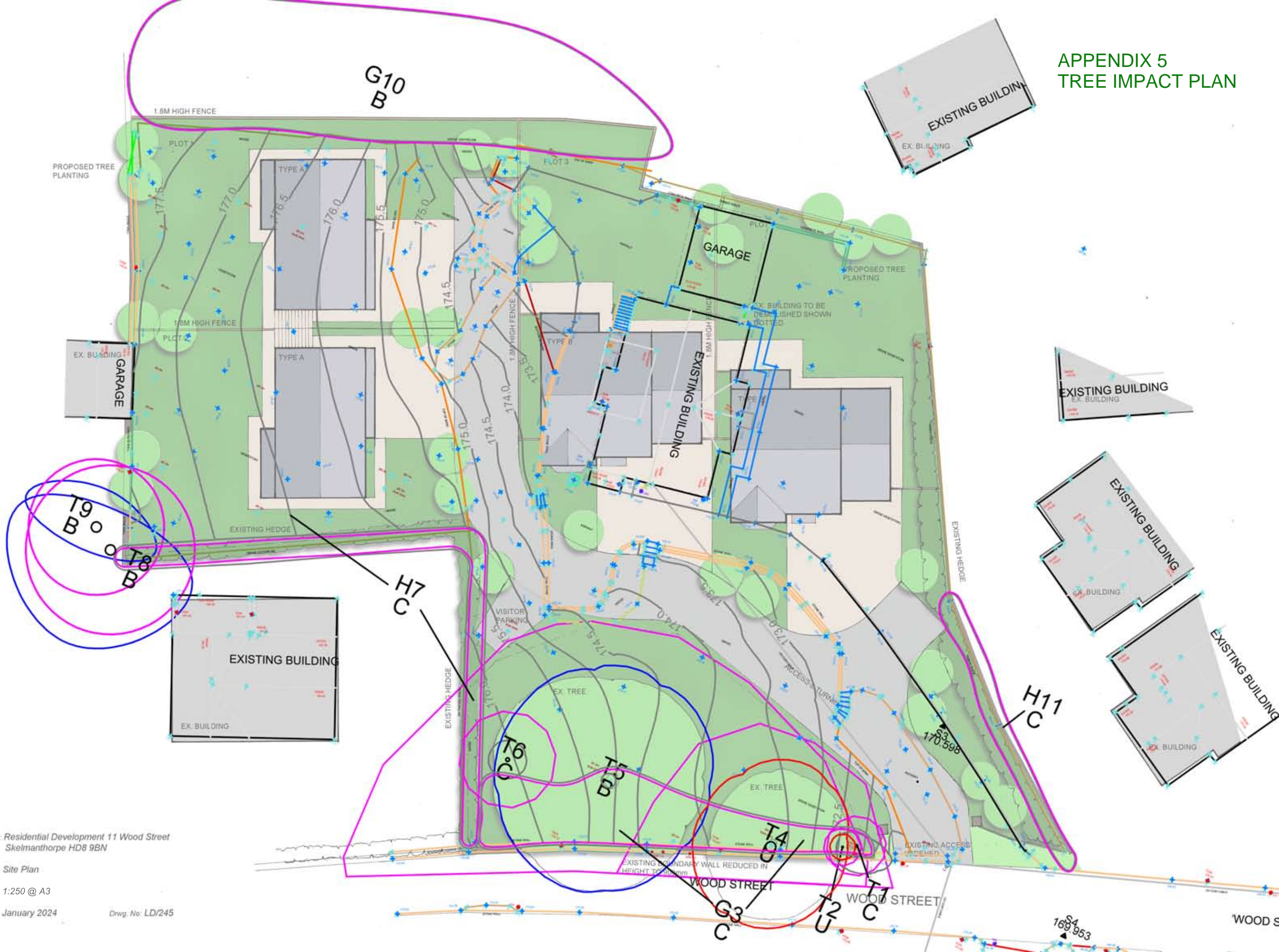
APPENDIX 4

Drawing Title: Tree Constraints Plan	
Site Address: 11 Wood Street Skelmanthorpe Huddersfield	
Client: Linfit Developments	
Date: 03/07/2024	Job Ref: TCC-2001-1
Scale: 1:500 at A3	Revision: 1

C:\Users\Mike\Desktop\logo TCC.jpg

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APPENDIX 5
TREE IMPACT PLAN



Project: Residential Development 11 Wood Street
Skelmanthorpe HD8 9BN
Title: Site Plan
Scale: 1:250 @ A3
Date: January 2024
Drwg. No: LD/245

Appendix 6 - Showing 3No.
Replacement Trees for Sycamore T4
(T2 on TPO)

Replacement Tree Planting

TC - Tilia Cordata - 2 No. Small Leaved Lime
CB - Carpinus Betulus - 1 No. Hornbeam

To be supplied at extra heavy standard size 14-16cm
containerised planting stock and secured by
underground guying with a proprietary irrigation tube



Project: Residential Development 11 Wood Street
Skelmanthorpe HD8 9BN

Title: Site Plan

Scale: 1:200 @ A2

Date: January 2025

Drwg. No: LD/245.C