

Arboricultural Impact Assessment

at
33a Church Lane
Clayton West



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1 Purpose and scope of report

This report has been created in accordance with BS5837:2012 to assess the impacts of proposed development as shown at Appendix 2, and also incorporates information taken from our tree survey Ref 230329/TS. This impact assessment should be read in conjunction with the tree survey, and as required by BS5837, it includes consideration of:

- The tree survey
- Trees selected for retention
- Trees selected for removal
- Trees to be pruned
- Areas designated for structural landscaping which need soil protection
- Evaluation of impact of tree losses
- Evaluation of tree constraints and tree protection plan
- Issues to be addressed by an arboricultural method statement

2 General information

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that professional arboricultural advice is obtained.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:2010 - '*Recommendations for tree work*' unless otherwise specified, and by a suitably qualified, experienced and insured contractor.

3 Trees selected for removal, retention and/or pruning

No trees are to be removed as part of this development.

Tree T2 is to be removed whether development occurs or not, because it is a dangerous tree.

Pruning of retained trees will not be required as part of this development.

There will be no impact on the local tree-scape as a result of this development.



4 Evaluation of impact of tree losses

No significant trees are to be removed as part of this development.

Tree T2 is to be removed whether development occurs or not, because it is a dangerous tree.

Pruning of retained trees will not be required as part of this development.

There will be no impact on the local tree-scape as a result of this development.

5 Evaluation of tree constraints and tree protection plan

All excavation is located outside the tree root protection areas of retained trees.

Within the root protection areas of tree T1 a new car parking area is proposed. This parking area covers less than 20% of any root protection area and can therefore be constructed using a cellular confinement system in accordance with BS5837:2012.

A car port will be constructed to further reduce the minor inconvenience of falling leaves and sap onto parked cars.

The car port requires a single post to be installed within the root protection area of T1. This will be fixed to a screwpile to avoid any disturbance to tree roots.

Shading from trees has been assessed in accordance with BS5837:2012. As is shown on the attached drawings, shade from trees will only affect a small part of the dwelling, and this will only occur for a short period of time at the very end of the day. Additionally, affected rooms are not primary living spaces, and/or have additional windows located outside areas of potential shade.

Tree T1 has has its crown lifted in the past, and this means that no pruning will be required to facilitate this project.

Tree constraints and potential affects have been assessed in accordance with Section 5 of BS5837:2012.

The land use and living conditions will not be adversely affected by retained trees.

The impacts of this development on retained trees has also been assessed in accordance with Section 5 of BS5837:2012.

Other than the parking area and car port (which can be constructed in accordance with BS5837:2012) all development will take place outside root protection areas and will have no impact on the health of retained trees.

6 Issues to be addressed by an arboricultural method statement

The preliminary tree protection plan as attached shows that trees can be adequately protected during development by using standard and commonplace protection measures such as tree protection fencing and 'no dig' surfaces.



7 Consultant's qualifications and experience

This report has been undertaken by James Royston who has over twenty years experience in arboriculture, forestry, and urban forestry, of which the last 12 years have been spent as a full-time consultant specialising in trees and development, tree related hazards, and sustainable tree management.

In addition, this experience has included work as a tree officer in local authority planning departments, expert witness work for the courts, subsidence investigation works for loss adjusters and insurance companies, and undertaking the role of president of the Consulting Arborist Society.

Academic qualifications include:

MSc Arboriculture and Urban Forestry,
BSc (Hons) Forestry.

Recent professional development courses have included:

Tree Preservation Order Workshop *by the Consulting Arborist Society*,
Trees and Mortgage/Insurance Reporting *by the Association of Mortgage Users Insurance Group*,
Professional Tree Inspection *by LANTRA Awards*,
BS5837:2012 Workshops *by the Arboricultural Association*,
The Future of Tree Risk Management part I and II *by the Treeworks Environmental Practice*,
Trees and Subsidence *by OCA Ltd*,
CTLA Tree Valuation Seminar *by the Consulting Arborist Society*,
Expert Witness Training *by Bond Solon*
THREATS training *by Julian Forbes-Laird*.
Homebuyers Tree Reports *by the Consulting Arborist Society*

Professional associations have included:

Professional member of the Arboricultural Association and the Consulting Arborist Society.
Chartered Environmentalist.
Trustmark Approved Consultant – Working to Government Approved Standards.



8 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant

MSc Arboriculture and Urban Forestry, BSc (Hons) Forestry.

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Report completed 15th February 2024



Appendix 1 Tree works



Tree Number	Common Name	Botanical Name	Pre-development tree works	Reason for works
1	Lime	<i>Tilia sp.</i>	None	NA
2	Horse chestnut	<i>Aesculus hippocastanum</i>	Remove	Dangerous tree

Appendix 2 Tree Protection Plan



