

**ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
14 Whinmore Gardens
Gomersal
Cleckheaton
West Yorkshire
BD19 4HG**

Client:
Concept Design Ltd

Client Address:
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JCA Ref:
22438a/ChC

JCA Limited
Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 This Arboricultural Impact Assessment has been prepared for the proposed development at **14a Whinmore Gardens, Gomersal**.
- 1.1.2 The purpose of this report is to assess the impact of the proposed scheme on the trees and outline mitigation actions, where appropriate, to minimise any damage to these trees.

1.2 Terms of Reference

- 1.2.1 JCA Limited has been instructed by **Concept Design Ltd** to prepare an Arboricultural Impact Assessment, based on our Arboricultural Report dated 1st November 2023 (JCA Ref: **22438/ChC**). The arboricultural survey and report conforms to the most recent specifications outlined in BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations.
- 1.2.2 We have been supplied with the development layout plan which details the proposed scheme. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.

1.3 Scope of the Report

- 1.3.1 This report is compiled in accordance with *BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'* and is based on an objective assessment of the existing vegetation.
- 1.3.2 The specific design of the proposed development has been considered within the Arboricultural Implication Assessment in **Section 3** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.

1.4 Survey Details

- 1.4.1 The original tree survey took place during October 2024 and was conducted by **Charles Cocking FdSc (Arboriculture), MArborA**.

2. Tree Descriptions and Recommendations

- 2.1 The tree information recorded during the original survey is detailed in the tables at **Appendix 1**. A full explanation of the tables can be found at **Appendix 2**. Please refer also to the Tree Constraints Plan at **Appendix 5** for tree locations.

3. Arboricultural Implications Assessment (AIA)

3.1 Proposed Development

- 3.1.1 The proposed development will consist of the construction of a single detached residential dwelling within the side garden area of the subject property. Also forming part of the proposals is the re-surfacing of the ground to the frontage to create suitable parking for the proposed dwelling.
- 3.1.2 Tree works required to accommodate the proposals are detailed in *italics* in the recommendation columns of the tables at **Appendix 1**.

3.2 Tree Removals for Development

- 3.2.1 None of the trees require removal to accommodate the proposed scheme.

3.3 Pruning for Development

- 3.3.1 To accommodate the construction of the dwelling, and to provide suitable clearances post construction, it will be necessary to prune **T1**, **T2** and **G3**, as per the schedule at **Appendix 1**.
- 3.3.2 Due to the specialist engineered foundations proposed for the house and re-surfacing works proposed for the driveway (as detailed in **Section 3.5**) it is not envisaged that any root pruning will be required to accommodate these operations. However, some minor root pruning to **T2** will be required for the surface water drain, as shown on the plan at **Appendix 6**.

3.4 Temporary Protection Measures

3.4.1 The Protective Barrier

- 3.4.1.1 In order to ensure the effective protection of retained trees during development, a protective barrier will need to be installed, in accordance with BS5837: 2012 and may comprise of protective fencing and/or ground protection. This will be the first job on site following the pruning works. The installation of the protective barrier and the technical aspects of the proposals in relation to the trees should be assessed in the Arboricultural Method Statement / Tree Protection Plan.
- 3.4.1.2 Routes for pedestrian and site traffic will be located outside, and diverted away from, the RPAs of the retained trees wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) must be laid over the RPAs which will distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces should be constructed in accordance with BS5837: 2012.

3.5 Implications for Retained Trees

3.5.1 Works within the RPA

3.5.1.1 Where the proposals require work to be undertaken within the RPA of a tree which is to be retained, specialist measures must be adopted during the construction phase to avoid ground compaction and minimise damage to the tree roots.

3.5.1.2 Such areas are highlighted in **light blue** on the Arboricultural Implications Plan at **Appendix 6**.

3.5.2 Demolition

3.5.2.1 It is proposed to remove the existing concrete surface within the RPA of **T1** and **T2**. This operation will require the supervision of an arboriculturalist.

3.5.2.2 For this method, the concrete surface will first be broken by mechanical means. Care will be taken to only break the concrete and not to disturb the underlying soil (where the tree roots are located). Once the surfacing has been broken into manageable sizes, it will be carefully removed from the area.

3.5.2.3 Once all the rubble has been removed from the area, it will be re-instated with a porous asphalt (or similar alternative as per the engineer's recommendation).

3.5.2.4 Please note, this concrete surface currently provides a good level of ground protection for **T1** and **T2**. Due to this, the concrete surface should be retained during the construction process up until the final stages of development, at which point it may be removed. This will afford the maximum protection to these trees and avoid the need for additional ground protection measures.

3.5.3 Access/Construction of Hard Surfacing

3.5.3.1 The proposed development entails the construction of new surfacing within the RPA of **T1** and **T2**. In order to prevent foreseeable damage to tree roots, a 'minimum-dig' method of construction will be utilised.

3.5.3.2 The chosen system must be fit for purpose and of suitable construction to dissipate compaction damage to tree roots, allow gaseous diffusion to/from the soil and the percolation of water to the soil surface. This may require the use of specialist materials and sensitive edging systems to prevent damage to tree roots. It is recommended that this surfacing be constructed as a final phase of construction (as detailed in **Section 3.5.2.4**) in order to afford the maximum level of protection to these trees.

3.5.3.3 Design principles must be confirmed by an appropriately qualified engineer and should be included in an Arboricultural Method Statement.

3.5.4 **Building Construction / Foundation Design**

- 3.5.4.1 The footprint of proposed dwelling incurs the RPA of **T1** and **T2**. Due to this, a specialist foundation design (such as pile & beam) must be implemented to reduce excavation and the detrimental impact this can have on tree roots.
- 3.5.4.2 This method will minimise foreseeable damage and will allow the retention of these trees, whilst accommodating the proposed development. Full details of these works should be included in an associated Arboricultural Method Statement, along with any phasing of protection methods and arboricultural supervision which may be necessary.
- 3.5.4.3 Advice should always be sought from a suitably qualified Structural Engineer. In some cases, the water demand of trees can be an important consideration when determining the appropriate foundation design. Because of this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with **NHBC Standards**, for use by the appointed structural expert.

3.5.5 **Utilities**

- 3.5.5.1 The routing of proposed utility routes passes within the RPA of **T1** and **T2**, as can be seen on the proposed site plan at **Appendix 7**. In this case, the incursion is minimal and root pruning under the supervision of an Arboriculturist is considered a suitable method of mitigation. This operation will minimise the damage by allowing the clean severance of exposed roots and preventing ‘ripping’ damage, a problem commonly associated with mechanical excavation.

3.5.6 **Site Compound**

- 3.5.6.1 The site compound, which typically includes the site office, mess facilities, toilets, storage of materials and parking, must be located away from all of the trees and outside their RPAs. Care should also be taken to prevent soil contamination from chemical spillages, including petrol, diesel and oils.

3.5.7 **Tree Shade**

- 3.5.7.1 If issues relating to shade due to the trees are considered to be present, then a shade specialist (or alternative expert) should be consulted and the associated shade cast plans produced, detailing any mitigation measures which could be implemented to the design in order to reduce these issues.

3.5.8 **Landscaping**

- 3.5.8.1 Proposed fence lines may be constructed within the RPA of a tree if necessary, providing that appropriate considerations are taken with regards to the well-being of the effected tree. As such, no continual trenching is to be undertaken within the RPA (e.g. for small walls onto which panel fencing is installed). Excavations must be kept to a minimum and therefore only fence designs requiring intermittent posts will be acceptable within the RPA. Fences should also be kept as far away from the main stems of the trees as is reasonably possible.
- 3.5.8.2 Any patios, garden paths or other hard surfaces within RPAs which may not be shown on the projected layout (**Appendix 6**), and in addition to those mentioned in **Section 3.5.3** (hard surfacing), may be constructed using no-dig techniques, and are implemented in accordance with BS5837: 2012. If there is any concern of damaging retained trees, further advice should be sought from a qualified Arboriculturalist.
- 3.5.8.3 No ground level changes are to be undertaken within the RPAs of retained trees, unless otherwise stated or agreed with the appointed Arboricultural Consultant or the LPA. The requirement to raise/lower ground levels within RPAs must be communicated to these parties at the earliest practical convenience.

4. Summary

- 4.1 The surveyed trees are situated off-site within the adjacent Church graveyard and are all situated within an Area Tree Preservation Order
- 4.2 It is proposed to construct a single detached residential dwelling within the side garden area of the subject property. Also forming part of the proposals is the re-surfacing of the ground to the frontage to create suitable parking for the proposed dwelling.
- 4.3 The arboricultural implications of the development have been considered and are discussed in **Section 3**.
- 4.4 Some trees require pruning works in order to facilitate the construction of the dwelling or to create suitable clearances post construction. Tree works required to accommodate the proposed scheme are detailed in *italics* in the tables at **Appendix 1**.
- 4.5 All development work carried out in close proximity to trees should be done so in a manner sympathetic to their needs. Otherwise the condition of the trees may deteriorate in the months and years following the development, leading to a loss of amenity and potentially hazardous trees.
- 4.6 The protection of retained trees can be achieved by the creation of a Construction Exclusion Zone based on the Root Protection Area of a tree. The Root Protection Area of each tree or group is marked on the Tree Constraints Plan at **Appendix 5**.
- 4.7 The proposed development should be accompanied by an Arboricultural Method Statement (AMS) & Tree Protection Plan detailing the specific protection measures necessary for each tree. This should specify the required fencing standard and positions (the creation of the Construction Exclusion Zone), acceptable construction techniques and necessary tree works.
- 4.8 Upon instruction JCA are able to provide a comprehensive Arboricultural Method Statement & Tree Protection Plan in order to ensure the continued health of trees throughout the proposed development. We are also able to provide tree planting schemes and organise tree works.
- 4.9 The data gained during the original survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, the report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

Appendices

Tree Ref.	Age	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread			Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name				Botanical Name	N	W								
T 1	Mature	18	6	#65	5	5.75	3	Situated on adjacent land within the Church graveyard. Twin-stemmed at 3m with a slightly unbalanced canopy, which overhangs the subject site. Holly and Elder shrubs at the base prevented a detailed inspection.	<i>Crown reduce the north-eastern section of the canopy by 2.5m to facilitate the proposed scheme.</i> <i>Root pruning required under Arboricultural supervision when excavating for the foul water drain.</i>	GOOD	GOOD	MOD	MOD	40+	1 B 2
T 2	Mature	13	3	48	2.5	3.5	3.5	Situated on adjacent land within the Church graveyard. Twin-stemmed at 2.5m with a slightly unbalanced canopy, which overhangs the subject site. Leaf litter at the base. Decay present on the main stem. Moderate deadwood noted.	<i>Prune back to the boundary to facilitate the proposed scheme.</i> <i>Root pruning required under Arboricultural supervision when excavating for the foul water drain.</i>	FAIR	FAIR	LOW	HIGH	10+	C 2
G 3	Semi-mature	8	2+	<10	See Plan			Situated on adjacent land within the Church graveyard. Self-seeded trees with Ash Dieback. Overhanging the boundary of the subject property in places.	Monitor condition on a biennial basis for signs of decline due to Ash Dieback. <i>Prune back to the boundary to facilitate the proposed scheme.</i>	POOR	FAIR	LOW	MOD	10+	C 2
T 4	Mature	17	3	#85	8.5	8	7.5	Situated on adjacent land within the Church graveyard. Single-stemmed and vertical with a balanced canopy, which overhangs the subject site. Epicormic growth at the base prevented a detailed inspection.	No action required at present.	GOOD	GOOD	MOD	MOD	40+	1 B 2

Appendix 2: Explanation of Tree Descriptions

A2.1 Measurements/Reference Information

- A2.1.1 *REF NUMBER*. All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.
- A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.
- A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.
- A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.
- A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.
- A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.
- A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.
- A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH*. The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.
- A2.1.9 *NHBC WATER DEMAND*. The water demand of each tree is listed in accordance with current NHBC Standards. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

A2.2 Evaluations

A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.

A2.2.2 *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.

A2.2.3 *LIFE EXPECTANCY* is classed as; 0, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.

A2.2.4 *AMENITY VALUE*. A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.

A2.2.5 *PRIORITIES*. 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.

A2.3 Retention Categories

A2.3.1 *A (marked green on the Tree Constraints Plan) = Trees of high quality.*

These trees are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).

A2.3.2 *B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality.*

These trees are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).

A2.3.3 *C (marked in grey on the Tree Constraints Plan) = Trees of low quality.*

These trees are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).

A2.3.4 Trees categorised as retention category 'A', 'B' or 'C' are then justified by being further divided into 3 subcategories:

1 = Mainly arboricultural qualities.

2 = Mainly landscape qualities.

3 = Mainly cultural values, including conservation value.

A2.3.5 U (marked in red on the Tree Constraints Plan) = Trees usually unsuitable for retention due to poor condition.

These trees are 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. This may be due to any of the following:

- 1) Failure is likely due to serious, irredeemable, structural defects.
- 2) Removal of other category U trees will render them exposed and unstable.
- 3) They are in serious, overall decline or are dead.
- 4) They are of low quality and suppressing adjacent trees of better quality.
- 5) Diseases are present which may affect the health of adjacent trees.

These trees should be removed or treated in such a way as to make them safe where they have high ecological value, such as in a woodland setting.

Appendix 3: General Guidelines

- A3.1 All tree work should be undertaken to BS 3998: 2010 '*Recommendations for tree work*' or other recognised industry practice.
- A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A3.3 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 therein.
- A3.4 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.
- A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A3.6 It is advisable to have trees inspected by an arboricultural consultant on a regular basis.

Appendix 4: 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.

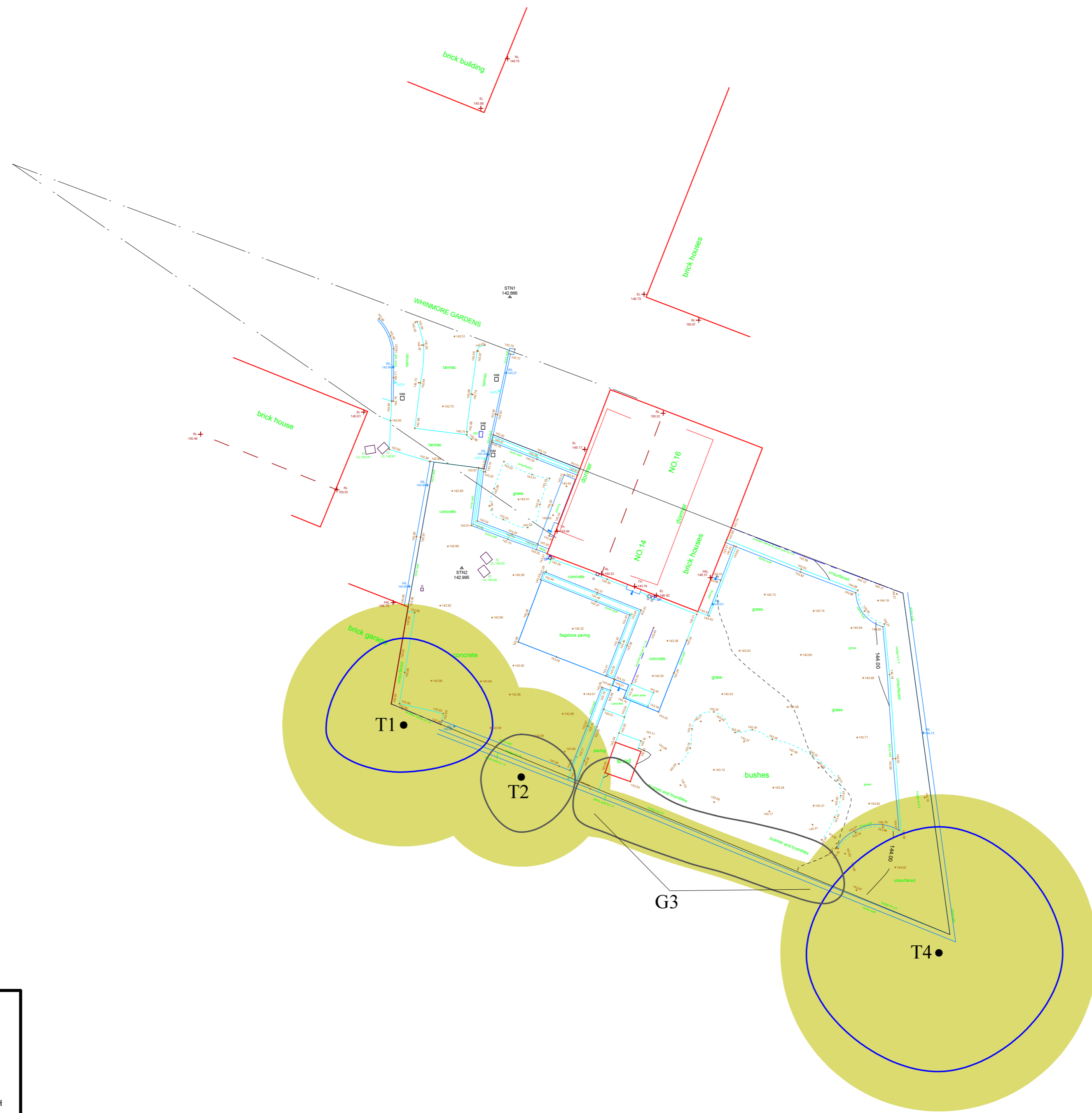
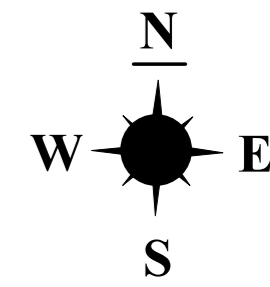
Mick Eltringham *ND (Forestry).* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford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

Dan Kemp *FdSc (Arboriculture), BTEC National Diploma(Arboriculture), National Certificate In Horticulture, City & Guilds In Horticulture.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive Botanical and Mycological expertise. 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), TechArborA.* 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.

David de Peña *BSc (Hons) Ecology and Conservation.* After earning his degree from Manchester Metropolitan University, David worked as an ecologist at various consultancies, contributing to a wide range of projects, including major infrastructure projects across the UK. More recently, David transitioned to arboriculture and served as a surveyor for Manchester City of Trees, where he participated in a project to quantify the value of Greater Manchester's woodlands and trees.

Stella Bolam *Dip Arb L4 (ABC), TechArborA.* Stella joined JCA having previously worked at a Local Authority as a Community Forestry Project Development Officer for over two years. She holds a degree in English, gained her Level 4 Diploma in Arboriculture in 2023 and was elected as a Board Trustee for the Arboricultural Association in 2022.



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 22438a/ChC)

**Appendix 5:
Tree Constraints Plan**

ADDRESS: 14 Whinmore Gardens,
Gomersal, Cleckheaton, BD19 4HG.
JCA REF: 22438a/ChC

SCALE : 1:200 PAPER SIZE : A2
SURVEYED BY: CC DRAWN BY: CC APPROVED BY: LW

BRITISH STANDARD 5837:2012: 4.5
RETENTION CATEGORIES
Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA

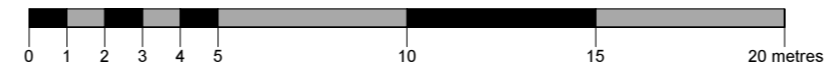


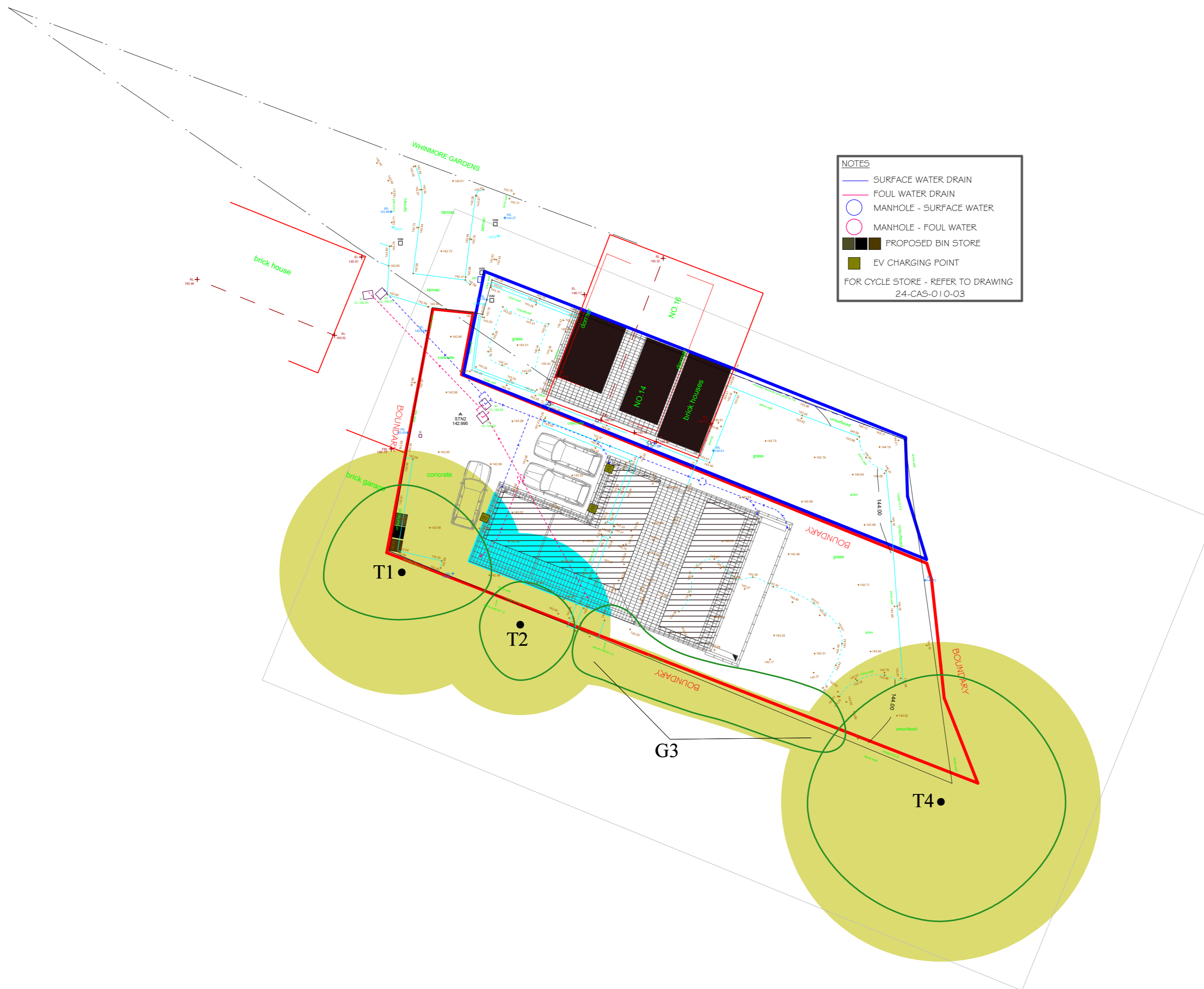
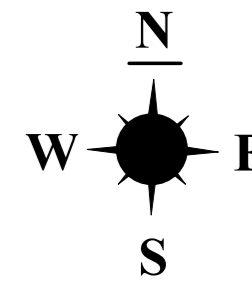
Root Protection Area: RPA

THE ROOT PROTECTION AREA SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.





- NOTES**
- SURFACE WATER DRAIN
 - FOUL WATER DRAIN
 - MANHOLE - SURFACE WATER
 - MANHOLE - FOUL WATER
 - PROPOSED BIN STORE
 - EV CHARGING POINT
 - FOR CYCLE STORE - REFER TO DRAWING 24-CAS-010-03

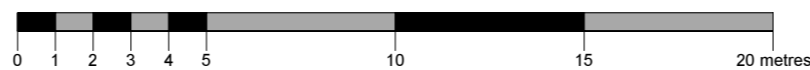
THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 22438/ChC)

Appendix 6: Arboricultural Implications Plan

ADDRESS: 14 Whinmore Gardens, Gomersal, Cleckheaton, BD19 4HG.
JCA REF: 22438a/ChC

SCALE : 1:200 PAPER SIZE : A2

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA ENCRoACHED BY THE PROPOSED DWELLING; SPECIALIST FOUNDATIONS REQUIRED IN ORDER TO MINIMISE ROOT DISTURBANCE



Appendix 7: Proposed Site Plan

NOTES

- SURFACE WATER DRAIN
- FOUL WATER DRAIN
- MANHOLE - SURFACE WATER
- MANHOLE - FOUL WATER
- PROPOSED BIN STORE
- EV CHARGING POINT

FOR CYCLE STORE - REFER TO DRAWING 24-CAS-010-03

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Concept - Architecture & Structural Design Ltd. can not be responsible for the accuracy or scale of base plans submitted to them.

Contractors must verify all dimensions and levels on site prior to the commencement of any works or making shop drawings. If any discrepancies are found, they are to be reported to Concept - Architecture & Structural Design Ltd. before any work commences.

Where applicable, dimensions and details to be read in conjunction with specialist consultant drawings. Any discrepancies to be reported to the contractor before any works commence.

Do not scale off drawing, work to figured dimensions only.

The owner and or main contractor are responsible for obtaining all necessary services information for: water supply pipes & water mains, foul & surface water drains & sewage pipes, gas supply & main pipes, electricity supply & cables underground/above ground & all telecoms & I.T. equipment on/immediately around the site and which might be effected by the proposed building works.

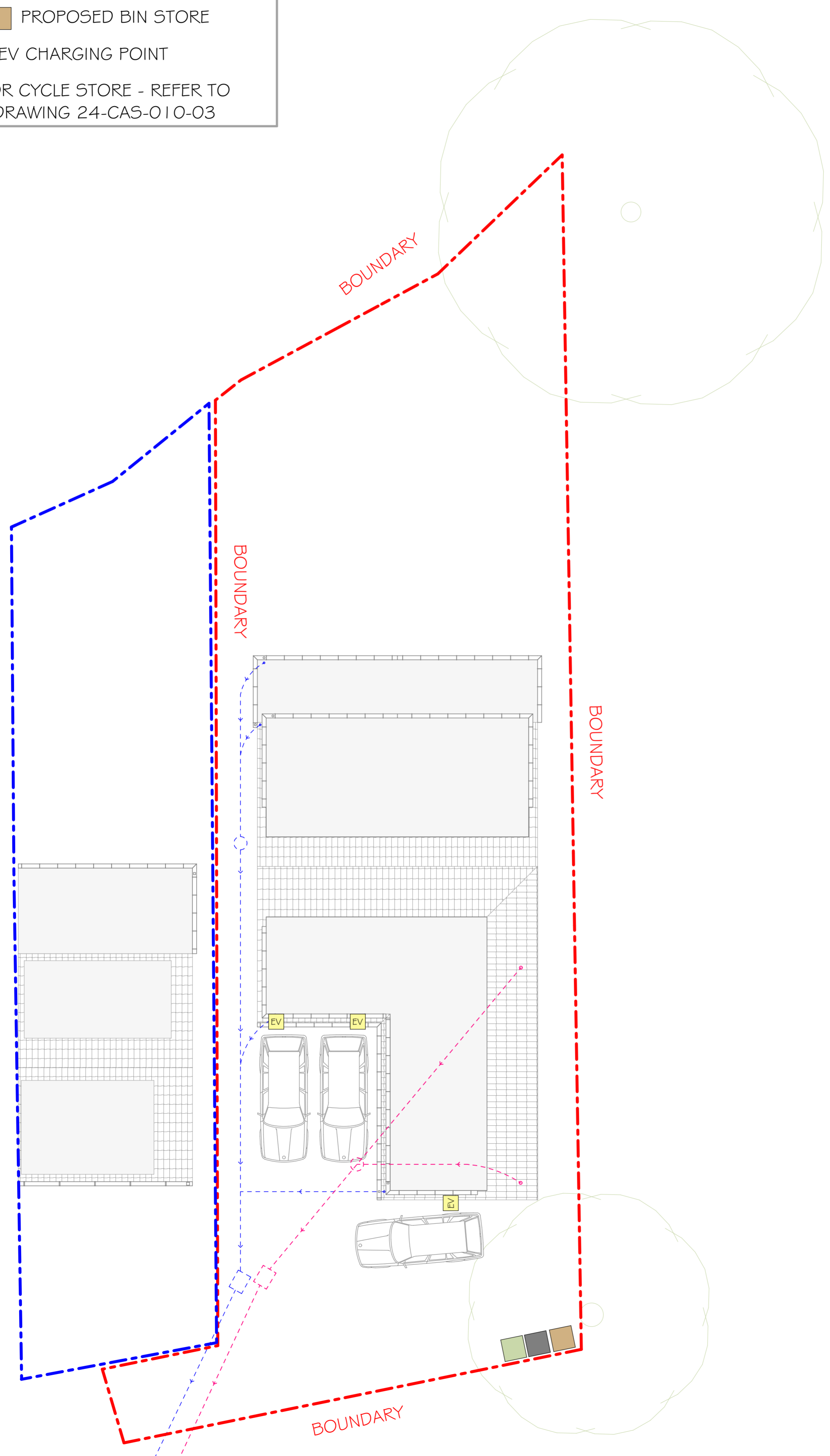
Any services indicated on the drawings & their position & size etc. must be checked & established by the main contractor. The contractor must either allow a contingency for the possible moving of services or note exclusions in their tender.

CDM 2015 Regulations

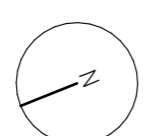
The construction and Design Management (CDM) Regulations 2015 apply in full to all construction works.

The client must now appoint and instruct a principle Designer and Principle Contractor.

Concept Architecture and Structural Design Ltd can act as the Principle Designer under instruction and appointment from the client.



PROPOSED SITE PLAN
1:100@A2



Rev No.	Date	Revisions	Dr	Ch

0 1m 2m 3m 4m 5m 6m 7m

Scale - 1:100 @ A2



CONCEPT
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Project - PROPOSED NEW DWELLING - 14A WHINMORE GARDENS		
Client - 14 WHINMORE GARDENS, CLECKHEATON, GOMERSAL, BD19 4HG. Mr. P. Brook		
Title - PROPOSED SITE PLAN		
Drawn/Checked - J.W.	Dwg. Status - PLANNING	
First Issue - OCT 2024	Scale - 1:100@A2	
Job No. 24-CAS-010	Drawing No. 02	Revision No.

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.

Charles Cocking *FdSc (Arboriculture) MArborA.*

6th November 2024

For and on behalf of *JCA Ltd*

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- British Standard 5837 Tree Surveys
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- Arboricultural Method Statements (AMS)

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- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- 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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