TREE CONSULTANTS

ARBORICULTURAL METHOD STATEMENT

to BS 5837:2012 at:

The Priory, Whitechapel Road, Cleckheaton, BD19 6HQ

This document describes how the trees will be protected and managed during the development of this site. It explains how and when the protection measures must be installed and maintained throughout the development.

A copy of this document report must be permanently available on site for the duration of all development activity and should be referenced for practical guidance on how to protect the retained trees at this site.

Prepared for:
Highstone Building Services

Date: *February 2025*

Reference: *AWA6460AMS*

TMP006 – D
Template Revision 01
Auth By: APW
Date: 09/09/2024

Institute of Chartered Foresters
Registered Consultant

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1. Introduction

1.1 Instruction

1.1.1 We were instructed by Highstone Building Services to prepare an arboricultural method statement for the proposed development.

1.2 Purpose

1.2.1 This method statement has been prepared in order to demonstrate that the development operations at this site can be undertaken with minimal risk of adverse impact on the trees to be retained.

1.2.2 This method statement conforms to BS 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*. It is based on the arboricultural data, collected at a site visit during December 2024, detailed within Appendix 4 of this report.

1.3 Description of Development

1.3.1 It is proposed to demolish the existing building and build a new residential development with associated access, parking, landscaping and facilities. The proposed development layout has been provided by my client and is the basis for the Tree Protection Plan at Appendix 5.

1.4 Details of Consent

1.4.1 Planning consent is subject to this method statement being agreed upon in advance by the Local Planning Authority. The contents of this report must be adhered to, before, during, and after the construction phase.

1.4.2 As such, no equipment, machinery or materials shall be brought onto the site in connection with the development until this arboricultural method statement detailing tree management and tree protection measures has been submitted to and approved by the Local Planning Authority.

1.5 Legal

1.5.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them.

1.5.2 Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

1.5.3 An online search was undertaken with Kirklees Metropolitan Borough Council on 05/02/24 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. Some trees at the site are protected by a Tree Preservation Order, and as such these trees are legally protected. The site is not situated within a Conservation Area.

1.5.4 The accessed map image from mapping.kirklees.gov.uk is detailed below:



1.5.5 Before carrying out any works to protected trees the permission of the local planning authority is required. There are large potential penalties

for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

1.5.6 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).

1.5.7 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

1.5.8 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

1.5.9 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

1.5.10 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

2. Method Statement Timeline

2.1 Overview of Sequence of Operations

2.1.1 In overview, it is necessary to undertake the following sequence of operations in relation to arboricultural input for development operations.

1 Method statement approved by the LPA

2 Undertake tree works

3 Install tree protection measures

4 Pre commencement meeting/ confirm fencing is as specified

5 Demolish pub and construct new development

6 Remove tree protection fencing and undertake paving/soft landscaping within RPAs.

2.2 Specific Sequence of Operations

2.2.1 The following timeline table informs the key principles for development operations proceeding in relation to arboricultural requirements conditioned as part of this method statement.

2.2.2 The actions and timescales within this table must be adhered to in order to discharge the arboricultural method statement planning condition for this site.

2.2.3 The precise timing and order of some of the development operations may need to be changed due to site specific operational requirements, yet any operations that may affect the trees on the site must be done so under arboricultural supervision by a suitably qualified person appointed by the contractor.

Sequence of Operations		
Stages	***Action***	***Arboricultural Input***
1 Approval	This AMS is submitted to and approved in writing by the LPA.	If necessary, liaise with contractor and LPA to discuss methodologies detailed.
2 Tree Works	Tree removals and pruning works shall be carried out as the first operation on site, in accordance with Appendix 4 and as detailed in section 3.1.	Review the tree work requirements with the tree contractor. If necessary, liaise with the contractor on site during tree works.
3 Tree Protection	Installation of the tree protection measures will take place as shown at Appendix 5, prior to any storage of plant, materials and machinery.	If necessary, liaise with the contractor installing the tree protection measures until completed to the standard specified in this method statement.
4 Site Meeting	Following installation of tree protection measures, the LPA shall be invited to inspect the fencing and discuss any other site operations that have implications for trees.	Meeting with a representative of the LPA and the site manager. Alternatively, contractor can confirm the protection measures, and tree works are as specified by taking photographs.
5 Demolition and Construction	Undertake the demolition of structures associated with the existing buildings on site and undertake the construction of the new development.	If necessary, liaise with the local authority and the site foreman to ensure any issues are adequately resolved.
6 Site Finishing	Removal of tree protection fencing must only be undertaken when all site traffic and machinery has left the site. Undertake associated landscaping within RPAs.	If acceptable to the LPA, the contractor can take photographs of the site to give to the LPA to gain approval for the removal of the tree protection fencing.

3. Tree Management

3.1 Tree Works

3.1.1 Tree Removals: Ash trees T22, T23 and T26 are required for removal to facilitate the development.

3.1.2 Sycamore T25 and Lime T30 are recommended for removal regardless of the development, due to their poor condition and significantly limited prospects.

3.1.3 All tree work must be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.1.4 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

4. Tree Protection

4.1 Tree Protection Fencing

4.1.1 The tree protection fencing for this site should be located as shown on the Tree Protection Plan at Appendix 5 (as illustrated with a thick purple line).

4.1.2 The tree protection fencing will be appropriate to the degree and proximity of likely construction works. In this instance, due to the ground conditions an adequate level of protection for the trees could be provided by secured 'Heras' type fencing, of welded mesh panels on rubber or concrete feet (see Figures at Appendix 1 for examples).

4.1.3 The precise fencing location may need to be slightly adjusted on site due to local site conditions but is not expected to differ from that shown on the Tree Protection Plan. The final fencing position must be agreed on by the LPA before the commencement of any site works.

4.1.4 The tree protection fencing details should be incorporated into relevant subsequent plans, method statements used for design purposes and construction drawings issued for use on site, to ensure that all interested parties are fully aware of the areas in which access

and works may and may not take place.

4.1.5 The fencing should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence (see Appendix 1 for an example). The fencing panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins or mounted on a block tray (see Appendix 1 for an example).

4.1.6 The area enclosed by the fencing is referred to as the Construction Exclusion Zone (CEZ); this area should be considered a restricted area. No pedestrians, vehicles, storage of materials, equipment or machinery should be allowed within the CEZ unless specified in this method statement. The site manager must ensure that all personnel are aware of the restrictions that apply to the fenced-off area.

4.1.7 Once the fencing is erected, waterproof warning signs labelled 'Tree Protection Area' should be placed at 3m intervals to ensure that all personnel are aware of the restrictions that apply to the fenced-off area (see at Appendix 1 for example signs).

4.1.8 The tree protection fencing should be inspected for faults or damage by the site manager or other responsible named person on a regular basis and a written record kept. Any faults or defects should be repaired or replaced as soon as is reasonably practicable. The Tree Protection Fencing shall not be removed, breached or altered without prior written authorisation from the local planning authority and under arboricultural supervision by a suitable named responsible individual appointed by the site manager.

5. Works Close To Retained Trees

5.1 Demolition

5.1.1 The demolition of the existing pub at the site will take place close to and within the RPAs of retained trees T13 – T21.

5.1.2 The demolition works should not adversely impact on the health or future condition of the trees provided the demolition is undertaken from the east and south, inwards from within the footprint of the existing

building (often referred to as "top down, pull back"), with care taken not to damage the overhanging crowns.

5.1.3 All plant and vehicles engaged in the demolition works should operate outside of the RPAs of retained trees.

5.1.4 Where an existing hard surface is scheduled for removal, care should be taken not to disturb tree roots that might be present beneath it. Hand-held tools should be used to remove the existing surface, working backwards over the area. If a new hard surface is to be laid, it might be preferable to leave any existing sub-base in situ, augmenting it where required.

5.1.5 The advice of the project arboriculturist should be sought where underground structures present within the RPA are, or will become, redundant. In general, it is preferable to leave such structures in situ, as their removal could damage adjacent tree roots.

5.1.6 The demolition of the existing pub building should be carried out under arboricultural supervision and a written record kept at Appendix 3.

5.2 New Boundary Fencing

5.2.1 New boundary fencing is to be installed within the RPAs of retained trees T14 – T21 and T27 – T29.

5.2.2 The encroachment into the trees' RPAs should not significantly adversely impact on the health or future condition of the trees, provided posts and panels type footings are used as opposed to strip footings, with the holes for the posts dug by hand, avoiding significant tree roots where possible.

5.3 Drainage and Utilities

5.3.1 New drainage and underground utilities are to be positioned outside of the RPAs of retained trees, and above ground utilities will be routed away from areas where they are likely to interfere with the retained trees' crowns.

5.3.2 NJUG 10: Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees should be considered when installing

services.

5.4 Additional Precautions

5.4.1 Allowance should be made for operations outside of the CEZ that could indirectly impact on trees. Including space for site huts, temporary toilet facilities (including their drainage) and other temporary structures; and space for storing (whether temporary or long-term) materials.

5.4.2 Care must be taken to prevent contamination with chemical spillages, including petrol, diesel and oils. Cement mixers and any other toxic materials should not be permitted within the RPA of the trees. Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA.

5.4.3 Fires on the site should be avoided if possible. Where they are unavoidable, and approved by the Local environmental health authority, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be considered when determining its location, and it should be attended always until safe enough to leave.

5.5 Post Construction Landscaping

5.5.1 Many of the trees on site may be subject to some form of landscaping or seeding beneath their canopies after the development phase. At this stage the protective fencing will have been removed and the properties may be occupied.

5.5.2 Landscaping works should be carried out in such a way as to avoid ground level changes or deep digging. Tractor mounted rotovation or other mechanised cultivation methods must not be used.

5.5.3 No heavy machinery should be brought into the vicinity of retained trees.

5.5.4 Herbicides should be appropriate for the purpose and should not be used in such a way as to damage any retained trees or vegetation.

6. Signature

I trust this report provides all the required information.

Signed



.....

Adam Winson
Chartered Arboriculturist, MSc, BSc (Hons), MICFor, AIEEM

5th February 2025

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Appendix 1: Images and Figures

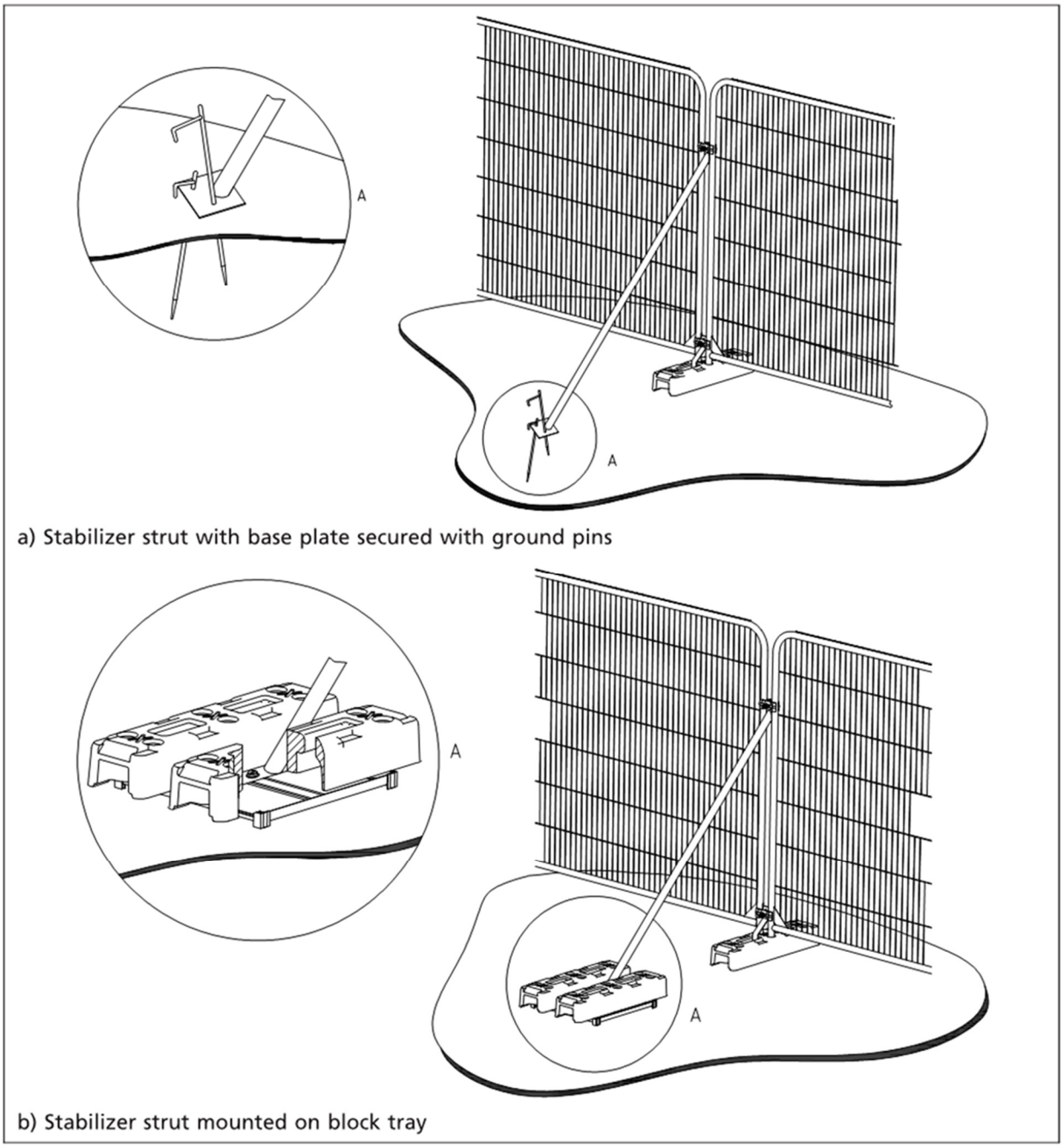


Figure 1: Secured 'Heras' type fencing with stabilizing system and fixed central pins (©BSI)



Figure 2: Secured 'Heras' type fencing with stabilizing system and anti-tamper couplers



Figure 3: Anti-tamper couplers to secure fencing and avoid unauthorised access



Figure 4: Warning sign for fencing



Figure 5: Example of A3 correx tree protection warning sign fixed to fencing panel

Appendix 2: Relevant Contact Details

Contact Name	Organisation/ Details	Contact Number	Contact E-mail
Daisy Airstone	Highstone Building Services	01484 504 222	daisyairstone@histonegroup.co.uk
Adam Winson	AWA Tree Consultants Ltd	0114 272 1124	adam@awatrees.com
Joe Robertson	Kirklees Council Tree Officer	01484 414 909	dc.admin@kirklees.gov.uk

Appendix 3: Record of Arboricultural Supervision

Required Site Visits	
Name of Site Inspector/ Arboricultural Consultant	
Supervision Stages	**Comments/ Required Actions**
Site visit 1: Inspect the tree protective fencing and ground protection boards prior to any development works. Confirm tree protection completed to the standard specified in this method statement.	***Signed and Dated***
Site visit 2: Supervision of contractors during construction hard-surfaces within RPA of retained trees.	***Signed and Dated***
Site visits - Monthly: Supervise any other sensitive operations, if required, as they arise in relation to trees.	***Signed and Dated***
Additional Comments/ Required Actions:	
Signed and Dated	

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Cherry	*Prunus avium*	Early-mature	14	1	550	Yes	4	3	11	6	2	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Cavities. Minor dieback. Minor deadwood	Heavily Ivy covered on stem preventing detailed inspection. Crown also has heavy Ivy cover. On raised section of land approx 1m above the road.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T2	Horse Chestnut	*Aesculus hippocastanum*	Early-mature	16	1	500	Yes	4	3	6.5	7	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Fair	Good	20 to 40 yrs	Moderate	B	No works required to facilitate the development.
T3	Sycamore	*Acer pseudoplatanus*	Semi-mature	15	1	400	Yes	4	2	6.5	3.5	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Good	Good	>40 yrs	Moderate	C	No works required to facilitate the development.
T4	Horse Chestnut	*Aesculus hippocastanum*	Early-mature	16	1	600	Yes	3	4	8	2	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Minor cavities	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown. Some old pruning wounds are beginning to form minor cavities.	Fair	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T5	Horse Chestnut	*Aesculus hippocastanum*	Early-mature	17	1	550	Yes	8	2	6.5	4	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Major cavity	Old pruning wounds. Minor dieback. Minor deadwood. Cavities	Limb over access road has previously torn out leaving large wound with decay. Likely limited long term prospects. On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Poor	Fair	10 to 20 yrs	Moderate	C	No works required to facilitate the development.

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T6	Ash	*Fraxinus excelsior*	Early-mature	16	1	750	Yes	2	2	3	4	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Fair	Fair	10 to 20 yrs	Moderate	C	No works required to facilitate the development.
G7	Hawthorn	*Crataegus monogyna*	Semi-mature	3	10+	70 avg.	Yes	2	See plan.				Group of planted Hawthorn saplings forming a long hedge at the base of the trees along this section. Continues off site northwards.				Fair	Good	>40 yrs	Low	C	No works required to facilitate the development.
T8	Ash	*Fraxinus excelsior*	Mature	17	1	700	Yes	7	1	8.5	6	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T9	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	1	480	No	3	3	7.5	3.5	1	Limited access around base	Single stemmed. Slight lean. Old pruning wounds. Epicormic growths. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Leaning east.	Good	Fair	>40 yrs	Low	C	No works required to facilitate the development.
T10	Ash	*Fraxinus excelsior*	Early-mature	18	1	650	No	7	2	4	2	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Stage 2 Ash Dieback Disease. Bird box attached to stem.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T11	Sycamore	*Acer pseudoplatanus*	Semi-mature	4	1	280	No	2	1	1.5	1	2	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Has recently been heavily topped and pruned.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T12	Ash	*Fraxinus excelsior*	Early-mature	18	1	650	No	7	5	9	5.5	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Overhanging the existing pub roof.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T13	Sycamore	*Acer pseudoplatanus*	Semi-mature	10	1	390	No	2	3	3	5	5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T14	Ash	*Fraxinus excelsior*	Mature	18	1	760	Yes	8	5	8	3	7	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Overhanging the existing pub roof.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T15	Sycamore	*Acer pseudoplatanus*	Mature	18	1	660	No	4	5	5	7	7	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T16	Sycamore	*Acer pseudoplatanus*	Semi-mature	5	1	300	Yes	2	1	4	1	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Has recently been heavily topped and pruned.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T17	Ash	*Fraxinus excelsior*	Mature	18	1	650	Yes	10	4	7	5	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T18	Sycamore	*Acer pseudoplatanus*	Semi-mature	15	1	450	Yes	4	2	5	3	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T19	Ash	*Fraxinus excelsior*	Early-mature	16	1	600	Yes	3	4	6	2	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood	Ivy covers stem and is creeping into crown. Dieback and deadwood within the crown, with likely limited long term prospects.	Poor	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
T20	Sycamore	*Acer pseudoplatanus*	Semi-mature	16	1	450	No	4	4	6	2	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	>40 yrs	Low	C	No works required to facilitate the development.
T21	Sycamore	*Acer pseudoplatanus*	Semi-mature	16	1	500	No	3	2	4	2	5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Moderate dieback		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T22	Ash	*Fraxinus excelsior*	Semi-mature	10	1	370	Yes	2	3	2	1	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage	Old pruning wounds. Minor dieback. Minor deadwood	North west has a large long section of exposed heart wood.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate the development.
T23	Ash	*Fraxinus excelsior*	Semi-mature	10	1	390	No	3	2	6	6	6	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Tire swing attached to crown.	Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.
T24	Hawthorn	*Crataegus monogyna*	Semi-mature	7	1	200	No	1	2	2	3	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T25	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	2	150, 200	No	2	2	4	2	4	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Major cavity	Old pruning wounds. Minor dieback. Minor deadwood	3rd limb has been pruned or has failed previously leaving large wound with epicormics growths.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of the development.
T26	Ash	*Fraxinus excelsior*	Semi-mature	13	1	400	No	7	1.5	4	4	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.

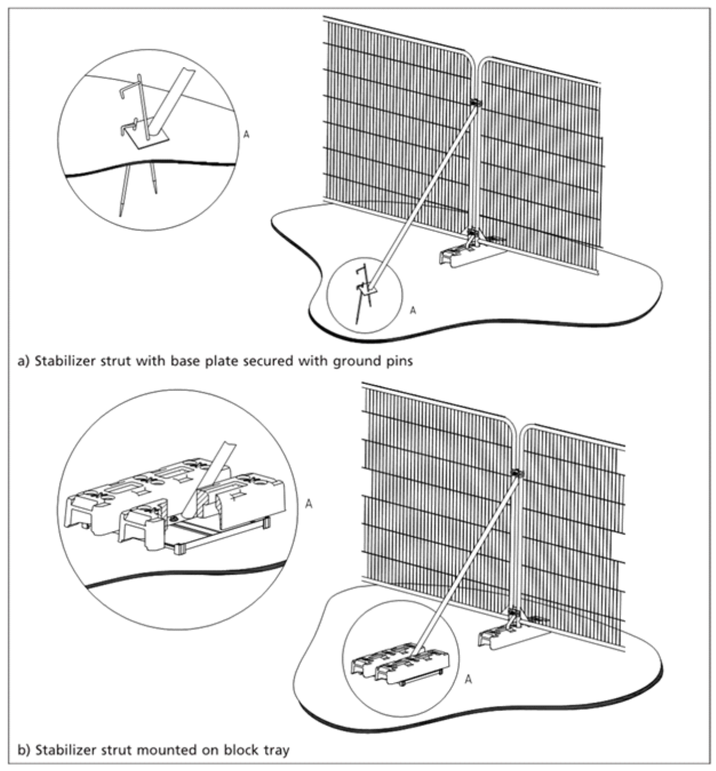
	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T27	Lime	*Tilia x europaea*	Mature	18	1	810	No	6	7	8	8	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood	Within churchyard grounds.	Good	Good	>40 yrs	High	A	No works required to facilitate the development.
T28	Lawson Cypress	*Chamaecyparis lawsoniana*	Semi-mature	7	1	150	Yes	1	2	2	2.5	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T29	Lawson Cypress	*Chamaecyparis lawsoniana*	Semi-mature	6	1	170	Yes	1	1	1.5	2.5	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T30	Lime	*Tilia x europaea*	Semi-mature	11	1	310	No	4	4	1	0.5	0.5	Limited access around base	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Moderate dieback. Minor deadwood	Heavily leaning over pub car park. Moderate dieback in the crown.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of the development.
T31	Sycamore	*Acer pseudoplatanus*	Mature	17	1	630	No	4	6	6	7.5	6	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Small grave at base.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T32	Lime	*Tilia x europaea*	Semi-mature	8	2	120, 170	No	2	4	3	4	3	No visual defects	Vertical. Twin stemmed at base. Old pruning wounds. Epicormic growths. Stubs. Minor cavity. Minor decay	Old pruning wounds. Minor dieback. Minor deadwood	Moderate cavity at base of eastern stem with decay.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
T33	Sycamore	*Acer pseudoplatanus*	Early-mature	17	1	600	No	4	4	5	5	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T34	Sycamore	*Acer pseudoplatanus*	Early-mature	17	1	500	Yes	4	5	5	1.5	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T35	Lime	*Tilia x europaea*	Early-mature	17	1	630	No	3	2	6	4.5	3	No visual defects	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Slight lean east. Small grave at base.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T36	Lime	*Tilia x europaea*	Early-mature	17	1	610	No	2	3	5	5	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T37	Lime	*Tilia x europaea*	Early-mature	17	2	260, 760	No	4	4	11	4	3	Limited access around base	Twin stemmed at base. Slight lean. Old pruning wounds. Epicormic growths. Stubs. Bark damage	Minor dieback. Minor deadwood. Old pruning wounds	Larger stem is significantly leaning east and has a moderate cavity.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T38	Lime	*Tilia x europaea*	Early-mature	18	1	700	No	4	6	3.5	7	5.5	Limited access around base	Single stemmed. Slight lean. Stubs. Old pruning wounds. Epicormic growths	Old pruning wounds. Minor dieback. Minor deadwood	Leans east.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T39	Sycamore	*Acer pseudoplatanus*	Early-mature	16	1	500	No	6	5	5	4	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T40	Lime	*Tilia x europaea*	Semi-mature	11	1	370	No	4	1	4	6	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.

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Inset 1: 'Heras' Tree Protection Fencing



Existing building footprint and associated hard standing provides adequate protection to RPAs here

Summer House

Communal Garden Space

Land Registry Boundary

Existing fence to be relocated to land ownership boundary

If new hard suface is to be laid, leave existing sub-base in situ and augment it where required

Ash saplings

Private Garden for GF Units

Private Garden for GF Units

Planting

BINS

Parking for 8 spaces

Hawthorn

Dead Elder

T21 T20 T19 T18 T17 T16 T15 T14 T13 T12 T11 T10 T9 T8 G7 T6 T5 T4 T3 T2 T1

T22 T24 T23 T25 T26 T27 T30 T31 T32 T29 T28 T33 T34 T35 T36 T37 T38 T39 T40

1.5 m
2.5 m
3.0 m
3.0 m

Demolition of existing pub to take place inwards within the footprint of the building from east and south. Take care not to damage overhanging crowns of T13 - T21

Existing retaining walls provide adequate protection to trees here

Existing retaining walls provide adequate protection to trees here

NORTH





Inset 2: Warning Sign for Tree Protection Fencing

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Appendix 5:
Tree Protection Plan

The Priory, Whitechapel Road, Cleckheaton
Ref: AWA6460AMS

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A1

	TREES TO BE RETAINED
	TREES TO BE REMOVED
	TREE STEM
	TREE STEM TO BE REMOVED
	TREE PROTECTION FENCING
	RPA: ROOT PROTECTION AREA