

**ARBORICULTURAL METHOD STATEMENT
to BS 5837:2012
at
Bradley Hall
Lower Quarry Road
Bradley
Huddersfield
West Yorkshire
HD2 1FN**

Client:
GCA Holdings Ltd

Client Address:
Unit 31, Acorn Business Centre
Balme Road
Cleckheaton
West Yorkshire
BD19 4EZ

JCA Ref:
21655-B/AJB

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1. Introduction

1.1 Purpose of the Method Statement

- 1.1.1 This Arboricultural Method Statement has been prepared to ensure good practice in the protection of retained trees during the development at **Bradley Hall, Lower Quarry Road, Bradley, Huddersfield**.

1.2 Terms of Reference

- 1.2.1 JCA Limited is instructed by **GCA Holdings Ltd** to prepare an Arboricultural Method Statement for the proposed development, based on our arboricultural report dated 2nd February 2024 (JCA Ref: **21655/AJB**). 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 The proposed development will consist of the conversion of the existing building for part residential and part storage purposes, the erection of a new storage unit and the construction of a new access driveway.
- 1.2.3 The following drawings have been provided and these are the basis of the Arboricultural Method Statement and the Tree Protection Plan at **Appendix 4**:
- Topographical Survey (Drawing Ref. **NDP390SP**).
 - Development Layout (Drawing Ref. **Bradley Hall Farm**).

1.3 Status of the Method Statement

- 1.3.1 This Arboricultural Method Statement should be included as part of the specification and schedule of works issued to the building contractor and can form part of the contract.
- 1.3.2 This Arboricultural Method Statement should be available on site for inspection by the local authority, contractors and other relevant persons.

2. Tree Works Prior, During and Post Construction

2.1 Tree Works Prior to Construction

- 2.1.1 Prior to any construction activity, the first operation on site will be the undertaking of the necessary arboricultural works, as described at **Appendix 1**.
- 2.1.2 The tree works include:
- The removal of **T5**, for arboricultural reasons.
 - The removal of three trees within **G3** (as shown in red on the plan at **Appendix 4**) and **T7**, to facilitate the proposed development.

2.2 Tree Works During or Post-Construction

- 2.2.1 In this case, no tree works are envisaged to be required during or after the construction phase.
- 2.2.2 Damage to trees during the construction phase will be prevented by the installation of the temporary protective barrier (fencing and ground protection), to create a Construction Exclusion Zone (CEZ). All persons on site must be aware of limitations that apply within the CEZ (please refer to **Section 3.1.3**).
- 2.2.3 If any trees on site are damaged, this must be immediately reported to JCA to agree on appropriate remedial action. Contact numbers for all parties can be found at **Section 7**.

2.3 Recommendations For Tree Works

- 2.3.1 All work must be undertaken to BS 3998: 2010 - *Recommendations for tree work* and carried out by qualified, experienced and, ideally, Arboricultural Association approved contractors who must be adequately insured.
- 2.3.2 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the attention of JCA immediately.
- 2.3.3 No liability can be accepted by JCA in respect of the trees unless the recommendations of this Method Statement are carried out under our supervision.

3. The Protective Barrier Prior, During and Post Construction

3.1 Protective Barrier Prior to Construction

- 3.1.1 To protect this trees which are within influencing distance of construction activities, the installation of the temporary protective barrier will be the very first job to be undertaken on site following the completion of the tree works (**Section 2.1**). This barrier will comprise of protective fencing and ground protection, as detailed below and in **Section 3.2**.
- 3.1.2 The protective fencing must be constructed in accordance with BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* and will be located as shown on the Tree Protection Plan at **Appendix 4**. Where possible, the protective barrier will enclose the entire Root Protection Area (RPA) of the trees to make a Construction Exclusion Zone (CEZ); **this area is to be considered a restricted area; no pedestrians, vehicles, equipment or machinery are allowed within the CEZ and the storage of materials is not permitted, unless specified within this Method Statement.**
- 3.1.3 The protective fencing will be installed in accordance with BS 5837: 2012 and will comprise of weld mesh panel fencing, situated in rubber or concrete feet. Panels will be joined together using a minimum of two anti-tamper couplers, positioned so that they can only be removed from inside the barrier. The fencing will be supported at each joint (where two panels meet) with a stabiliser strut, attached to the fencing at one end and a base plate at the other, which will be secured with ground pins, driven into the underlying soil. Please refer to **Appendix 2** for protective fencing details.
- 3.1.4 Once the fencing is installed, waterproof signs with the sentence '*Protected tree zone, no storage or operations within this area*' are to be placed at 3m intervals to ensure that all personnel are aware of the restrictions that apply to the cordoned off area. A prepared sign is available at **Appendix 2**.

3.2 Ground Protection

- 3.2.1 Where it is not possible to enclose the entire RPA of **T6** with protective fencing (as shown in brown shade on the plan at **Appendix 4**), it will be necessary to lay appropriate ground protection which, in combination with the fencing described in **Section 3.1**, will comprise the protective barrier.
- 3.2.2 The ground protection will be installed prior to construction and retained until the material completion of development. The purpose of the ground protection is to enable site traffic to pass over the RPAs of this tree, whilst minimizing compaction and disturbance of the underlying soil which can lead to root asphyxiation and damage.

- 3.2.3 As only pedestrian traffic is required to pass over the RPA, a suspended walkway will be constructed. This will be achieved by constructing a framework of scaffold poles attached to the main scaffolding and may incorporate driven poles at suitable intervals, if necessary. Scaffold boards will be placed over this framework and utilised as a walkway for **pedestrian use only**. Vehicular/mechanical movement is not permitted over this type of ground protection.

3.3 Checking the Protective Barrier Prior to Construction

- 3.3.1 Once installed, the appointed arboriculturalist will be invited on site to inspect the protective fencing and ground protection, ensuring that it is located in the correct position and that it has been constructed in accordance with this Method Statement. No other work, including soil stripping, excavation, or the bringing onto site of materials or machinery, shall commence until the barrier is installed and confirmed to be acceptable by the appointed arboriculturalist.
- 3.3.2 It is important that the protective fencing and ground protection be checked by the arboricultural consultant prior to any construction works being carried out on site. **If at any time during construction the protective fencing or ground protection is not correctly installed, or if it does not comply with BS 5837: 2012, this could result in damage being caused to trees and consequently, a stop notice may be served by the LPA.**

3.4 Protective Barrier During Construction

- 3.4.1 No operations shall take place which require the removal of part of the protective barrier without prior agreement with the Local Planning Authority.
- 3.4.2 The protective barrier must 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 must be repaired or replaced as soon as is reasonably practicable. Details of the site manager and relevant contact details can be found at **Section 7**.

3.5 Removal of the Protective Barrier

- 3.5.1 When the development phase is complete and the main site machinery has been removed, the protective barrier may be dismantled and removed from site.
- 3.5.2 It should be noted the same restrictions apply to all RPAs as the CEZ (please refer to **Section 3.1.2**).

4. Demolition Phase / Construction Phase

4.1 Demolition Works

4.1.1 In this case, no demolition works are required adjacent to retained trees.

4.2 Ground Level Changes

4.2.1 To the knowledge of JCA, no ground level changes are required within the RPA of any tree to be retained on this site. As such no mitigation actions are considered necessary.

4.3 Construction of Hard Surfaces

4.3.1 With the exception of negligible infringements, no new hard surfaces are proposed within the RPA of retained trees. As such, no specialist mitigation actions are required.

4.4 Construction of New Buildings

4.4.1 In this case, the proposed storage unit is located at a sufficient distance from **T6** that no specialist foundation methods are required for arboricultural purposes.

4.5 Excavations and Services

4.5.1 Precise details on service routes are not available at this time. As such, no provision for the routing of utilities within the RPAs is made within the scope of this report.

4.5.2 All utilities should ideally be located outside the RPA of retained trees; this should be achievable as the trees to be retained are located around the site periphery.

4.5.3 If, for whatever reason, incursions into the RPAs are considered unavoidable, the consulting arboriculturalist and/or the LPA must be consulted immediately, to prevent a breach of planning conditions and/or damage to retained trees.

4.5.4 Guidance and methodologies on the installation of underground services whilst minimising damage to tree roots is provided at **Appendix 3**.

4.6 Location of the Site Facilities

- 4.6.1 The site facilities, typically including the toilets, storage of materials and parking, must be located away from, and outside the RPA of retained trees.
- 4.6.2 Those areas designated for the storage and/or mixing of chemicals, including petrol, diesel and oils must also be located away from, and outside the RPA of retained trees. Such areas should be constructed with consideration to, and contingencies for, the occurrence of spillages, preventing the leaching of chemicals into unprotected, open ground.

5. Post Construction Phase

5.1 Post Construction Landscaping

- 5.1.1 Following completion of the main construction phase, the protective fencing and ground protection may be removed and the landscaping phase can commence.
- 5.1.2 The proposals may include for the installation of boundary fences. Where these are located within the RPA of retained trees, post holes will be dug by hand and they are to be as small as practically possible. They may be driven in either by hand or using mechanical means. However, if construction plant is to be used, it must work from outside of the RPA at all times.
- 5.1.3 The retained 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 barrier will have been removed and the property may be occupied.
- 5.1.4 Landscaping works must be carried out in such a way as to avoid ground level changes or deep digging within RPAs. Tractor mounted rotovation or other mechanised cultivation methods must not be used within the RPAs of retained trees.
- 5.1.5 Heavy machinery is not permitted in the vicinity of retained trees, unless otherwise stated in this method statement.
- 5.1.6 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. Timescale of Works

6.1.1 The timescales for arboricultural requirements are summarised below:

Timescale	Action	✓	Initial
Stage 1	All requirements listed in the planning consent are approved by the Local Authority planning office.		
Stage 2	Undertake the tree works (as detailed at Appendix 1).		
Stage 3	Install the temporary protective fencing around the trees (as detailed at Appendix 2 and as shown on the Tree Protection Plan at Appendix 4).		
Stage 4	Install ground protection within the RPAs of those trees which are not fully protected by the fencing (as detailed in Section 3).		
Stage 5	Have the Arboricultural Consultant inspect the fencing and ground protection measures prior to any on site construction. Once inspected, the protective fencing and ground protection must not to be moved or breached.		
Stage 7	Undertake the construction phase.		
Stage 9	Following the completion of the construction phase and when all site traffic and machinery has left, the protective fencing and ground protection can be removed.		
Stage 11	Undertake any proposed landscaping in line with Section 5 .		

7. Relevant Contact Details

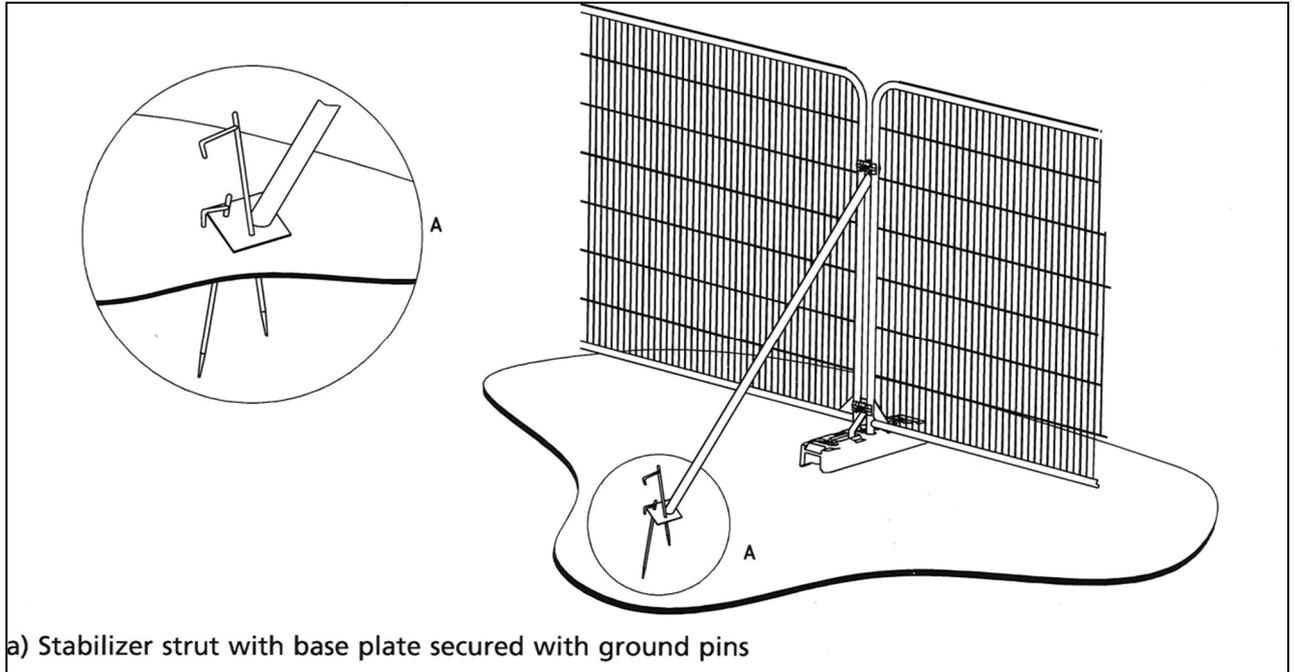
Contact Name	Organisation/Detail	Contact Number
Andrew Bussey Arboricultural Consultant	JCA Limited	01422 376335
Tree Officer	Kirklees Metropolitan Borough Council	01484 414909
TBC Site Manager	TBC	TBC

Appendices

Tree Ref.	Age	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread			Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name Botanical Name					N	W	E								
T 1	Over-Mature Common Ash <i>Fraxinus excelsior</i>	18	2	3 N	110#	12# 11		11# 10	Single-stemmed and vertical with a balanced crown. Long and extended lower branches noted. Occasional pruning wounds, minor cavities and deadwood observed. Not fully inspected due to limited access.	No action required. n/a	GOOD	GOOD	MOD	MOD	40+	A 1
G 2	Early-Mature to Mature Mixed species <i>Details in observations</i>	To 12	0+	0+ n/a	To 40	See Plan			A lapsed hedgerow comprised of Hawthorn and Field Maple. Minor cavities noted. No major visible defects. Not fully plotted on the topographical plan provided.	No action required. n/a	GOOD	FAIR	LOW	MOD TO HIGH	20+	C 2
G 3	Semi-Mature Common Ash <i>Fraxinus excelsior</i>	To 9	0+	0+ n/a	To 15	See Plan			Self-seeded trees located on the field boundary. Occasional self-seeded Sycamores noted amongst. Ash Dieback noted throughout.	Remove the three trees shown in red on the plan at Appendix 4. n/a	FAIR	FAIR	LOW	MOD	10+	C 2
G 4	Semi Mature to Early-Mature Mixed species <i>Details in observations</i>	To 8	0+	0+ n/a	To 20	See Plan			Sporadic, self-seeded trees comprised of Hawthorn, Common Ash and Elder. Not plotted on the topographical plan provided. No major visible defects.	No action required. n/a	GOOD	GOOD	LOW	LOW TO HIGH	20+	C 2
T 5	Early-Mature Goat Willow <i>Salix caprea</i>	5	0	0 n/a	30	3 0	5	3	A tree in a state of collapse. Not plotted on the topographical plan provided.	Remove to ground level. Low	POOR	POOR	LOW	HIGH	<10	U
T 6	Mature Sycamore <i>Acer pseudoplatanus</i>	16	0	2 n/a	65 x 2 Avg.	6 7	8	8	Twin-stemmed at 1m with included bark present at the stem junction. The crown is well balanced. No evidence of significant pruning.	Monitor biennially. Low	GOOD	FAIR	MOD	MOD	20+	B 1
T 7	Mature Common Ash <i>Fraxinus excelsior</i>	17	2	3.5 W	81	8 8	7	7 6	Single-stemmed and vertical with a balanced crown. Moderate deadwood and Ash Dieback noted. Significant decay observed to the stem between 0.5m and 1.2m, and a significant cavity noted at 5m. The remains of the decay fungi <i>Inonotus hispidus</i> was found at the base of the tree.	Remove. n/a	FAIR	FAIR	MOD	MOD	20+	B 1

Appendix 2: Protective Barrier

A2.1 An example of the above-ground stabilisation system recommended for use in this report.



TREE PROTECTION ZONE

KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY STRICT PLANNING CONDITIONS

ANY DAMAGE CAUSED TO THESE TREES MAY
RESULT IN CRIMINAL PROSECUTION

RESTRICTED AREA:

- THE PROTECTIVE FENCE MUST NOT BE MOVED OR BREACHED
- NO PERSON, MACHINERY, VEHICLE OR PLANT IS PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO MATERIALS SHALL BE STORED WITHIN THE TREE PROTECTION ZONE
- NO EXCAVATIONS ARE PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO SPOIL IS TO BE DEPOSITED WITHIN THE TREE PROTECTION ZONE
- NO FIRES ARE TO BE LIT WITHIN THE TREE PROTECTION ZONE

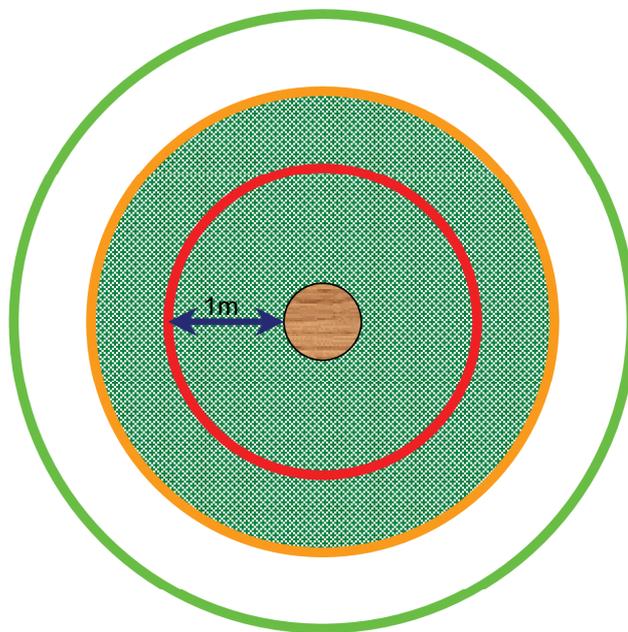
REPORT TREE DAMAGE TO JCA LIMITED ON
01422 376 335

Appendix 3: Utilities and Drainage

- A3.1 Over-ground services should be routed away from areas where they are likely to interfere with the crowns of trees. Similarly any landscaping should take account of over-ground services and mature tree size.
- A3.2 Underground services must be routed outside the RPA of retained trees, unless otherwise specified within this report. NJUG Volume 4 Issue 2 (on the next page) is a set of accepted guidelines for installing services in the proximity of trees. Please note that this is not a substitute for site-specific advice by an arboriculturalist and consultation should be made wherever incursions of RPAs are envisaged. The contents of this report, specifically **Section 4.5**, supersede the set of guidelines on the next page, which are only included for reference.



NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2



TREE PROTECTION ZONE

Key to Diagram



Trunk of Tree



Spread of canopy or branches



PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.

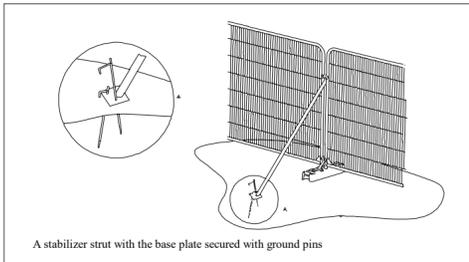


PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with Local Authority Tree Officer if in any doubt.

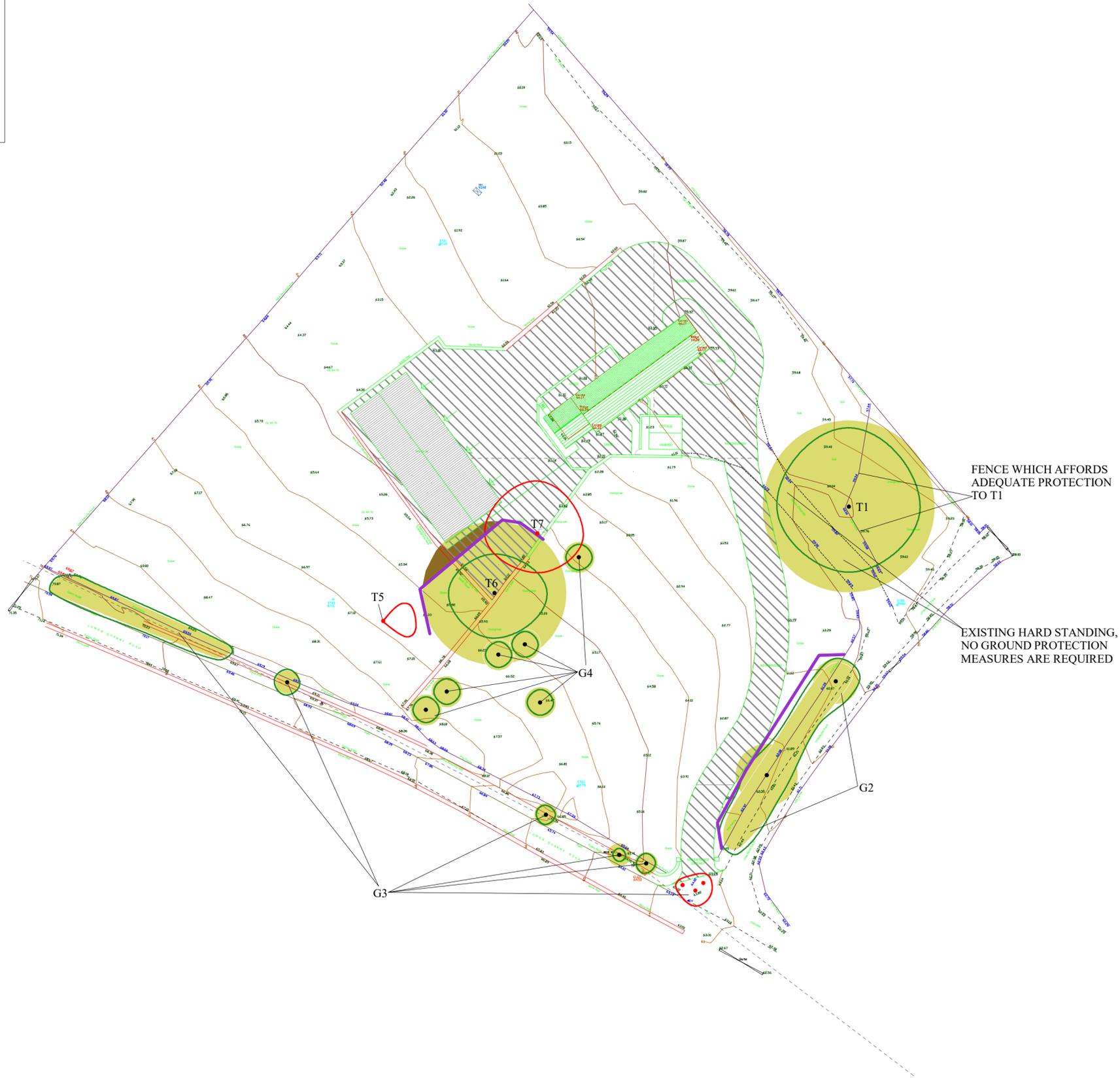
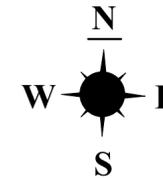
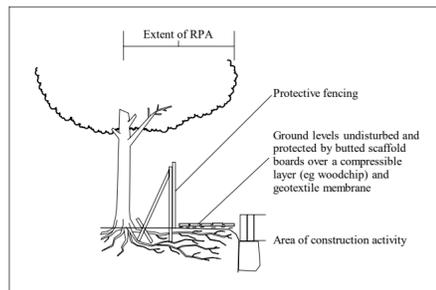


PERMITTED ZONE – outside of precautionary zone. Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

An example of an above-ground stabilizing system



An example of a walkway within the RPA



TREE PROTECTION MEASURES

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

UNLESS OTHERWISE STATED IN THE ARBORICULTURAL METHOD STATEMENT, THE RPA NEEDS TO REMAIN UNDISTURBED.

TO ACHIEVE THIS, PROTECTIVE FENCING WILL BE INSTALLED TO ENCLOSE THE RPA TO MAKE A CONSTRUCTION EXCLUSION ZONE (CEZ).

THIS AREA IS TO BE CONSIDERED A RESTRICTED AREA; NO PEDESTRIANS, VEHICLES, THE STORAGE OF MATERIALS, EQUIPMENT OR MACHINERY ARE ALLOWED WITHIN THE CEZ, UNLESS SPECIFIED WITHIN THE ARBORICULTURAL METHOD STATEMENT.

WHERE IT IS NOT POSSIBLE TO ENCLOSE THE RPA WITH THE PROTECTIVE FENCING, GROUND PROTECTION MEASURES WILL NEED TO BE LAID TO MINIMIZE ANY GROUND COMPACTION AND ANY DISTURBANCE TO THE UNDERLYING SOIL.

THE PROTECTIVE BARRIER WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE AND WILL BE RETAINED IN PLACE UNTIL THE MATERIAL COMPLETION OF DEVELOPMENT.

IT IS IMPORTANT THAT THE PROTECTIVE BARRIER IS CHECKED BY THE LPA OR THE ARBORICULTURAL CONSULTANT PRIOR TO ANY CONSTRUCTION WORKS BEING CARRIED OUT. IF THE TREE PROTECTION MEASURES ARE NOT CORRECTLY INSTALLED OR IF THEY DO NOT COMPLY WITH BS 5837: 2012, THIS COULD RESULT IN DAMAGE BEING CAUSED TO TREES AND CONSEQUENTLY A STOP NOTICE MAY BE SERVED BY THE LPA.

THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 21655-B/AJB)



Appendix 4: Tree Protection Plan

ADDRESS: Bradley Hall, Lower Quarry Road, Bradley, Huddersfield, HD2 1FN.
JCA REF: 21655-B/AJB

SCALE: 1:500 PAPER SIZE: A2

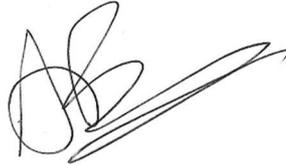
SURVEYED BY: AJB DRAWN BY: AJB APPROVED BY: DK

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA (RPA)
	PROTECTIVE FENCE LINE (CEZ)
	LOCATION WHERE GROUND PROTECTION MEASURES ARE REQUIRED



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.

Signed



.....
Andrew Bussey *LANTRA Accredited PTI.*

19th April 2024

For and on behalf of **JCA Ltd**

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JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

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- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- 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:

Unit 80 Bowers Mill,
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Barkisland,
Halifax, HX4 0AD.

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