

# Statutory Protection

On the 18<sup>th</sup> of December 2025, we accessed the local authority website. A screenshot is produced below:

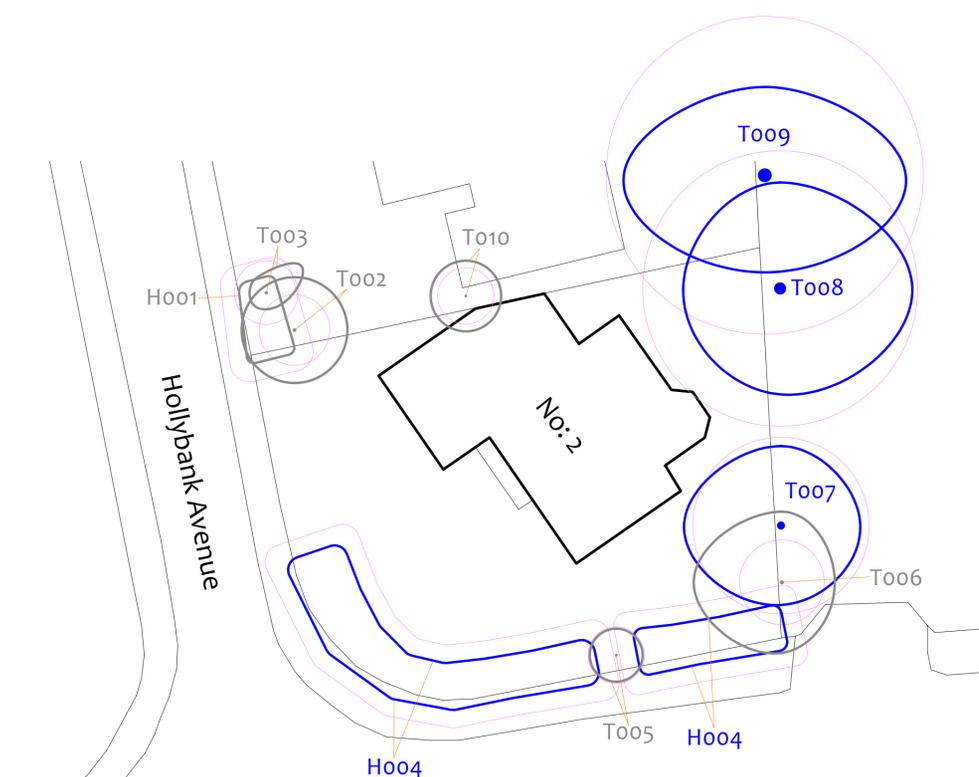


This indicates that:

- The site does not lie within a conservation area. However, the site immediately adjacent to the eastern boundary lies within the **Upper Batley Conservation Area**.
- There are no tree preservation orders affecting trees within the site.
- There is an Area Tree Preservation Order affecting on trees immediately adjacent to the eastern boundary of the site. **TPO Ref: 23/77/a29**. Trees affected are believed to be T006, T007, T008 and T009 (according to our numbering system).

## Tree Data Schedule

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown H (m)		Crown Spread (m)	Scaled Tree Diagram (m)	Notes	Recommendations		Vigour	Assess Value		
			W	E				Priority	Inspect (m)		Physiological Condition	Life Expectancy (yr)	Retention Category
H001	Semi-Mature <b>Beech</b> Fagus sp.	5.5	0	12	2.5 2.5		Position: Situated on third party land. Form: Lightly trimmed to 2m. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C
T002	Semi-Mature <b>Ash</b> Fraxinus sp.	7.5	3	17	3 3		Position: Situated on third party land. Form: Twin stemmed. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 20-40	C
T003	Semi-Mature <b>Apple</b> Malus sp.	5	2.5	15	1 2.5		Position: Situated on third party land. Form: Unbalanced crown. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C
H004	Semi-Mature <b>Leyland Cypress</b> X Cuprocyparis leylandi.	5.5	0	17	1 1.5		Form: Hedgerow. History: No significant pruning. Defects: <b>No significant defects observed.</b>	No action required.	n/a	3	Good	Moderate 40+	B
T005	Semi-Mature <b>Japanese Maple</b> Acer palmatum.	3.5	0	13	1.5 1.5		Form: Balanced crown. Defects: <b>No significant defects observed.</b>	No action required.	n/a	3	Good	Low 40+	C
T006	Semi-Mature <b>Goat Willow</b> Salix caprea.	7	1	20	5 4		Position: Situated on third party land. Form: Multiple stemmed. Defects: <b>No significant defects observed.</b>	No action required.	n/a	3	Good	Low 40+	C
T007	Early-Mature <b>Horse Chestnut</b> Aesculus hippocastanum.	12	4	42	4.5 4.5		Position: Situated on third party land. Form: Twin stemmed at 3.5m. History: Crown lifted. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Moderate 40+	B
T008	Mature <b>Sycamore</b> Acer pseudoplatanus.	17	8	65	5.5 7.5		Position: Situated on third party land. Form: Twin stemmed at 6m. History: Crown lifted. Defects: <b>Minor deadwood.</b> Other: Limited inspection, dimensions estimated. Epicormic growth to circa 4m.	No action required.	n/a	1.5	Good	High 40+	B
T009	Mature <b>Horse Chestnut</b> Aesculus hippocastanum.	16	5.5	75	5 8		Position: Situated on third party land. Form: Multiple stemmed at circa 3m. History: Crown lifted. Defects: <b>No significant defects observed. Ivy covered to circa 4m.</b> Other: Limited inspection, dimensions estimated.	No action required.	n/a	1.5	Good	High 40+	B+
T010	Semi-Mature <b>Apple</b> Malus sp.	4.5	1	13	2 2		Position: Situated on third party land. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C



Drawing No: CCL 12504 / TCP Rev 1  
 Title: Tree Constraints Plan (Existing Layout)  
 Site: 2 Hollybank Avenue, WF17 7AQ  
 Scale: 1:2500  
 Paper Size: A1

**Tree Retention Categories**  
 Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree

**CROWN**  
 Tree Consultancy  
 08000 14 13 30

# Tree Constraints Plan

Status: Final

- BS 5837 Root Protection Area (radius = 1x stem diameter)
- Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
- Root Protection Area having been amended to account for site conditions

T1 = Tree No 1    G2 = Group No 2    H3 = Hedge No 3

Tree Ref.	Species	Height (m)	Radius (m)	Area (sqm)
H001	Beech	5.5	1.4	2.6
T002	Ash	7.5	2.0	3.6
T003	Apple	5	1.8	3.2
H004	Leyland Cypress	5.5	2.0	3.6
T005	Japanese Maple	3.5	1.6	2.8
T006	Goat Willow	7	2.4	4.3
T007	Horse Chestnut	12	5.0	8.9
T008	Sycamore	17	7.8	13.8
T009	Horse Chestnut	16	9.0	16.0
T010	Apple	4.5	1.6	2.8
T010	Apple	4.5	1.6	2.8

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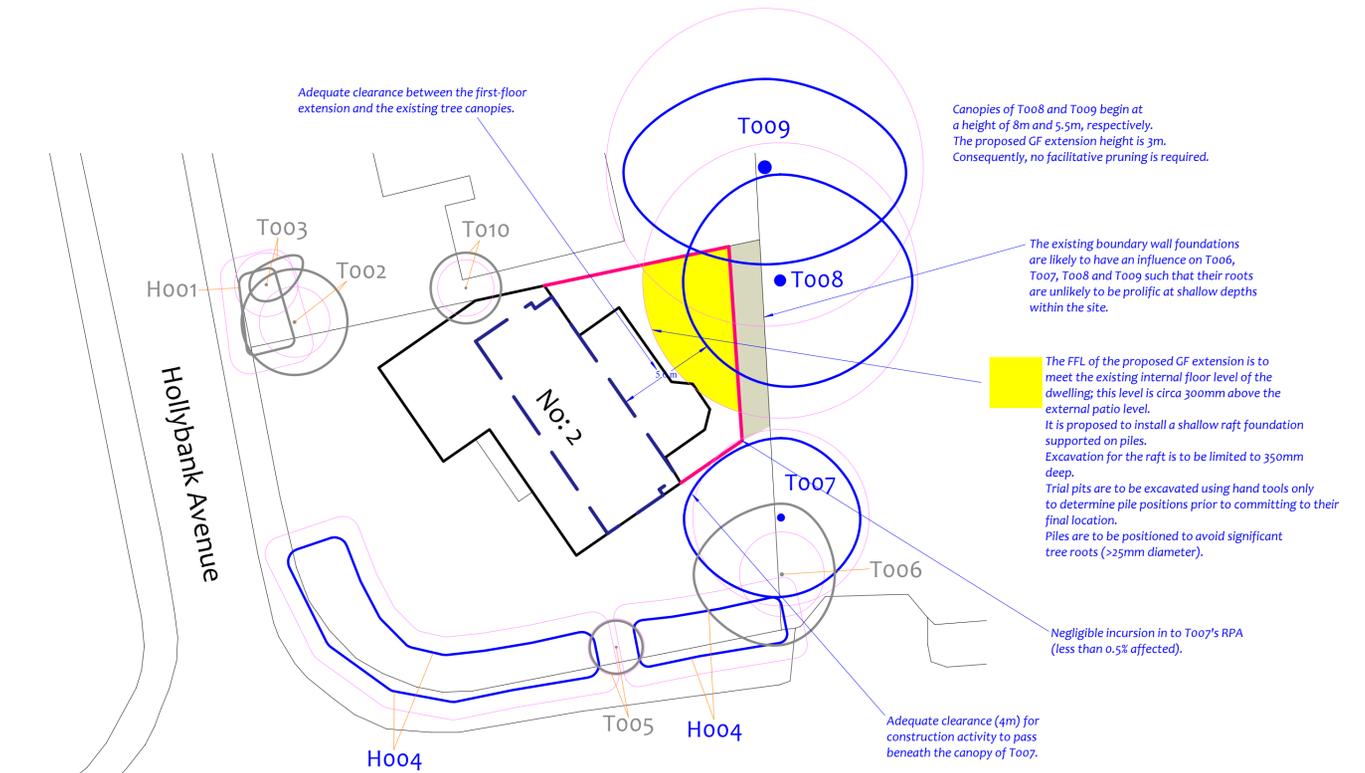
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## Tree Data Schedule

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown N (m)		Crown W (m)		Crown S (m)	Scaled Tree Diagram (m)	Notes	Recommendations (independent of any development proposals)		Vigour	Assess Value		
			W	E	W	E				Priority	Inspect (Tree) (m)		Physiological Condition	Life Expectancy (yr)	Retention Category
H001	Semi-Mature Beech Fagus sp.	5.5	0	12	2.5	2.5	2.5		Position: Situated on third party land. Form: Lightly trimmed to 2m. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C
T002	Semi-Mature Ash Fraxinus sp.	7.5	3	17	3	3	3		Position: Situated on third party land. Form: Twin stemmed. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 20-40	C
T003	Semi-Mature Apple Malus sp.	5	2.5	15	1	1	2.5		Position: Situated on third party land. Form: Unbalanced crown. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C
H004	Semi-Mature Leyland Cypress X Cuprocypris leylandi.	5.5	0	17	1	1	1.5		Form: Hedgerow. History: No significant pruning. Defects: No significant defects observed.	No action required.	n/a	3	Good	Moderate 40+	B
T005	Semi-Mature Japanese Maple Acer palmatum.	3.5	0	13	1.5	1.5	1.5		Form: Balanced crown. Defects: No significant defects observed.	No action required.	n/a	3	Good	Low 40+	C
T006	Semi-Mature Goat Willow Salix caprea.	7	1	20	5	4	3		Position: Situated on third party land. Form: Multiple stemmed. Defects: No significant defects observed.	No action required.	n/a	3	Good	Low 40+	C
T007	Early-Mature Horse Chestnut Aesculus hippocastanum.	12	4	42	5.5	4.5	4.5		Position: Situated on third party land. Form: Twin stemmed at 3.5m. History: Crown lifted. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Moderate 40+	B
T008	Mature Sycamore Acer pseudoplatanus.	17	8	65	5.5	7.5	6		Position: Situated on third party land. Form: Twin stemmed at 6m. History: Crown lifted. Defects: Minor deadwood. Other: Limited inspection, dimensions estimated. Epicormic growth to circa 4m.	No action required.	n/a	1.5	Good	High 40+	B
T009	Mature Horse Chestnut Aesculus hippocastanum.	16	5.5	75	8	5.5	8		Position: Situated on third party land. Form: Multiple stemmed at circa 3m. History: Crown lifted. Defects: No significant defects observed. Ivy covered to circa 4m. Other: Limited inspection, dimensions estimated.	No action required.	n/a	1.5	Good	High 40+	B+
T010	Semi-Mature Apple Malus sp.	4.5	1	13	2	2	2		Position: Situated on third party land. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C

Existing Layout (Black)  
Proposed Ground Floor Extension (Pink)  
Proposed Second Floor Extension (Blue)



Drawing No: CCL 12504 / IAP Rev 1  
Title: Impact Assessment Plan  
Site: 2 Hollybank Avenue, WF17 7AQ  
Scale: 1:2000 Paper Size: A1



**Tree Retention Categories**  
Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 30+ years. Usually mature trees or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

## Impact Assessment Plan

Status: Final - for submission

BS 5837 Root Protection Area (radius = 1x stem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Tree to be removed to facilitate the proposal

Tree to be removed due to its low quality

Proposed pruning

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	Area (m <sup>2</sup> )	Score (0)
H001	Beech	5.5	1.4	7	2.6
T002	Ash	7.5	2.0	13	3.6
T003	Apple	5	1.8	10	3.2
H004	Leyland Cypress	5.5	2.0	13	3.6
T005	Japanese Maple	3.5	1.6	8	2.8
T006	Goat Willow	7	2.4	18	4.3
T007	Horse Chestnut	12	5.0	80	8.9
T008	Sycamore	17	7.8	191	13.8
T009	Horse Chestnut	16	9.0	254	16.0
T010	Apple	4.5	1.6	8	2.8
T010	Apple	4.5	1.6	8	2.8