ARBORICULTURAL METHOD STATEMENT to BS 5837:2012 at 198 Barnsley Road Huddersfield West Yorkshire HD8 8TS

Client:
Jones Tool Company

Client Address:
York House
198 Barnsley Road
Denby Dale
Huddersfield
HD8 8TS

JCA Ref:
22265f/DK

JCA Limited
Arboricultural & Ecological Consultants

Contents

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 **198 Barnsley Road**, **Huddersfield.**

1.2 Terms of Reference

1.2.1 JCA Limited is instructed by **Jones Tool Company** to prepare an Arboricultural Method Statement for the proposed development, based on our arboricultural report dated 31st October 2025 (JCA Ref: **22265e/DK**). The arboricultural survey and report conform to the most recent specifications outlined in BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*.

1.2.2 It is proposed to construct a two new detached properties with parking and associated landscaping.

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: 1744 ACU** (**100**)**02 - PROPOSED SITE PLAN Revit Conversion** and
- Services Layout (**Drawing: 1744 ACU(100)10 - PROPOSED SERVICES ROUTING PLAN CAD Convert.**

1.2.4 The development layout approved by the LPA has been provided by our client and is the basis for the Tree Protection Plan at **Appendix 5**.

1.2.5 Planning permission was granted in view of the following conditions:

- No construction works to proceed until an arboricultural method statement is formalised and agreed upon with the Local Planning Authority.
- The method statement shall include a detailed programme for timescales for carrying out works before, during and after the proposed development.

1.2.6 Therefore, 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.

1.3 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 **T4**, for arboricultural reasons.
- The pruning of **T6**, for arboricultural reasons.

2.2 Tree Works During Construction

2.2.1 In this case, no above ground tree works are envisaged to be required during the construction phase.

2.2.2 Damage to trees during the construction phase should be entirely prevented by the installation of the temporary protective barrier (fencing), 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 Tree Works Post Construction

2.3.1 When the construction phase is complete and when the temporary protective barrier has been removed, some minor remedial works may be required. This may be for aesthetic purposes, to give clearance for new paths or to provide ground clearance for landscaping schemes.

2.3.2 No post construction remedial works are to be carried out on the trees until permission has been granted by the Local Planning Authority.

2.4 Recommendations For Tree Works

2.4.1 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.

2.4.2 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.

2.4.3 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 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, ground protection, or a combination of both, 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 block tray at the other. Please refer to **Appendix 2** (**Fig 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 Checking the Protective Barrier Prior to Construction

3.2.1 Once installed, the appointed arboriculturalist will be invited on site to inspect the protective fencing, 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.

3.2.2 It is important that the protective fencing is checked by an arboricultural consultant and signed off by the LPA prior to any construction works being carried out on site.

3.3 Protective Barrier During Construction

3.3.1 No operations shall take place which require the removal of part of the protective barrier without prior agreement with the Local Planning Authority.

3.3.2 **If at any time during construction the protective fencing is setback or removed without permission**, **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**.

3.3.3 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**.

3.4 Removal of the Protective Barrier

3.4.1 When the development phase is complete and the main site machinery has been removed, the protective barrier may be dismantled and removed from site.

3.4.2 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 It is proposed to remove existing hard surfaces within the RPAs of **G2**, **T5, T6, T8** and **G10**. These operations will be supervised by the appointed arboriculturalist throughout following completion of all other development works.

4.1.2 For this method, the top layer of the surfacing will first be broken by mechanical means. This may be achieved by the use of a hand-held breaker or an excavator mounted breaker (also known as a jackhammer or demolition hammer). For excavator mounted breakers, movement of the plant is only permitted on the existing, unbroken surfacing, where within the RPA of adjacent trees. In order to achieve this, the works will be undertaken from the closest point of the surfacing to the tree, working backwards.

4.1.3 When breaking the surfacing, care will be undertaken to only break the surface and not to disturb the underlying soil. Once the surfacing has been broken into manageable sizes, it will be carefully removed from the area by hand. Alternatively, if the appointed arboriculturalist deems it appropriate, the rubble may be removed using a bucket mounted excavator, under supervision. Construction dumpers may be used to transport the rubble away from the area, providing they are located outside of the exposed RPA at all times. Once all the rubble has been removed from the area, it will be re-instated with top soil (no more than 200mm in depth) to cover any exposed roots and to provide a good rooting environment for future growth.

4.1.4 In this case, the existing surfacing will provide ground protection for the retained trees during the construction phase. As such, it will be temporarily retained on site for as long as practically possible, to provide protection whilst enabling construction activities.

4.1.5 Where existing buildings are proposed to be demolished adjacent to retained trees, a sensitive method will be employed. In order to prevent damage to nearby trees, the buildings will be collapsed onto their existing footprint in a direction away from the trees; a method referred to as '*top down, pull back'.*

4.2 Ground Level Changes

4.2.1 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 New Buildings

4.3.1 The footprint/s of the proposed dwellings do not encroach into the RPAs of retained trees. As such no specialist construction or foundation methods are considered necessary for the sole purpose of preventing damage to trees.

4.3.2 Despite this, specialist foundation designs may still be required for other reasons, and advice should always be sought from a suitably qualified structural expert. The water demand of trees can be an important consideration when determining the appropriate foundation design. Due to this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with current **NHBC Standards**, for use by the appointed structural expert.

4.4 Excavations and Services

4.4..1 In this case the routing of proposed utilities within the RPAs of retained tree/s is minimal and as such no actions are considered necessary to mitigate damage to tree roots.

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

4.5 Location of the Site Compound

4.5.1 The site compound, typically including the site office, mess facilities, toilets, storage of materials and parking, must be located away from, and outside the RPA of retained trees.

4.5.2 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 Completion Meeting

5.1.1 Upon completion of the works as specified in **Section 4**, a JCA consultant will invite the Local Planning Authority representative to meet with them on site to agree on any remedial works which may be required.

5.1.2 Any necessary remedial tree works will be confirmed in writing and must be carried out in accordance with BS 3998: 2010 - *Recommendations for tree work*.

5.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, JCA recommend that a further check is carried out prior to any works being undertaken post development.

5.2 Post Construction Landscaping

5.2.1 Following completion of the main construction phase, the protective fencing may be removed and the landscaping phase can commence.

5.2.2 The proposals include for the installation of wooden boundary fences and gate posts. 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.

5.2.3 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.

5.2.4 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.

5.2.5 Heavy machinery is not permitted in the vicinity of retained trees, unless otherwise stated in this method statement.

5.2.6 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 timescale for arboricultural requirements is 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	Have the Arboricultural Consultant inspect the fencing measures **prior** to any on site construction. Once inspected, the protective fencing must not to be moved or breached.		
Stage 5	Undertake the demolition of the existing building/removal of existing hard surfaces (as detailed in **Section 4**).		
Stage 6	Construction Phase: Undertake the construction of the new dwellings. Remove old surfacing and install permanent hard surfaces whilst undertaking suitable measures to avoid root damage and soil compaction (as detailed in **Section 4** and at **Appendix 4**). **Arboricultural Supervision Required.**		
Stage 7	Completion Meeting (see **Section 5**).		
Stage 8	Following the completion of the construction phase and when all site traffic and machinery has left, the protective fencing can be removed.		

7. Relevant Contact Details

Contact Name	Organisation/Detail	Contact Number
Arboricultural Consultant Dan Kemp	JCA Limited	01422 376335
Local Authority Tree Officer Jack Dunn/Hazel Irving	Metropolitan Borough of Kirklees	01484 221001
TBC Site Manager	TBC	TBC
TBC Architect	TBC	TBC

Appendices

Appendix 1: Tree Works Schedule

Tree Ref	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	No. of Stems	Diameter (cm)	Crown Spread N W E S	Observations	Tree Works (Arboricultural Recommendations)	Priority	Tree Works (To Facilitate The Development)	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Mature European Lime *Tilia x europaea*	18+ #	2 to 3 #	2 to 3 # N/A	1	70 + #	7 # 7 # 7 # 7 #	Vertical main stem and spreading crown. Utility lines extend through crown. A large primary limb extends from the main stem from the southwest side. Limited detailed inspection, viewed from Barnsley Road.	No action required at present.	N/A	No action required.	GOOD	GOOD	HIGH	MOD	40+	B 1
G 2	Early mature to Mature Mixed species *See Observations*	To 20+ #	2 to 3 #	2 to 3 # W	See Plan	To 50 + #	See Plan	Species noted include Ash, Sycamore, Oak, Cherry Laurel, Elder and Privet. Pine, Larch, Cypress and Hawthorn were noted to the rear of the property. A group TPO protects the trees. Limited detailed inspection, trees in neighbouring property, viewed over high wall and boundary fence from the west side.	No action required at present.	N/A	The existing hard surface is to be carefully removed and resurfaced as part of the development proposals. As the existing hard standing will provide ground protection for the tree roots during the construction phase, it is advised that it is retained for as long as it is practical to do so.	GOOD	GOOD	HIGH	HIGH to LOW	40+	B 2
T 3	Early mature Sycamore *Acer pseudoplatanus*	15+ #	4 #	4 # N/A	3 at 2 to 3 m	40, 35, 30 #	5.5 # 5.5 # 5.5 # 5.5 #	Vertical main stem divides at 2 to 3 metres into 3 fairly upright primary limbs with tight unions. Limited detailed inspection, tree in neighbouring property, viewed over high wall from the west side.	No action required at present.	N/A	The existing hard surface is to be carefully removed and resurfaced as part of the development proposals. As the existing hard standing will provide ground protection for the tree roots during the construction phase, it is advised that it is retained for as long as it is practical to do so.	GOOD	FAIR	MOD	MOD	40+	B 1
T 4	Early mature to Mature Rowan *Sorbus aucuparia*	6 #	1 to 2 #	1 to 2 # N/A	2	30, 18	2.5 # 2.5 # 2.5 # 2.5 #	Vertical stems and spreading crown. Tree growing in small rear garden area in corner. Some split branch wounds, stubs noted. Small *Daedaleopsis confragosa* bracket on base of tree to east side.	Remove; fell and treat stump to prevent regrowth - this tree is likely to decline and is of low value.	LOW	No action required.	POOR	FAIR	LOW	MOD	<10	U

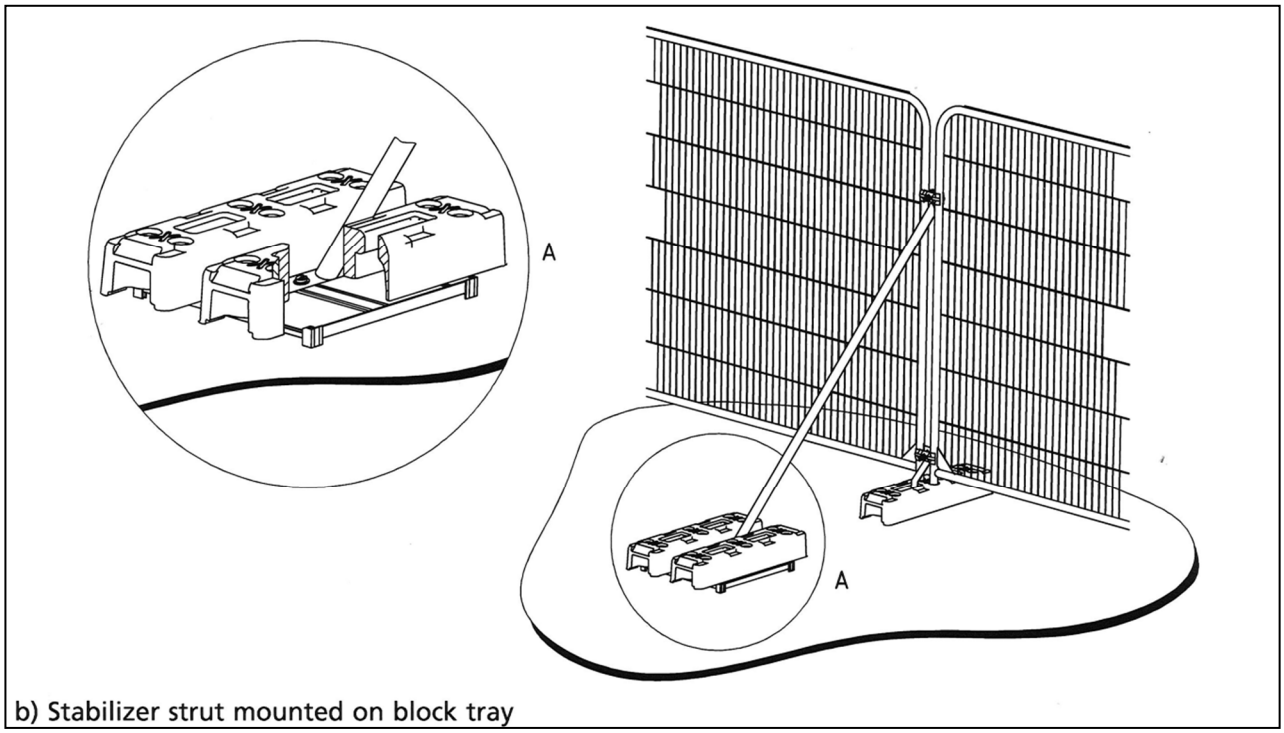
Tree Ref	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	No. of Stems	Diameter (cm)	Crown Spread N W E S	Observations	Tree Works (Arboricultural Recommendations)	Priority	Tree Works (To Facilitate The Development)	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
G 5	Early mature Mixed species *See Observations*	14+ #	1	1 N/A	2	52 (Sycamore), 35 (Ash)	4 # 5 # 6 # 6 #	Two stems growing together with a homogenous crown. Ground level looked to be slightly raised, poor/no root flare - client advised property and garden had been developed/landscaped in the 90's.	No action required at present.	N/A	The existing hard surface is to be carefully removed and resurfaced as part of the development proposals. As the existing hard standing will provide ground protection for the tree roots during the construction phase, it is advised that it is retained for as long as it is practical to do so.	GOOD	FAIR	MOD	MOD	40+	B 2
T 6	Early mature Common Ash *Fraxinus excelsior*	14 #	1	1 E	1	45	6 # 5 # 7 # 4 #	Vertical main stem and spreading crown. Ash Dieback, areas of deadwood generally noted within the crown area opposed to peripherally. Ground level looked to be slightly raised, poor/no root flare - client advised property and garden had been developed/landscaped in the 90's.	Remove the deadwood and monitor annually due to the Ash Dieback.	MOD	The existing hard surface is to be carefully removed and resurfaced as part of the development proposals. As the existing hard standing will provide ground protection for the tree roots during the construction phase, it is advised that it is retained for as long as it is practical to do so.	FAIR	FAIR	MOD	MOD	40+	B 1
T 7	Early mature Sycamore *Acer pseudoplatanus*	11 #	1	1 N/A	1	59 at 1m	6 # 6.5 # 5 # 6 #	Vertical main stem divides into 2 at about 1 metre and spreading crown. Small Ash sucker to east side of main stem. Ground level looked to be slightly raised, poor/no root flare - client advised property and garden had been developed/landscaped in the 90's.	No action required at present.	N/A	No action required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 8	Early mature Sycamore *Acer pseudoplatanus*	11 #	0+	0+ N/A	1	57 at 1m	6 # 6 # 6 # 6 #	Vertical main stem divides into 4 at about 1m with tight unions but no significant signs of failing and spreading crown. An old wound was noted to the east side on the largest of the primary limbs, looked to be occluding well.	No action required at present.	LOW	No action required.	GOOD	FAIR	MOD	MOD	40+	B 1

Tree Ref	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	No. of Stems	Diameter (cm)	Crown Spread N W E S	Observations	Tree Works (Arboricultural Recommendations)	Priority	Tree Works (To Facilitate The Development)	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 9	Mature Pedunculate Oak *Quercus robur*	12+ #	3 #	3 # N/A	1 #	50 #	6 # 7 # 2 # 3 #	Vertical main stem. Oak tree growing within **G2**. The tree's crown has been suppressed to the south and east sides by some conifers and other parts of **G2**. Limited detailed inspection, tree viewed from west side at rear of client's building.	No action required at present.	N/A	No action required.	FAIR	FAIR	MOD	HIGH	40+	B 1
G 10	Early mature to Mature Hawthorn *Crataegus monogyna*	2 #	N/A	N/A	3+	15 x3+	N/A N/A N/A N/A	A linear group of stems, recently pruned, only minor growth on one or more. Growing within the neighbouring property. Potential to form a boundary hedge.	No action required at present.	N/A	No action required.	FAIR	FAIR	LOW	HIGH	40+	C 2

Appendix 2: Protective Barrier

A2.1 The protective barrier will be installed in accordance with BS5837: 2012. The default specification of BS 5837: 2012 (pictured below for reference) recommends a vertical and horizontal, scaffold framework, well braced to resist impacts, with vertical tubes at no more than 3m intervals. These should be driven into the ground. Weld mesh panels should be affixed to this framework with scaffold clamps - See Figure 1.

A2.1 Figure 1: Example of above-ground stabilisation system. To be used where there is hard surfacing which is to be retained.



b) Stabilizer strut mounted on block tray

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

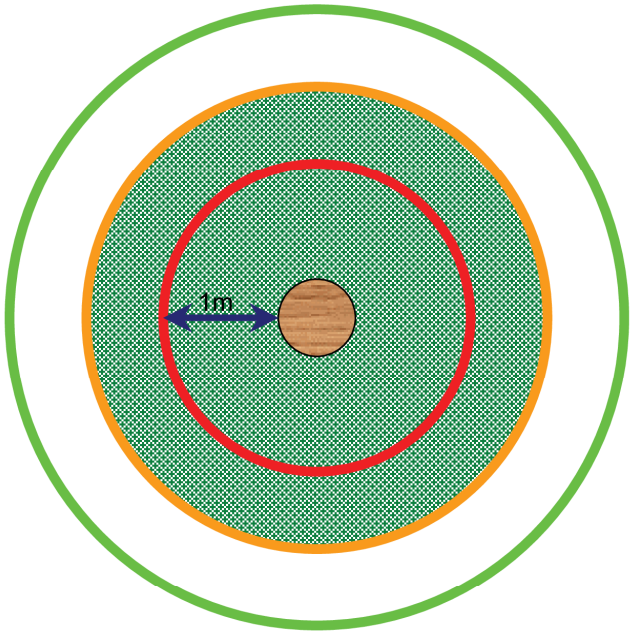
REPORT TREE DAMAGE TO JCA LIMITED ON
01422 376 335

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.

The National Joint Utilities Group

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

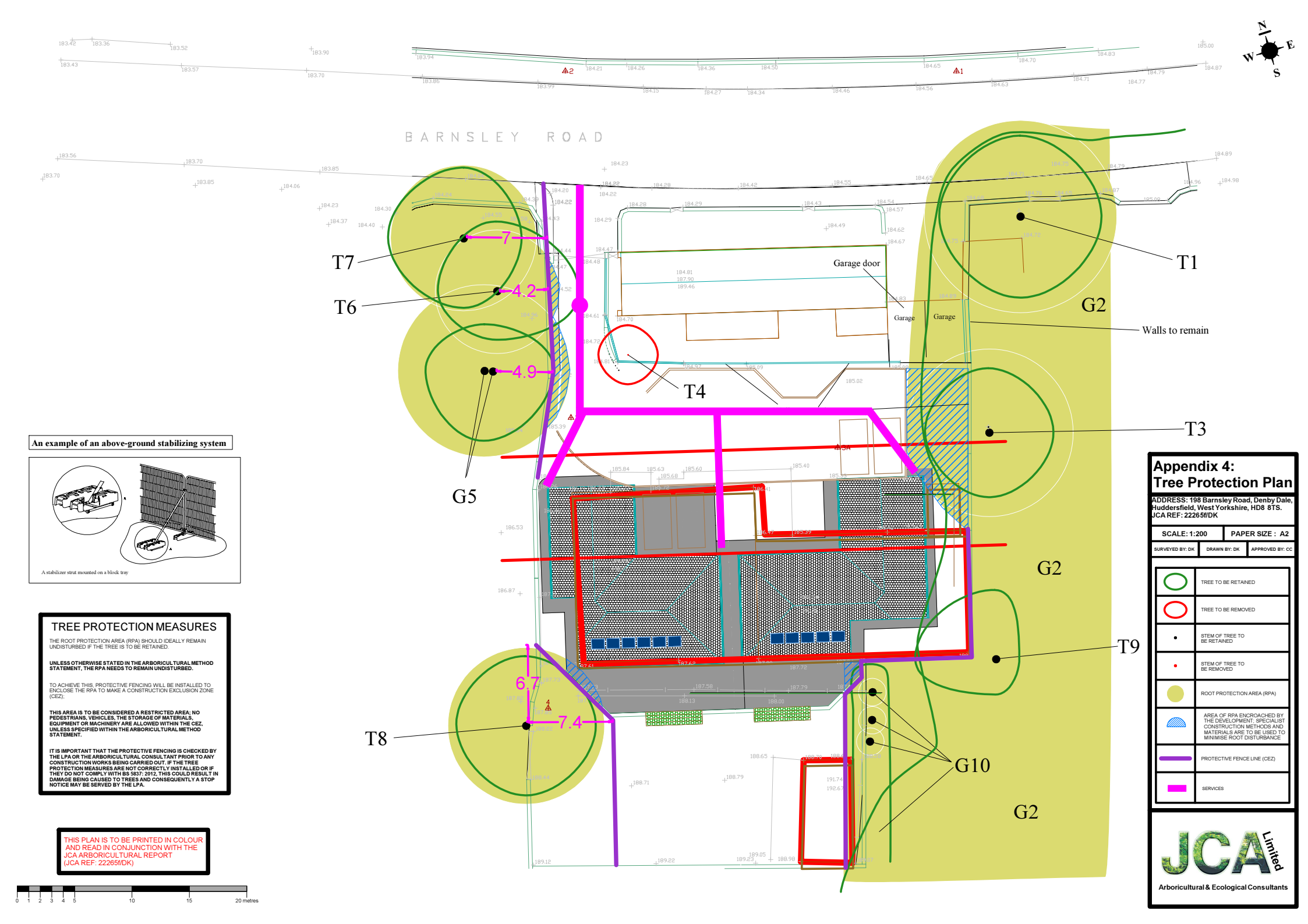
Spread of canopy or branches

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.

Appendix 4: Tree Protection Plan



An example of an above-ground stabilizing system

A stabilizer strut mounted on a block tray

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.

IT IS IMPORTANT THAT THE PROTECTIVE FENCING 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: 22265f/DK)

Appendix 4: Tree Protection Plan

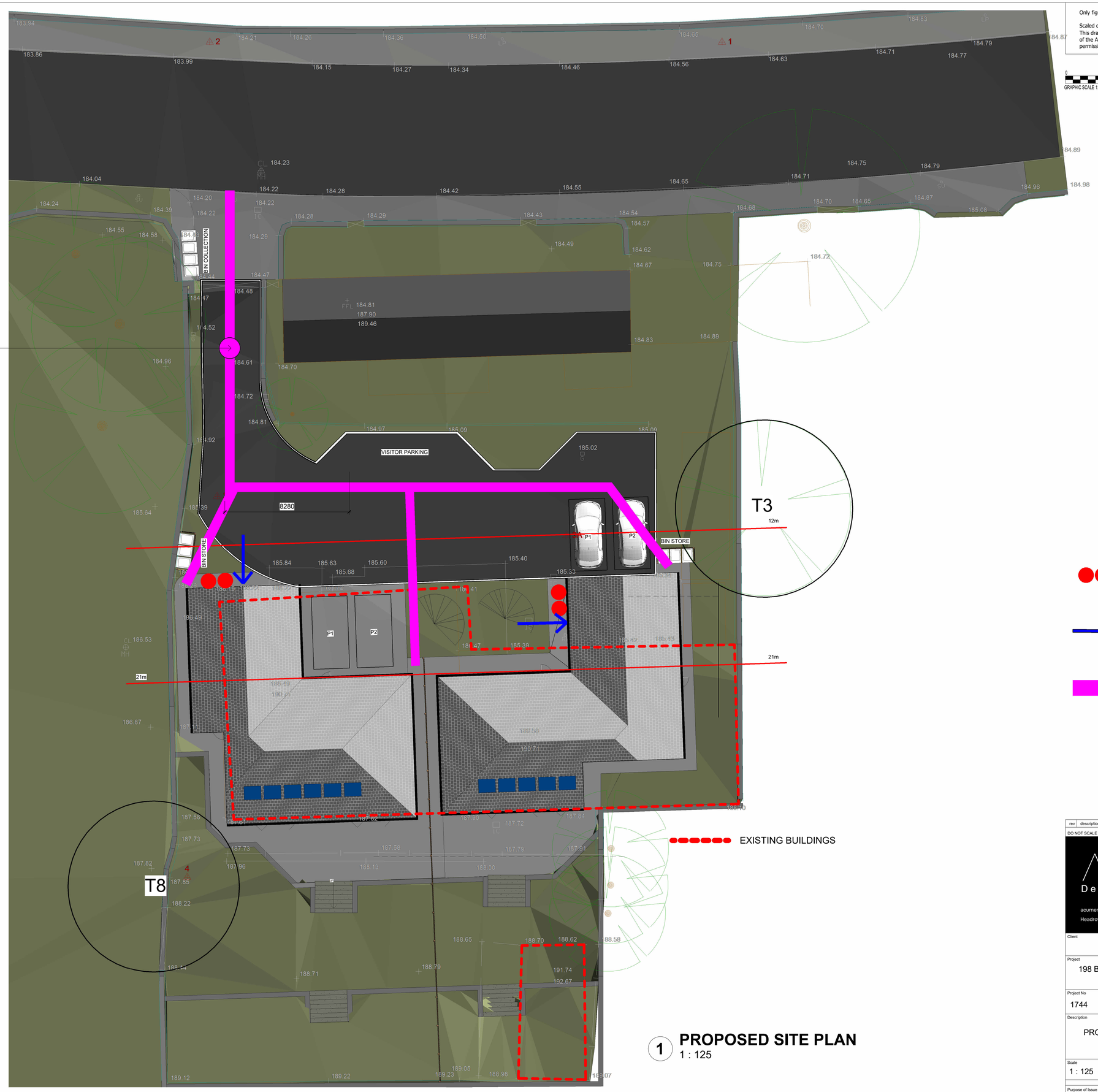
ADDRESS: 198 Barnsley Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8TS.
JCA REF: 22265f/DK

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

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA (RPA)
	AREA OF RPA ENCROACHED BY THE DEVELOPMENT; SPECIALIST CONSTRUCTION METHODS AND MATERIALS ARE TO BE USED TO MINIMISE ROOT DISTURBANCE
	PROTECTIVE FENCE LINE (CEZ)
	SERVICES

JCA Limited
Arboricultural & Ecological Consultants

Appendix 5: Acumen Utilities Plan



Only figured dimensions should be used.

Scaled dimensions should be checked with the Architect. This drawing together with the design, is the property and copyright of the Architect and must not be reproduced without written permission

0 5 10 12.5
GRAPHIC SCALE 1:125

N

1 PROPOSED SITE PLAN
1 : 125

rev	description	drwn	auth	date

DO NOT SCALE OFF THIS DRAWING

ACUMEN
Designers & Architects
acumenarchitects.co.uk 01484 546 000
Headrow House, Old Leeds Road, Huddersfield, Huddersfield HD1 1SG

Client: TECHWILL LTD

Project: 198 BARNSLEY RD, DENBY DALE HD8 8TS

Project No	Drawing No	Rev
1744	(100)10	

Description: PROPOSED SERVICES ROUTING PLAN

Scale	Date Drawn	Drawn By	Authorised By
1 : 125 @ A1	MAY 25	AO	JC

Purpose of Issue: Planning ● Building Regs ○ Tender ○ Construction ○ Comment ○ Info ○

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.

Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), Lantra accredited PTI, MArborA*

3rd November 2025

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

Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- 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 Condition 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

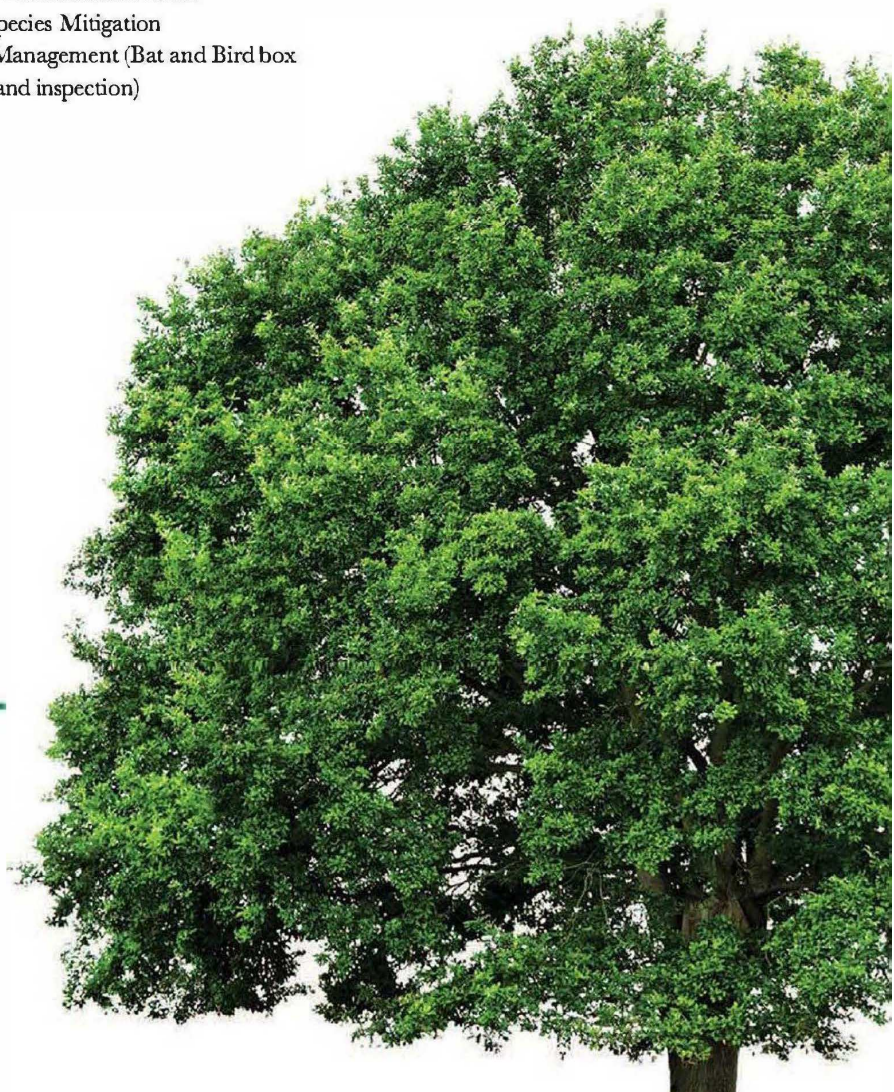
ECOLOGICAL SERVICES

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)



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