

# ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

|             |                             |
|-------------|-----------------------------|
| Site:       | Woodman Inn, Thunder Bridge |
| References: | 82-643                      |
| Date:       | 04 December 2025            |
| Client:     | Frederic Robinson Limited   |





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## QUALITY ASSURANCE

Report references

82-643-R2

| REV REF | DESCRIPTION | DATE       |
|---------|-------------|------------|
| 01      | First issue | 04/12/2025 |

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## EXECUTIVE SUMMARY

### SITE DETAILS

|                       |                                                                                                                                                                                                                                      |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Address</b>   | The Woodman Inn, Thunder Bridge Lane, Kirkburton, Thunder Bridge, Huddersfield, HD8 0PX                                                                                                                                              |
| <b>Grid Reference</b> | SE 18870 11579                                                                                                                                                                                                                       |
| <b>Site Area</b>      | Approximately 0.3 ha                                                                                                                                                                                                                 |
| <b>Results</b>        | The site survey recorded a total of six (6) individual trees. Four (4) individual trees graded Category B (trees of moderate value) and two (2) individual trees graded Category C (trees of low value) on and adjacent to the site. |

### IMPACT ASSESSMENT

#### **Tree Removals to Facilitate the Development**

A review of the development proposal documents referenced in this report has identified that no tree removals are required to facilitate the proposals.

#### **Tree Pruning Required to Facilitate the Development**

No tree pruning is required for the Development.

#### **RPA Incursions Imposed by Development**

No RPA incursions into retained trees have been identified for the development.

The RPA of T2-B is located in close proximity to the proposed construction area. To mitigate potential impacts, it is recommended that appropriate ground protection measures be implemented to safeguard this RPA.

Adequate protective fencing as outlined in the Preliminary Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

No tree-related impacts are anticipated from drainage, underground utilities, proposed ground level changes, or foundation designs for the Development.

**This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.**



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# 1. INTRODUCTION

## 1.1. BACKGROUND

This Arboricultural Impact Assessment (AIA) and Preliminary Arboricultural Method Statement has been prepared by E3P on behalf of Frederic Robinson Ltd. The tree survey and Arboricultural Impact Assessment have been undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (BS 5837:2012) of existing trees and groups of trees at The Woodman Inn, Thunder Bridge Lane, Kirkburton, Thunder Bridge, Huddersfield, HD8 0PX. hereafter referred to as 'the Site'.

This report, along with its appendices, evaluates the potential impacts on the existing trees within the Site in accordance with the guidelines set out in BS 5837:2012, and sets out protection measures within the Arboricultural Method Statement (AMS) to ensure the safeguarding of retained trees throughout the development process.

This report should be read alongside the following schedule and drawings, which are included as appendices:

-  Appendix 1: Tree Survey Schedule and Schedule Definitions – outlines the condition, quality, and characteristics of the existing tree stock both within and surrounding the Site;
-  Appendix 2: Tree Constraints Plan – maps the positions of surveyed trees, their retention categories (A, B, C, or U), canopy spread in all four cardinal directions, and the designated Root Protection Areas (RPAs);
-  Appendix 3: Tree Impact and Tree Protection Plan – identifies proposed tree removals, pruning requirements, and potential below-ground impacts arising from the development. It also outlines the locations and specifications for protective fencing and ground protection measures required to safeguard retained trees.

## 1.2. REPORT OBJECTIVES

The objective of this report is to present the findings of the tree survey and to assess how the proposed development may affect the existing tree stock. It is intended to support planning application by providing the local planning authority with the necessary information to evaluate the potential arboricultural impacts, and includes an Arboricultural Method Statement (AMS) outlining the measures required to protect retained trees during the construction process.

## 1.3. PROPOSED DEVELOPMENT

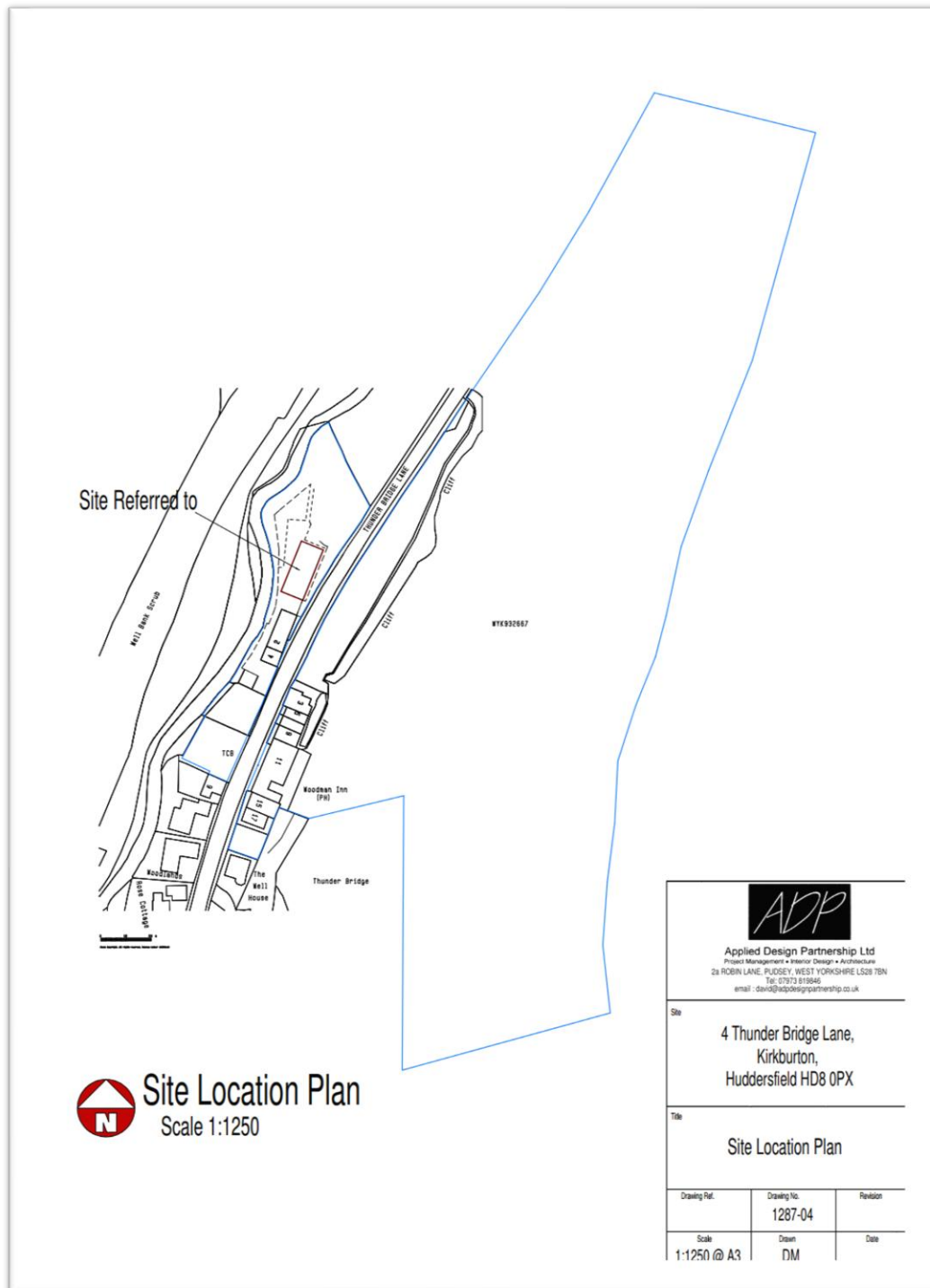
The proposed description of development is:

*The proposal is for the construction of an "Oak Barn" event space in the location that already houses a marquee structure.*

The site location is indicated in Figure 1.1



Figure 1.1 Site Location





## 1.4. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



## **2. RELEVANT LEGISLATION AND POLICY**

### **2.1. TOWN AND COUNTRY PLANNING ACT 1990**

Paragraph 197 of the Town and Country Planning Act 1990 requires local planning authorities, when determining a development application, to have due regard for the protection and planting of trees. As such, trees are a material consideration in the planning process.

### **2.2. TREE PRESERVATION ORDER (TPO)**

A Tree Preservation Order (TPO) is a legal Order applied to an individual tree, group of trees, area or woodland. It makes it a legal offence to cut down, top, lop, uproot, wilfully damage or destroy a tree (including roots) specified in the Order.

All species of tree can be protected by a TPO. Woodland TPOs cover all trees within the defined woodland area including canopy trees, understorey trees, saplings and seedlings. Prior to undertaking works to a tree protected by a TPO, consent must first be gained from the local planning authority through a tree works application. Exceptions to the need to apply for consent do apply, advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

### **2.3. CONSERVATION AREA**

All trees with a stem diameter greater than 75 millimetres (mm) at a height of 1.5 metres (m) are protected when those trees are situated within a designated Conservation Area. Works to such trees are only legally permitted once the local planning authority has confirmed, in response to a submitted tree works notification, that they have 'no objection' to the proposed work or the six-week notification period has concluded. As with TPOs, exceptions to the need to submit a notification of works to trees in a Conservation Area can apply and advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

### **2.4. BIRDS AND BATS**

Birds often nest in trees and can be affected by tree removal or pruning works. All bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation prevents the killing or injuring of any bird or damaging or destroying nests and eggs. Some species (including barn owl *Tyto alba*) are also listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For Schedule 1 species, the intentional or reckless disturbance of the species on or near an active nest is prohibited.

Bats roost in trees and must be considered when undertaking tree work. All bat species are listed under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Bats and their roosts also receive protection from disturbance from by the Wildlife and Countryside Act 1981 (as amended). This protection extends to both the species and roost sites. It is an offence to kill, injure, capture, possess or otherwise disturb bats. Bat roosts are protected at all times of the year (making it an offence to damage, destroy or obstruct access to bat roosts), regardless of whether bats are present at the time.

### **2.5. THE HEDGEROW REGULATIONS 1997**

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside



hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow. Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

## **2.6. NATIONAL PLANNING POLICY FRAMEWORK 2024**

Paragraph 136 of the National Planning Policy Framework highlights the significant role trees play in shaping the character and enhancing the quality of urban environments, as well as their value in mitigating and adapting to climate change. It advises that planning policies and decisions should promote tree-lined streets, encourage the inclusion of trees in new developments—such as in parks or community orchards—and ensure long-term maintenance of newly planted trees. Furthermore, wherever feasible, existing trees should be retained. Applicants and local planning authorities are encouraged to collaborate with highways and tree officers to ensure appropriate species selection and placement, balancing highways requirements with the needs of all users.

With regard to conserving and enhancing the natural environment, paragraph 187 b states that: 'Planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'.

With regard to habitats and biodiversity, paragraph 193 c states that: 'When determining planning applications, local planning authorities should apply the following principles: Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.



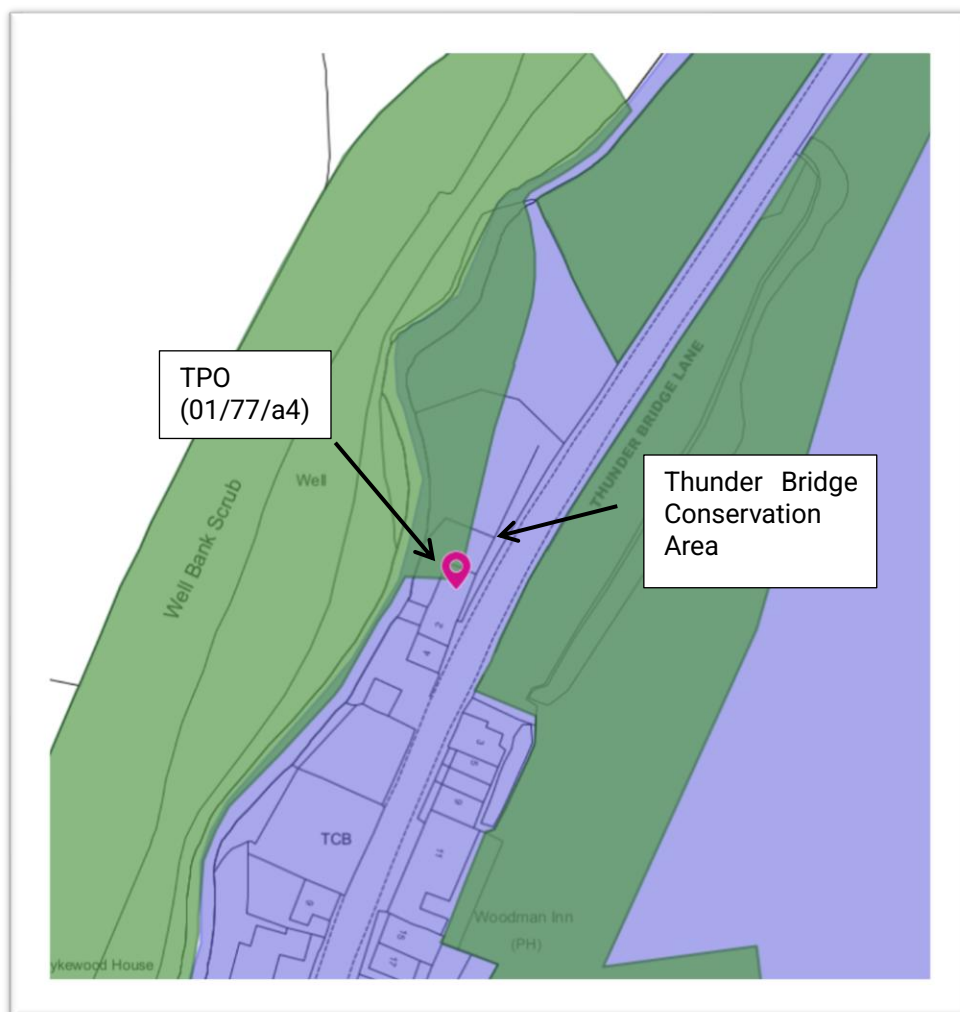
## 3. METHODOLOGY

### 3.1. DESK STUDY

A review of City of Kirklees Council online mapping<sup>1</sup> on 15th September 2025 has established that the site is located directly adjacent to a Tree Preservation Order (TPO) reference number (01/77/a4) and is located within the Thunder Bridge Conservation Area (CA).

The Tree Preservation Order and Conservation Area are indicated in Figure 1.2

Figure 3.1 Tree Preservation Order (dark green hatch) and Conservation Area (purple hatch)



Furthermore, the Ancient Tree Inventory Map (Woodland Trust) and the MAGIC (Multi-Agency Geographic Information for the Countryside) maps were cross-referenced to verify the presence of any identified veteran or ancient trees, as well as areas designated as Ancient Woodland. No such designations were listed.

<sup>1</sup>[https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Tree%20Preservation%20Orders%20\(Public\)&lang=en-gb](https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Tree%20Preservation%20Orders%20(Public)&lang=en-gb)



## 3.2. SITE SURVEY

The tree survey was undertaken on the 15th of August 2025 by Martin Dilworth FdSc (Arb).

The survey was conducted in accordance with the requirements of BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS 5837:2012). Tree height was measured using a Forestry Pro laser, canopy spreads were measured with a laser Distometer D110. Stem diameter was measured with a diameter at breast height measuring tape.

Trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

**Table 3.1 BS5837 Cascade Chart (Adapted from British Standards 2012)**

| CATEGORY          | DEFINITION                                                                                                                                                                                                                                         | RETENTION                                                             | COLOUR CODE        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------|
| <b>CATEGORY A</b> | Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, especially if rare or unusual.                                                                 | Highly desirable                                                      | <b>Light green</b> |
| <b>CATEGORY B</b> | Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.                                                                                     | Desirable                                                             | <b>Dark blue</b>   |
| <b>CATEGORY C</b> | Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. | Feasible, but should be removed if posing a constraint to development | <b>Grey</b>        |
| <b>CATEGORY U</b> | Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.                                                                                 | Unfeasible                                                            | <b>Dark red</b>    |

The survey was undertaken using a topographical survey provided by the client. The survey recorded trees and groups of trees within the red line boundary and within 15m of the red line boundary with a stem diameter greater than 75mm at the height of 1.5m in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. Where necessary, within woodlands, only trees with a stem diameter of 150mm at 1.5m were generally recorded in accordance with BS5837:2012.



Tree groups have been identified where trees form cohesive arboricultural features. Principal trees within a group may be plotted individually. Maximum stem diameters, tree heights and canopy spreads of the groups and woodlands are recorded. Insignificant trees (those with a stem diameter of less than 75mm at 1.5m height) are omitted from the survey.

Any additional off-site trees that could be impacted by the development (and vice versa) have been included in the tree survey where identification or access was possible. Their dimensions have been estimated, as direct measurement was not feasible, and their positions have also been estimated, if they were not recorded in the topographical survey.

### **3.3. CONSTRAINTS**

T6 was located behind a fence next to a riverbank within dense vegetation, restricting access and preventing direct stem measurements. As a result, the measurements for T6 have been estimated from distance. This has been highlighted in the tree survey schedule in Appendix 1.

This is a ground level visual assessment only. The assessment is for the purposes of planning and Development. No internal decay detection tools have been used in this assessment; therefore, this is not a full health and safety assessment.

The findings and recommendations contained within this report are valid for a period of twenty-four months from the date of the survey.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.



### 3.4. ASSESSMENT OF IMPACTS

The arboricultural impacts of the Development have been assessed by overlaying the following plans onto the Tree Constraints Plan:



1287 03 Block Plan



1287 01 Plan as Existing and Proposed (30.07.25)

The anticipated arboricultural impacts included in this report therefore only relate to the above plans and information. Should the above documents be changed, an update to this report may be necessary.



## 4. SITE DESCRIPTION AND TREE SURVEY RESULTS

### 4.1. SITE DESCRIPTION

The Site address is The Woodman Inn, Thunder Bridge, Thunder Bridge Lane, Kirkburton, Thunder Bridge, Huddersfield, HD8 0PX, centred on National Grid reference: SE 18870 11579.

The site is located to the west of Thunder Bridge Lane as you head north out of Thunder Bridge, approximately 4 miles south of Huddersfield. It sits within a rural setting, surrounded by mature woodland.

### 4.2. TREE SURVEY RESULTS

A total of six (6) individual trees were recorded. All data collected is presented in the Tree Survey Schedule in Appendix 1.

Table 4.1 Summary of Species Present on Site

| COMMON NAME  | SCIENTIFIC NAME         |
|--------------|-------------------------|
| Sitka spruce | <i>Picea sitchensis</i> |
| Walnut       | <i>Juglans sp</i>       |
| Alder        | <i>Alnus sp.</i>        |
| Cherry       | <i>Prunus sp.</i>       |
| Ash          | <i>Fraxinus sp.</i>     |
| Elder        | <i>Sambucus nigra</i>   |

No Category A trees were recorded within the survey area.

4 Category B trees were recorded on and adjacent to the Site. These trees are of moderate quality and value and provide screening and landscape character both within and beyond the Site boundary.

2 Category C trees were recorded within the survey area. These trees were mainly young or semi-mature individuals and in generally good condition, though not of sufficient arboricultural merit to warrant a higher category.

No Category U trees were recorded within or adjacent to the Site.



**Table 4.2**      **Summary of Tree Classifications**

| <b>TREE CATEGORIES</b>                                                         | <b>NO. OF INDIVIDUAL TREES</b> | <b>NO. OF GROUPS OF TREES</b> | <b>NO. OF HEDGEROWS</b> | <b>NO. OF WOODLANDS</b> |
|--------------------------------------------------------------------------------|--------------------------------|-------------------------------|-------------------------|-------------------------|
| <b>CATEGORY A<br/>(TREES OF HIGH QUALITY)</b>                                  | 0                              | 0                             | 0                       | 0                       |
| <b>CATEGORY B<br/>(TREES OF MODERATE QUALITY)</b>                              | 4                              | 0                             | 0                       | 0                       |
| <b>CATEGORY C<br/>(TREES OF LOW QUALITY)</b>                                   | 2                              | 0                             | 0                       | 0                       |
| <b>CATEGORY U<br/>(TREES OF POOR QUALITY<br/>UNSUITABLE FOR<br/>RETENTION)</b> | 0                              | 0                             | 0                       | 0                       |
| <b>TOTALS</b>                                                                  | <b>6</b>                       | <b>0</b>                      | <b>0</b>                | <b>0</b>                |



## **5. IMPACT ASSESSMENT**

### **5.1. TREE REMOVALS TO FACILITATE DEVELOPMENT**

No tree removal will be required for the development.

If any tree removal is required at a later stage of development, the project arboriculturist and LPA will need to be consulted before any work can commence.

### **5.2. TREE PRUNING TO FACILITATE DEVELOPMENT**

No tree pruning will be required for the development.

If any tree removal is required at a later stage of development, the project arboriculturist and LPA will need to be consulted before any work can commence.

### **5.3. RPA INCURSIONS IMPOSED BY DEVELOPMENT**

No unprotected RPA incursions into retained trees has been identified for the development.

The RPA of T2-B is located in close proximity to the proposed construction area. To mitigate potential impacts, it is recommended that appropriate ground protection measures be implemented to safeguard this RPA.

Detailed specifications of ground protection are specified within the AMS contained within this report.

### **5.4. DRAINAGE AND UNDERGROUND UTILITIES**

No detailed drainage or underground utilities design has been provided within the red line boundary at this stage of the project. However, it is anticipated that any such service proposals will have sufficient space to be designed and installed outside of the Root Protection Areas (RPAs) of retained trees. Should service routes be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as hand-digging, use of trenchless techniques, or rerouting—must be considered to ensure compliance with BS 5837:2012 and to safeguard tree health and structural stability.

### **5.5. PROPOSED GROUND LEVELS**

No proposed ground levels have been provided at this stage of the project. However, it is anticipated that any future level changes will be designed to avoid adverse impacts on the Root Protection Areas (RPAs) of retained trees. Should alterations to ground levels be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as the use of no-dig construction, retaining structures, or regrading techniques—must be considered to ensure compliance with BS 5837:2012.

### **5.6. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES**

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.



All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

## 6. SUMMARY AND CONCLUSIONS

The report, prepared in line with BS 5837:2012, assesses the arboricultural impacts of a proposed development at The Woodman Inn, Thunder Bridge Lane, Huddersfield, HD8 0PX, centred on National Grid reference: SE 18870 11579.

- ✿ A total of six (6) individual trees were recorded.
- ✿ Four (4) individual trees graded Category B and two (2) individual trees graded Category C were identified in the tree survey.
- ✿ No Category A (high quality) or Category U trees were identified.
- ✿ No trees are required to be removed for the development.
- ✿ No tree pruning is required for the development.
- ✿ No unprotected RPA incursions into retained trees has been identified for the development.
- ✿ The RPA of T2-B is located in close proximity to the proposed construction area. To mitigate potential impacts, it is recommended that appropriate ground protection measures be implemented to safeguard this RPA.
- ✿ No tree-related impacts are anticipated from drainage, underground utilities, proposed ground level changes, or foundation designs for the Development.
- ✿ The site is located directly adjacent to a Tree Preservation Order reference number (01/77/a4) and is located within the Thunder Bridge Conservation Area (CA).
- ✿ No veteran/ancient trees are present on or near the site.
- ✿ All works must comply with relevant legislation, particularly regarding protected species (birds, bats) and tree protection standards.
- ✿ The retained trees can be suitably protected throughout the development process through the implementation of a Tree Protection Plan in accordance with BS 5837:2012.



## 7. ARBORICULTURAL METHOD STATEMENT

### 7.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 7.1.

Table 7.1 Timing of Works

| STAGE | WORKS                                                                                     |
|-------|-------------------------------------------------------------------------------------------|
| 1     | Site induction                                                                            |
| 2     | Install temporary tree protection fencing and ground protection prior to works commencing |
| 3     | Remove tree protection fencing and ground protection once works complete                  |

### 7.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

### 7.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing as shown in the Tree Impact Plan in Appendix 3.

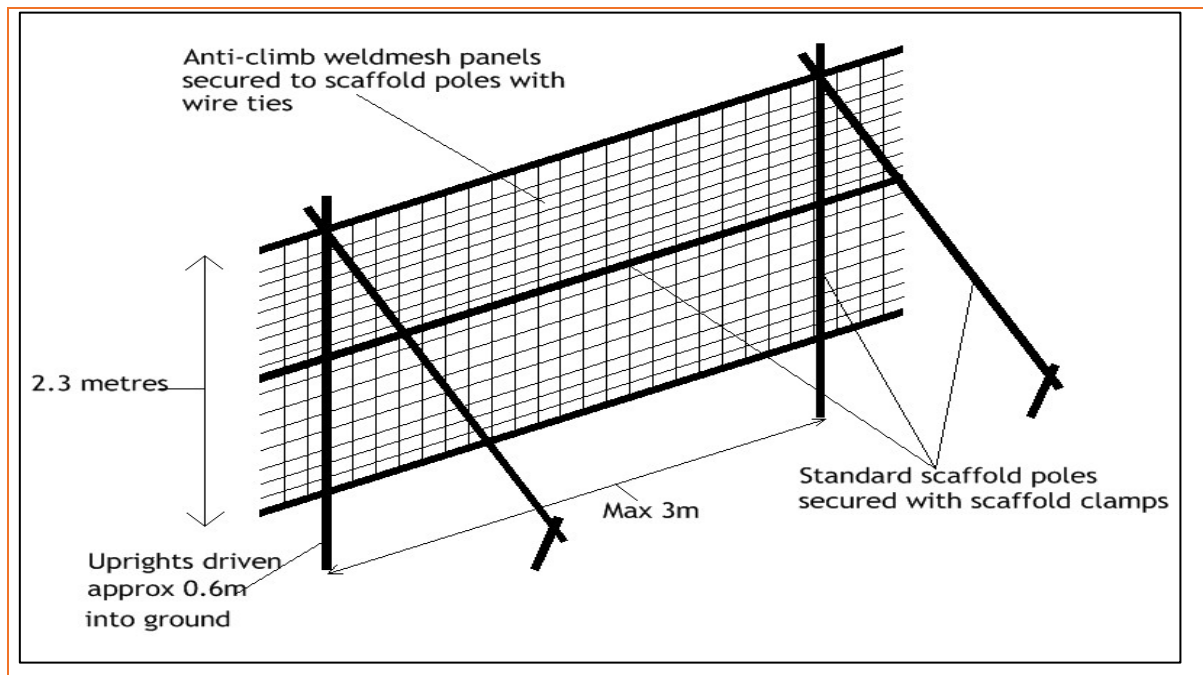
Tree protection fencing will consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 1.3).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



Figure 1.3 Tree Protection Fencing Specification



## 7.4. INSTALLATION OF GROUND PROTECTION

To safeguard the RPA of T2-B during construction, ground protection will be installed on the southern section of the tree's RPA, as shown in the Tree Impact Plan in Appendix 3.

Ground protection must be suitable for the weight of the traffic using the area to ensure that underlying soils are not compacted. Ground protection specifications will meet the recommendations set out in paragraph 6.2.3.3 of British Standard 5837: 2012:

"for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected."

For construction traffic exceeding 2 tonnes, appropriate ground protection will constitute a 150mm woodchip or sharp sand layer topped with heavy-duty ground protection mats (multiple providers are available for rent or purchase) that are suitable for the weight of the heaviest vehicle requiring access to the area.

In all cases the objective must be to avoid soil compaction within RPAs. A single pass of a heavy vehicle, especially in wet ground conditions, can cause compaction.



## 7.5. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs, it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



## 8. ARBORICULTURALIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Ho Ming Mak

E3P  
Taylor Road  
Trafford Park  
Urmston  
Manchester  
M41 7JQ

[trees@e3p.co.uk](mailto:trees@e3p.co.uk)  
Office: 01617079612

## END OF REPORT

# Appendix I: Tree Survey Schedule





A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

## KEY FOR TREE TABLES

| KEY                            |                                                                 |
|--------------------------------|-----------------------------------------------------------------|
| <b>Tree No</b>                 | Tree, Group or Hedge reference number                           |
| <b>Species</b>                 | Common name and scientific name                                 |
| <b>Height</b>                  | Measured to nearest 0.5 m                                       |
| <b>DBH</b>                     | Diameter at breast height (1.5 m), in millimeters               |
| <b>Crown Spread</b>            | Cardinal points measured to nearest 0.5 m                       |
| <b>Crown Clearance</b>         | Measured to nearest 0.5 m                                       |
| <b>Life Stage</b>              | Young - sapling/newly planted tree                              |
|                                | Semi-mature - tree in 1/3 of estimated lifespan                 |
|                                | Early-mature - tree in 2/3 of estimated lifespan                |
|                                | Mature - tree in 3/3 of estimated lifespan                      |
|                                | Veteran - Veteran tree                                          |
| <b>Remaining Contribution</b>  | Safe useful life expectancy of tree, in years                   |
| <b>General Observations</b>    | Site based observations                                         |
| <b>Physiological Condition</b> | Dead, Poor, Fair, Good – Based on observations                  |
| <b>Structural Condition</b>    | Dead, Poor, Fair, Good - Based on observations                  |
| <b>Category</b>                | As per BS:5837                                                  |
| <b>RPA Area And Radius</b>     | Calculated by multiplying the DBH by 12 (x15 for veteran trees) |

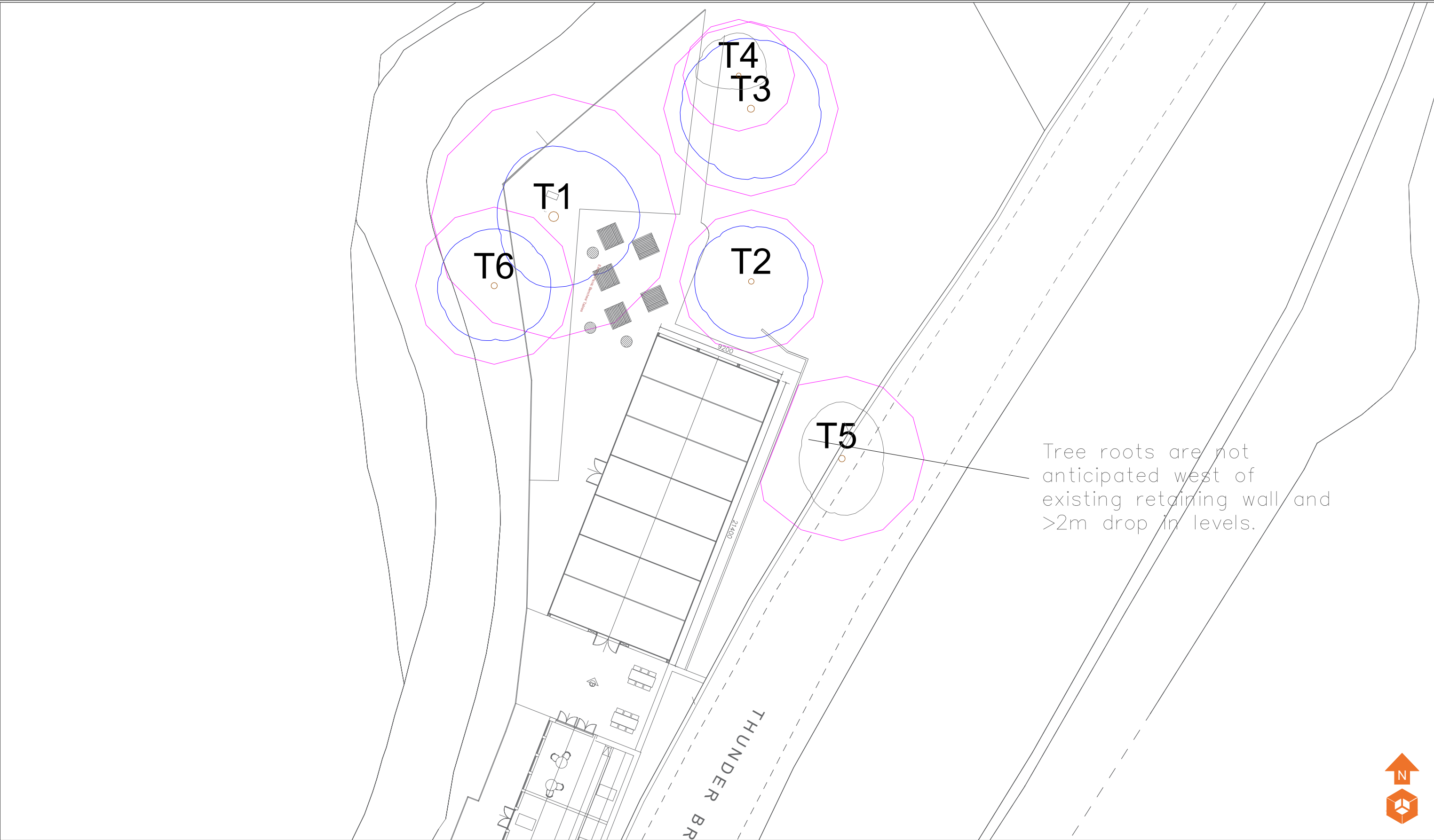


## TREE SURVEY DATA

| TREE NO. | SPECIES      | HEIGHT (M) | DBH (MM) | CROWN SPREAD |   |   |   | HEIGHT OF C.C | AGE | COMMENTS                                                                                                  | ERC | CATEGORY | RPA (M <sup>2</sup> ) | RPA RADIUS (M) |
|----------|--------------|------------|----------|--------------|---|---|---|---------------|-----|-----------------------------------------------------------------------------------------------------------|-----|----------|-----------------------|----------------|
|          |              |            |          | N            | E | S | W |               |     |                                                                                                           |     |          |                       |                |
| T1       | Sitka spruce | 18         | 700      | 5            | 6 | 5 | 4 | 3             | M   | Ivy on stem. Outside tap fixed to stem. Minor deadwood throughout crown.                                  | 20+ | B1       | 222                   | 8.4            |
| T2       | Walnut       | 13         | 410      | 4            | 4 | 4 | 4 | 3             | EM  | Minor deadwood throughout crown. Stem bifurcated at 3m.                                                   | 20+ | B1       | 76                    | 4.9            |
| T3       | Ash          | 17         | 500      | 5            | 5 | 5 | 5 | 5             | EM  | Stem bifurcated at approximately 3.5m. Minor deadwood throughout crown.                                   | 20+ | B1       | 113                   | 6              |
| T4       | Cherry       | 11         | 320      | 3            | 2 | 1 | 3 | 4             | EM  | Crown suppressed by adjacent trees. Multiple old pruning wounds on stem. Minor deadwood throughout crown. | 10+ | C1       | 46                    | 3.8            |
| T5       | Ash          | 6          | 470      | 4            | 3 | 4 | 3 | 3             | EM  | Dense ivy on stem. Approximately 10% leaf defoliation of crown. Minor deadwood. Located on highway verge. | 10+ | C1       | 100                   | 5.6            |
| *T6      | Alder        | 13         | 450      | 4            | 4 | 4 | 4 | 2             | EM  | Located behind fence on riverbank. Dense undergrowth.                                                     | 20+ | B1       | 92                    | 5.4            |

# Appendix II: Tree Constraints Plan





**Tree Categorisations:**  
Those to be Considered for Retention:

**Category 'A' Tree/Group/Hedge**  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

**Category 'B' Tree/Group/Hedge**  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Those Unsuitable for Retention:

**Category 'C' Tree/Group/Hedge**  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

**Category 'U' Tree/Group/Hedge**  
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

**Root Protection Areas (RPAs):**

RPAs Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

**Notes:**

The stem location of trees were not included on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using aerial imagery siting and estimation at the time of the survey. As such, the plotted locations of these trees cannot therefore be considered to be wholly accurate.

|       |       |          |       |         |    |
|-------|-------|----------|-------|---------|----|
| P1    | REVA  | 03.12.25 | MD    | MD      | MD |
| Phase | Issue | Date     | Drawn | Checked | PM |

**Client:**

Frederic Robinson Ltd

**Job Title:**

Woodman Inn, Thunder Bridge

|                    |        |               |            |
|--------------------|--------|---------------|------------|
| <b>Job No:</b>     | 82-643 | <b>Date:</b>  | 03.12.2025 |
| <b>Drawing No:</b> | 001    | <b>Scale:</b> | 1:250 @ A3 |

**Drawing Title:**

Tree Constraints Plan

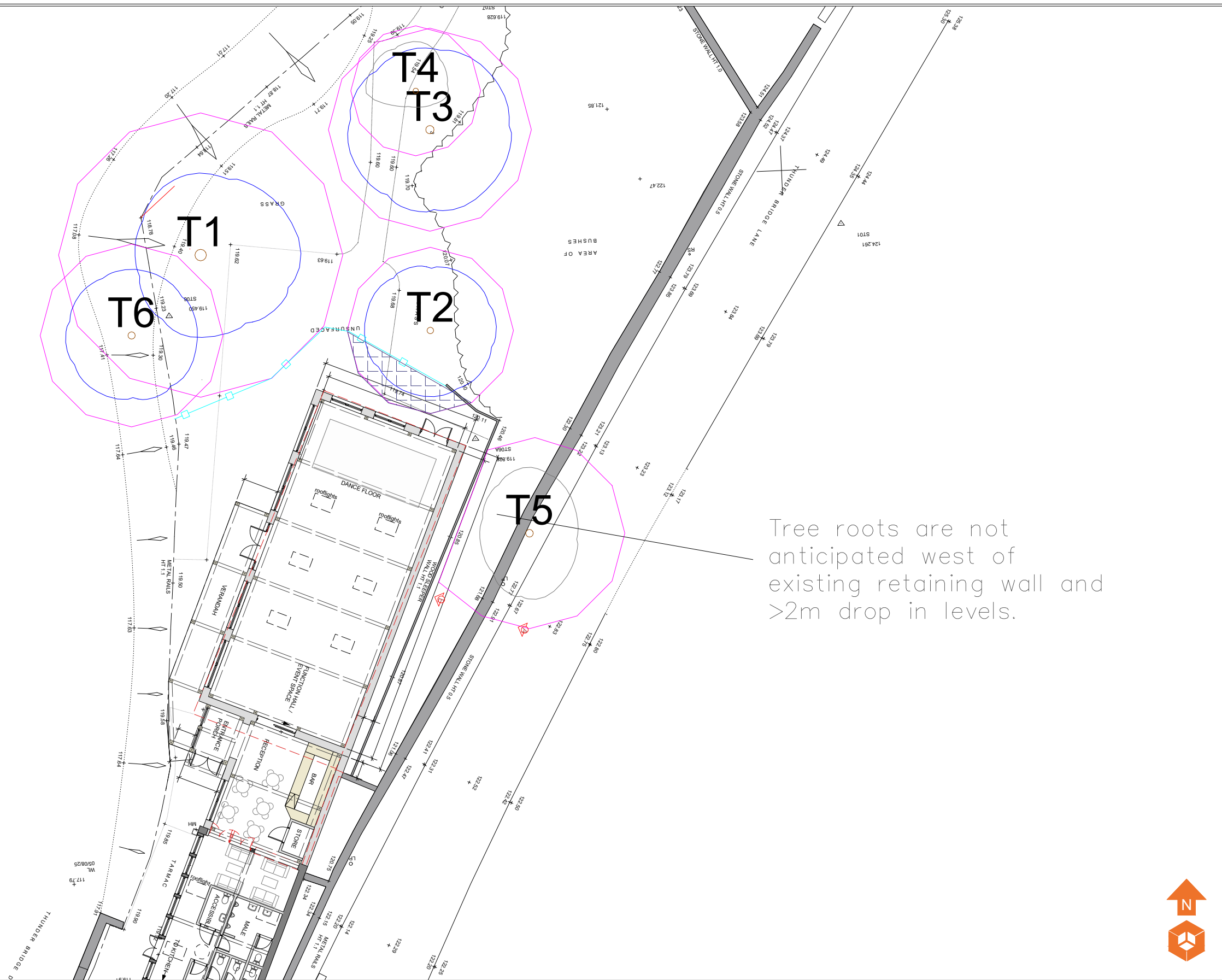
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# **Appendix III: Tree Impact Plan and Protection Plan**





Tree roots are not anticipated west of existing retaining wall and >2m drop in levels.



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|       |       |          |       |         |    |
|-------|-------|----------|-------|---------|----|
| P1    | REVA  | 03.12.25 | MG    | HMM     | CK |
| Phase | Issue | Date     | Drawn | Checked | PM |