

ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
11 Cliffe Road
Holmfirth
Huddersfield
West Yorkshire
HD9 1UY

Client:
Mr Carlin

Client Address:
11 Cliffe Road
Holmfirth
Huddersfield
West Yorkshire
HD9 1UY

JCA Ref:
23840-A/AJB

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 This Arboricultural Impact Assessment has been prepared for the proposed development at **11 Cliffe Road, Holmfirth, Huddersfield**.
- 1.1.2 The purpose of this report is to assess the impact of the proposed development on the existing tree stock and outline mitigation actions, where appropriate, to minimise any potential damage to retained trees.

1.2 Terms of Reference

- 1.2.1 JCA Limited has been instructed by **Mr Carlin** to prepare an Arboricultural Impact Assessment, based on our Arboricultural Report dated 26th May 2026 (JCA Ref: **23840/AJB**). 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 We have been supplied with **Drawing Ref. 26_20_003_B Proposed Site Plan**, which details the proposed development. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.

1.3 Scope of the Report

- 1.3.1 This report is compiled in accordance with *BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'* and is based on an objective assessment of the existing vegetation.
- 1.3.2 The specific design of the proposed development has been considered within the Arboricultural Implication Assessment in **Section 3** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.

1.4 Survey Details

- 1.4.1 The original tree survey took place during April 2026 and was conducted by **Andrew Bussey LANTRA Accredited PTI, TechArborA**.

2. Tree Descriptions and Recommendations

- 2.1 The tree information recorded during the original survey is detailed in the tables at **Appendix 1**. A full explanation of the tables can be found at **Appendix 2**.
- 2.2 Please refer also to the Tree Constraints Plan at **Appendix 5** for tree locations.

3. Arboricultural Implications Assessment (AIA)

3.1 Proposed Development

- 3.1.1 The proposed development will consist of the construction of a new driveway and the erection of a garden studio.

3.2 Tree Works for Development Purposes

- 3.2.1 In this case no tree works are required to accommodate the proposed development.

3.3 Temporary Protection Measures

- 3.3.1.1 To ensure the effective protection of the retained trees during development, a protective barrier will be installed, in accordance with BS 5837: 2012. This may comprise of protective fencing and/or ground protection, positioned to protect the canopies and root systems of the retained trees.
- 3.3.1.2 The protective measures are to be installed prior to any demolition or construction activities commencing on site.
- 3.3.1.3 The protective fencing should ideally be positioned to protect the entire **Root Protection Area (RPA)** and the canopies of the retained trees (whichever is greater), to create a **Construction Exclusion Zone (CEZ)**.
- 3.3.1.4 Routes for pedestrian and site traffic will be located outside, and diverted away from, the RPAs of the retained trees wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) may need to be laid over the exposed RPAs (on soft open ground) which will distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces should be constructed in accordance with BS 5837: 2012.
- 3.3.1.5 The installation of the protective barrier and the technical aspects of the proposals in relation to the trees should be assessed in the Arboricultural Method Statement and detailed on a Tree Protection Plan prior to commencement of works.

3.4 Implications for Retained Trees

3.4.1 Works within the RPA

- 3.4.1.1 Where the proposals require work to be undertaken within the root protection area of a tree, specialist measures must be adopted during the construction phase to avoid ground compaction and minimise root damage.
- 3.4.1.2 Such an area is highlighted in **brown** and **blue** on the Arboricultural Implications Plan at **Appendix 6**.

3.4.2 Demolition

- 3.4.2.1 To meet the needs of this proposal, the demolition of existing brick outbuildings and shed is required within the root protection area of **T1**. However, the footprints of these buildings are going to be retained to form part of the base of the proposed driveway, this will limit potentially damaging the roots of this tree.
- 3.4.2.2 To prevent potential damage to **T1**, methods such as collapsing the buildings in a direction away from the tree and utilising hand digging methods, will be adopted when working within Root Protection Area. Full details on such methods should be included in an Arboricultural Method Statement, including where arboricultural supervision may be necessary.

3.4.3 Construction of Hard Surfacing

- 3.4.3.1 The proposed development entails the construction of hard surfacing in the form of a new driveway within the RPA of **T1** in the area shown in brown on the Arboricultural Implications Plan at **Appendix 6**. In this area, to prevent foreseeable damage to tree roots, a 'no-dig' method of construction will be utilised. It should be noted that the existing hard standing footprints of the existing brick outbuildings and will be utilised to form part of the new driveway
- 3.4.3.2 The chosen system must be fit for purpose and of suitable construction to dissipate compaction damage to tree roots, allow gaseous diffusion to/from the soil and the percolation of water to the soil surface. This may require the use of specialist materials and sensitive edging systems to prevent damage to tree roots.
- 3.4.3.3 Design principles must be confirmed by an appropriately qualified engineer and should be included in an Arboricultural Method Statement.
- 3.4.3.4 The finished surface of the proposed driveway must comprise of porous surfacing such as resin bound gravel, porous tarmac or block paving where it falls within the root protection area of **T1** to allow gaseous exchange and water to penetrate to root level.

3.4.4 Garden Room Construction and Design

- 3.4.4.1 The footprint of the proposed garden room stands within the root protection areas of **T1** and **T2**, as such, we are informed that this feature will be erected on screw piles within the locations shown in blue shade on the plan at **Appendix 1** to keep potential root damage to a minimum.
- 3.4.4.2 The height of the garden room stands at 3m high and has been designed to fit underneath the canopies of **T1** and **T2**.

3.4.5 Utilities

- 3.4.5.1 We are informed by our client that the service run route required for the proposed garden room is to be directed away from tree root protection areas.

3.4.6 Site Facilities

- 3.4.6.1 The site facilities, which typically includes the toilets and storage of materials, must be located away from all of the trees and outside their RPAs.
- 3.4.6.2 Care should also be taken to prevent soil contamination from chemical spillages, including petrol, diesel and oils.

4. Summary

- 4.1 We are informed that **T1, T2, T4, T5** and **T7** (as identified in this report) are subject to Tree Preservation Orders (**TPO Ref: 23/2025**).
- 4.2 The proposed development will consist of the construction of a new driveway and the erection of a garden studio.
- 4.3 The arboricultural implications of the development have been considered and are discussed in **Section 3**.
- 4.4 No trees require removal or pruning to facilitate the proposed development.
- 4.5 All development work carried out in close proximity to trees should be done so in a manner sympathetic to their needs. Otherwise, the condition of the trees may deteriorate in the months and years following the development, leading to a loss of amenity and potentially hazardous trees.
- 4.6 The protection of retained trees can be achieved by the creation of a Construction Exclusion Zone based on the Root Protection Area of a tree. The Root Protection Area of each tree or group is marked on the Tree Constraints Plan at **Appendix 5**.
- 4.7 The proposed development should be accompanied by an Arboricultural Method Statement (AMS) detailing the specific protection measures necessary for each tree. This should specify the required fencing standard and positions (the creation of the Construction Exclusion Zone), acceptable construction techniques and necessary tree work.
- 4.8 The data gained during the original survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, the report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

Appendices

Tree Ref.	Age	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread		Observations	Arboricultural Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name					Priority									
	Botanical Name														
T 1	Mature Common Lime <i>Tilia x europaea</i>	18	3	6 n/a	68	5 5.5 4.5		Single-stemmed and vertical with a balanced crown. Occasional pruning wounds. Epicormic growth to the lower stem. No major visible defects.	No action required at present. n/a	GOOD	GOOD	MOD	LOW	40+	A 1
T 2	Early-mature Silver Birch <i>Betula pendula</i>	12	3	2.5 n/a	30	4 5 3.5		Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	GOOD	GOOD	MOD	LOW TO MOD	40+	B 1
T 3	Early-mature Beech <i>Fagus sylvatica</i>	12	3	3 n/a	54	3.5 4.5 4		Twin-stemmed at 4m with a balanced crown. This tree is presumed to be dead as has not come into leaf and has bark peeling from the main stem in the mid canopy.	Remove for arboricultural reasons. Low	DEAD	DEAD	DEAD	N/a	Dead	U
T 4	Early-mature Himalayan Birch <i>Betula utilis</i> <i>'Jacquemontii'</i>	11	1.5	2.8 n/a	30	3.2 3.2 3.2		Twin-stemmed at 2.5m with a balanced crown. Occasional pruning wounds. No major visible defects.	No action required at present. n/a	GOOD	GOOD	MOD	LOW	40+	B 1
T 5	Early-mature Silver Birch <i>Betula pendula</i>	14	2	3.5 E	46	5 5 5		Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	GOOD	GOOD	MOD	LOW	40+	B 1
T 6	Young to early-mature Mixed species <i>Details in observations</i>	To 110	0+	0+ n/a	To 28	See plan		Trees of a good form comprised of Pine, Maple, Himalayan Birch, Hazel, Rowan and Spruce. No major visible defects.	No action required at present. n/a	GOOD	GOOD	MOD	LOW TO MOD	40+	B 2
T 7	Mature Silver Birch <i>Betula pendula</i>	16	1	2.5 n/a	45	4.5 4.5 4.5		Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	GOOD	GOOD	MOD	#N/A	40+	B 1

Appendix 2: Explanation of Tree Descriptions

A2.1 Measurements/ Reference Information

- A2.1.1 *REF NUMBER*. All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.
- A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.
- A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.
- A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.
- A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.
- A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.
- A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.
- A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH*. The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.
- A2.1.9 *NHBC WATER DEMAND*. The water demand of each tree is listed in accordance with current NHBC Standards. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

A2.2 Evaluations

- A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.
- A2.2.2 *STRUCTURAL CONDITION* is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

A2.2.3 **LIFE EXPECTANCY** is classed as; 0, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.

A2.2.4 **AMENITY VALUE**. A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.

A2.2.5 **PRIORITIES**. A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

A2.3 Retention Categories

A2.3.1 **A (marked green on the Tree Constraints Plan) = Trees of high quality.**

These trees are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).

A2.3.2 **B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality.**

These trees are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).

A2.3.3 **C (marked in grey on the Tree Constraints Plan) = Trees of low quality.**

These trees are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).

A2.3.4 Trees categorised as retention category 'A', 'B' or 'C' are then justified by being further divided into 3 subcategories:

1 = Mainly arboricultural qualities.

2 = Mainly landscape qualities.

3 = Mainly cultural values, including conservation value.

A2.3.5 **U (marked in red on the Tree Constraints Plan) = Trees usually unsuitable for retention due to poor condition.**

These trees are in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. This may be due to any of the following:

- 1) Failure is likely due to serious, irredeemable, structural defects.
- 2) Removal of other category U trees will render them exposed and unstable.
- 3) They are in serious, overall decline or are dead.
- 4) They are of low quality and suppressing adjacent trees of better quality.
- 5) Diseases are present which may affect the health of adjacent trees.

These trees should be removed or treated in such a way as to make them safe where they have high ecological value, such as in a woodland setting.

Appendix 3: General Guidelines

- A3.1 All tree work should be undertaken to BS 3998: 2010 '*Recommendations for tree work*' or other recognised industry practice.
- A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A3.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed therein.
- A3.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A3.6 It is advisable to have trees inspected by an arboricultural consultant on a regular basis.

Appendix 4: Author Qualifications

Managing Directors

Charles Cocking *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA*. Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, has achieved LANTRA accredited PTI status and is a Professional Member of the Arboricultural Association. Charles is now Managing Director and oversees all internal and on-site operations for the company.

Toby Thwaites *BSc (Hons), HND (Arboriculture), LANTRA Accredited PTI, MArborA*. Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. He has also achieved LANTRA accredited PTI status. A former JCA team leader and Consulting Arboriculturist, Toby is now Managing Director and oversees all office activities at JCA and is on hand to offer technical support and advice.

Director of Arboriculture

Luke Wickham *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA*. Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College and has since achieved LANTRA accredited PTI status. Having worked within the arboricultural sector since 2016, running his own small business and sub-contracting for local firms, Luke is now the Director of Arboriculture who brings a sound knowledge and understanding of the practical and academic sides of the industry.

Consulting Staff: Arboriculture

Andrew Bussey *LANTRA Accredited PTI, TechArborA*. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, has achieved LANTRA accredited PTI status and is QTRA qualified.

Mick Eltringham *ND (Forestry), LANTRA Accredited PTI, TechArborA*. Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. Mick has various NPTC Qualifications and has achieved LANTRA accredited PTI status.

Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA*. Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive botanical and mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence. Dan has achieved LANTRA accredited PTI status.

David de Peña *BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI, TechArborA*. After earning his degree from Manchester Metropolitan University, David worked as an ecologist at various consultancies, contributing to a wide range of projects, including major infrastructure projects across the UK. More recently, he has transitioned to arboriculture and served as a surveyor for Manchester City of Trees, where he participated in a project to quantify the value of Greater Manchester's woodlands and trees. David has achieved LANTRA accredited PTI status.

Ricky Brian *FdSc (Arboriculture & Tree Management), LANTRA Accredited PTI, MArborA*. Ricky has worked in the arboricultural industry for 10 years and has developed strong practical experience across all aspects of forestry and arboriculture. He obtained a FdSc in Arboriculture and Tree Management at Myerscough College, Preston and spent 3 years leading a forestry team, overseeing operations and project delivery. Ricky has also achieved LANTRA accredited PTI status.

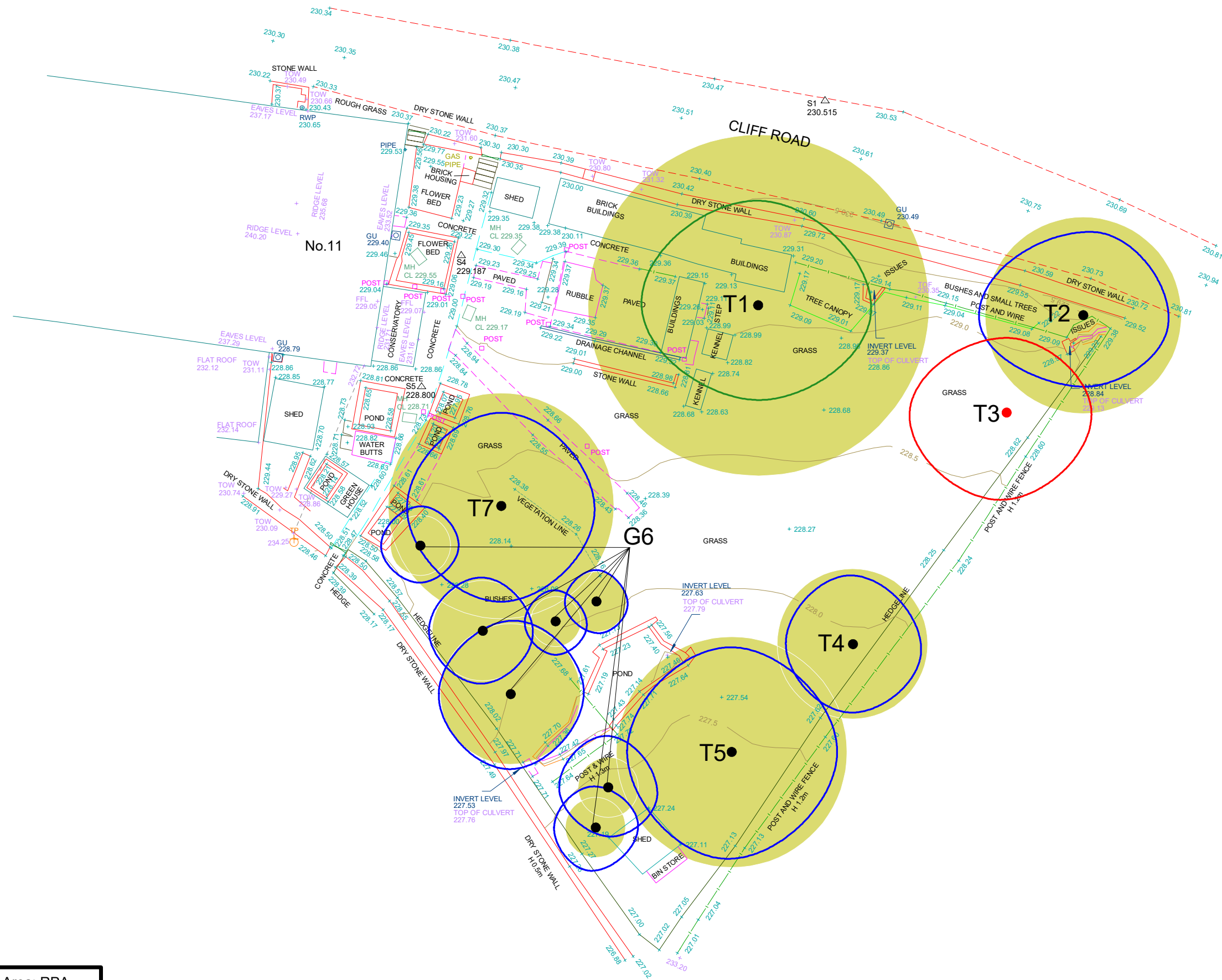
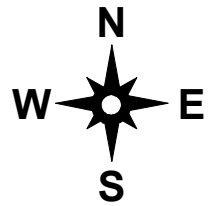
Abbie Graham Cruz *BA (Hons) Outdoor Leadership and Management*. Abbie gained her degree from the University of Derby and worked as an outdoor activity instructor for nearly 5 years. More recently, Abbie decided to enter the world of arboriculture and joined JCA in 2026, gaining her LANTRA accredited BTI, and her Arboriculture Association training in subsidence and BS5837. With a longstanding enthusiasm for the outdoors and the natural world, Abbie is excited to begin building her career in the industry.

Administrative Staff

Lorraine Spink Business Support Coordinator.

Alannah Chapman Accounts Assistant.

Kelly Saunders Credit Control Officer.

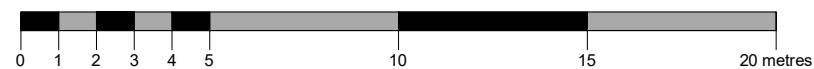


Root Protection Area: RPA

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

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCOACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 23840-A/AJB)

Appendix 5: Tree Constraints Plan

ADDRESS: 11 Cliffe Road, Holmfirth, Huddersfield, West Yorkshire, HD9 1UY.
JCA REF: 23840-A/AJB

SCALE : 1:200

PAPER SIZE : A3

SURVEYED BY: AJB

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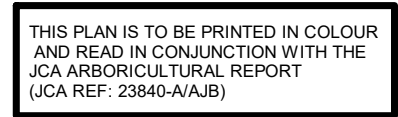
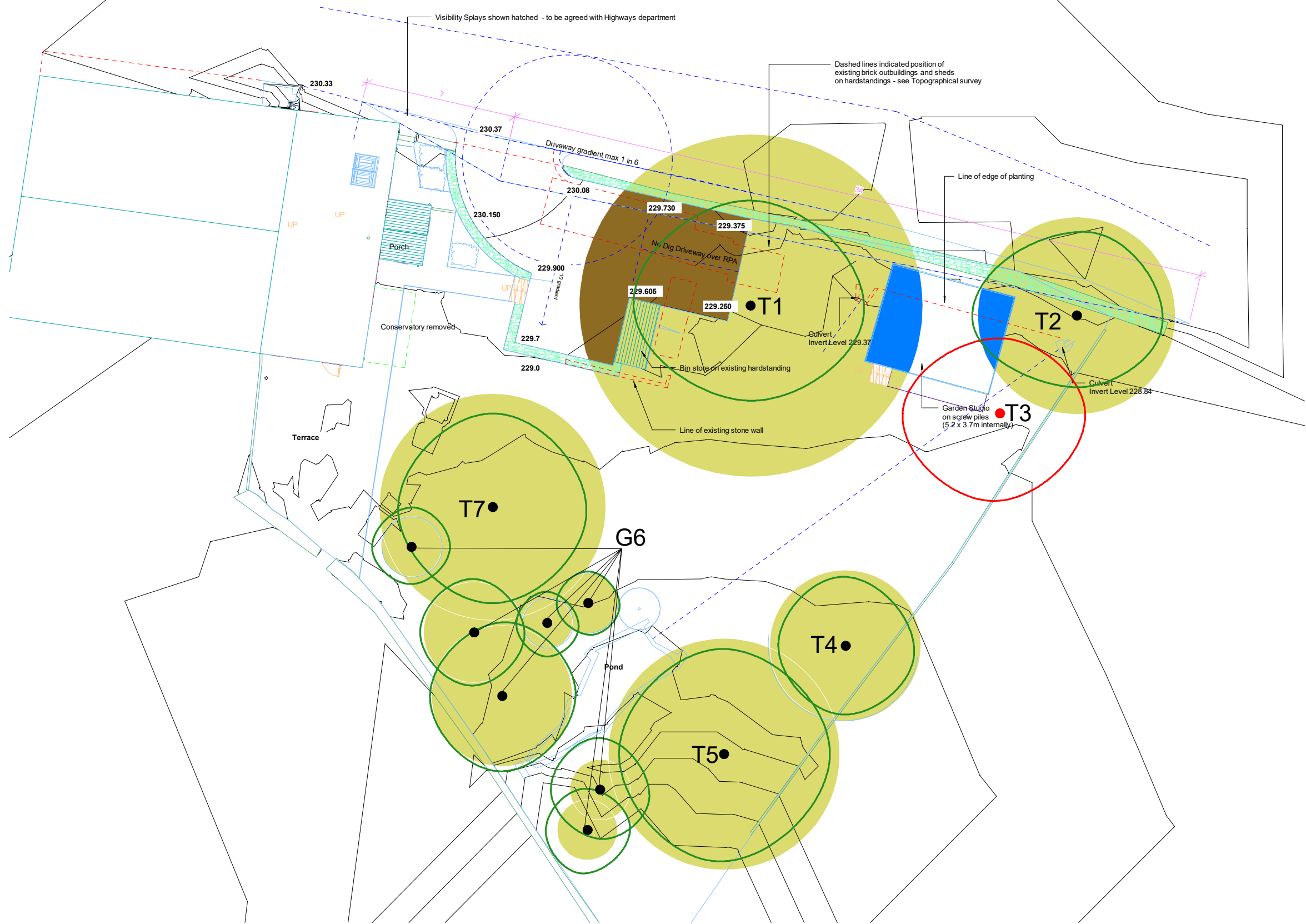
APPROVED BY: CC

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES

Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA

JCA Limited
Arboricultural & Ecological Consultants



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	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED DRIVEWAY WHERE THE NO-DIG METHOD OF CONSTRUCTION MUST BE UTILISED
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED GARDEN STUDIO WHICH IS TO BE CONSTRUCTED ON SCREW PILES



JCA Limited
Arboricultural & Ecological Consultants

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, TechArborA.*

28th August 2026

For and on behalf of **JCA Ltd**

Registered Office

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JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

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- British Standard 5837 Tree Surveys
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- 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)

HEAD QUARTERS:

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