

URBAN FORESTRY GROUP
BS: 5837 - 2012
**Arboricultural Method Statement,
Impact Assessment
&
Tree Protection Plan**
of Proposed Residential Development at:



Eccleston Bakery, Main Street, Coedpoeth

Prepared for:

Blakemore Property Limited

Drawing ref:

DW/ADM/EB/BPL/TS/A_r1

Planning Ref:

PE/2013/0152

21th · May · 2013

Control Sheet:

Project no:	-
Project Title:	Arboricultural Method Statement & Tree Protection Plan
Client:	Blakemore Property Limited
Architect:	ADM Surveyors Ltd
Local Authority:	Council
Prepared by:	Mr. David Winlo
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Contents:

Section:	Contents:	Page number:
1	What I have been asked to do; and what is for:	To be completed
2	Introduction:	ii
3	Site description:	
4	Description of the proposed development:	
5	Trees / Hedges to be removed:	
6	The precise location for erection of protective barriers marked as construction exclusion zone:	
7	Physical means of tree protection:	
8	Facilitation pruning:	
9	Site construction access:	
10	Contractor's car parking:	
11	Phasing of construction works:	
12	Space in metres required for all foundation excavations and construction works; including turning circles of any heavy plant:	
13	The availability of special construction techniques:	
14	Any construction proposals for bridging tree roots or inserting tree root barriers:	
15	The location and space including any proposed trenching for all:	
16	Depth and foundation type for driveways:	
17	All changes in ground level, including the location of retaining walls, steps, and making adequate allowance for foundations of such walls and back fillings:	
18	Space for cranes, plant, scaffolding and access during works:	
19	Space for site huts, temporary latrines [including their drainage] and other temporary structures:	
20	The type and extent of landscape works which will be needed within the protected areas and the effects these will have on the root system:	
21	Safe storage of materials:	
22	If there is a slope/s on site; how are any materials or harmful liquids to be stored so that they don't seep into the ground and damage trees and tree root systems? This includes washing out cement mixers and construction equipment:	
23	Specifications for tree root pruning:	
24	An indication of potential direct obstruction of sunlight:	
25	New tree planting to provide mitigation for any trees losses.	
26	Above and below ground constraints:	
27	Road safety and visibility splays:	
28	Wildlife considerations:	
29	Tree Protective Fencing Specification:	
30	References:	

1. What I have been asked to do; and what is for:

1.1 I have been asked by Mr. Steven Masic of ADM Surveyors Ltd on behalf of his client to undertake a tree survey in relation to the above site address and information in email 2 of 2 dated Wed 17/04/2013 taking into account the planning officer's comments on an original planning scheme that the client withdrew in early 2012 as follows:

1.2 Comment 1

There is no mention on the plan that there is an electric /BT pole to move on the pavement at the proposed access location and within the site. The moving of these poles has the potential to impact upon the canopy of the TPO trees on the adjacent Church frontage.

1.3 Comment 2

The proposed extending of the development site to include land currently within the adjacent Church grounds to provide a larger parking and turning area is considered unacceptable. The change in land levels and engineering works required would take place within the Root Protection Area of the adjacent TPO tree. A full Arboricultural Impact Assessment would be required in respect of the proposed works which is likely to show that the impact of the development upon the tree is unacceptable. The alteration of this boundary would also have an impact upon the setting of the Church.

2. Introduction:



2.1 Further to your instruction as listed above, the site was visited on the 29th April in relation to arboricultural issues.

2.2 This document uses information set out in **BS 5837 – 2012** - and has been completed by the business; with construction information obtained from the Clients Architect.

3. Site description:

3.1 Tree Preservation Order [TPO] Details: Trees 1, 2 3, 4 & 5 are reported as being subject to a Tree Preservation Order [TPO].

3.2 Conservation Area Details: The site is reported as not within a conservation area.

4. Description of the proposed development:

'Proposed change of use and alterations to former bakery for use as spar convenience store (use class a1), including partial demolition of the existing building, including development to the site boundary for the creation of a pedestrian walkway and soft landscaped area'.

Drawing ref no: DW/ADM/EB/BPL/TS/A_r1

Image 1 – View of the Pine trees from inside the proposed development area

5. Trees / Hedges to be removed:

5.1 All of the TPO trees will be retained, as per the attached proposed planning drawing.

5.2 The small holly bush [Tree -06] requires removal as does Group 1, Tree 7, 8, 9 & 10.

6. The precise location for erection of protective barriers marked as construction exclusion zone:

To follow the tree protective fencing as seen on the site plan as seen as **blue** lines.

7. Physical means of tree protection:

7.1 The tree protective fencing shall comprise of either 2.0m in height weldmesh 'Heras' fencing panels; or 18mm thick exterior grade plywood boards, as seen in the Appendix in section 30 below; either secured using 75mm in diameter wooden stakes driven firmly into the ground, taking into account site exposure, or such alternative as may be agreed in writing by the local planning authority.

**TREE PROTECTION AREA
KEEP OUT!**

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND / OR ARE SUBJECTS
OF TREE PRESERVATIONS ORDER [TOWN & COUNTRY PLANNING ACT 1990]

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- THE TREE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSONS SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY



7.2 If weldmesh panels are used, they should butt together, and be securely fixed to each other including the supporting framework.

7.3 No fixings shall be made to trees; and all possible precautions shall be taken to prevent damage to tree roots when securing the posts.

7.4 Warning signs clearly marked as **Tree Protection Area – Keep Out!** as illustrated above, need to be placed on the tree protective fencing at spacing's that ensure they are clearly visible from all angles. The tree protective fencing should only be removed on completion of all construction works so that no damage to trees, including the area within the protective fencing occurs.

7.5 The business can provide a tree protection site inspection service to inspect the tree protective fencing prior to any demolition and construction works including the storage of materials / site access, as part of an agreed scope of works. Copies of which, can be forwarded to the LPA if required. Please contact the office for further details.

Image 2 – Tree 6 the small Holly Bush adjacent to the telegraph pole

8. Facilitation pruning:

All references to proposed tree surgery work is paragraphed in the attached tree survey spreadsheet dated:

9. Site construction access:

The site will be entered via the existing access off the main road.

10. Contractor's car parking:

Contractors will park on the existing car park during the works.

11. Phasing of construction works:

Please refer to the building contractor's timescale.

12. Space in metres required for all foundation excavations and construction works; including turning circles of any heavy plant:

Heavy Plant [Please circle]: YES / NO

If YES please give details:

Not applicable.



Image 3 – View of Group 1 on the boundary with the Church and proposed development area

13. The availability of special construction techniques:

All new hard standing with the tree root protection areas will be constructed using a CellWeb Tree Root Protection System employing hand digging within the tree root protection area if required.

14. Any construction proposals for bridging tree roots or inserting tree root barriers:

No.

15. The location and space including any proposed trenching for all:

A. Service runs	G. Water
B. Foul and surface water drains	H. Electricity
C. Land drains	I. Telephone
D. Soakaways	J. Television
E. Gas	K. Communications cables
F. Oil	L. Other

Existing and proposed services layout / location are not known at this time.

16. Depth and foundation type for driveways:

Specification to be supplied by structural engineer at a later date.

17. All changes in ground level, including the location of retaining walls, steps, and making adequate allowance for foundations of such walls and back fillings:

All works are to be constructed to the original ground level. There is a kerb to be installed on the edge of the proposed pedestrian access / car parking area that is within the tree root protection area of Tree -05.

18. Space for cranes, plant, scaffolding and access during works:

To be conformed at a later date

19. Space for site huts, temporary latrines [including their drainage] and other temporary structures:

To be conformed at a later date

20. The type and extent of landscape works which will be needed within the protected areas and the effects these will have on the root system:



Please refer to architects soft landscaping proposals for new planting within the tree root protection area of Tree 5.

21. Safe storage of materials:

Subject to confirmation from the appointed construction company; here will be an area designated for a lock up, outside the tree root protection areas.

22. If there is a slope/s on site; how are any materials or harmful liquids to be stored so that they don't seep into the ground and damage trees and tree root systems? This includes washing out cement mixers and construction equipment:

Image 3 – View of Tree 1 and Group 1 looking toward the main Road with the Church on the right

There is no slope. Where applicable any harmful liquids will be stored in the lockup. Cement mixers to be washed out into containers and cleaned out outside the tree root protection areas

23. Specifications for tree root pruning:

None anticipated, however where tree roots are located then they should be cut cleanly using hand tools; so that the tree roots are not pulled or dragged out of the ground using mechanical devices.

24. An indication of potential direct obstruction of sunlight:

No significant obstruction from trees surveyed on the proposed development.

25. New tree planting to provide mitigation for any trees losses.

Please refer to architects soft landscaping proposals for new planting.

26. Above and below ground constraints:

Telegraph pole and ground level around Tree 5 tree root protection area.

27. Road safety and visibility splays:

Please refer to architects proposed site plan layout.

28. Wildlife considerations:

Site clearance including the pruning of trees should be undertaken outside the bird nesting season: Jan – Aug and should where applicable take into account the recommendations of any ecological surveys.

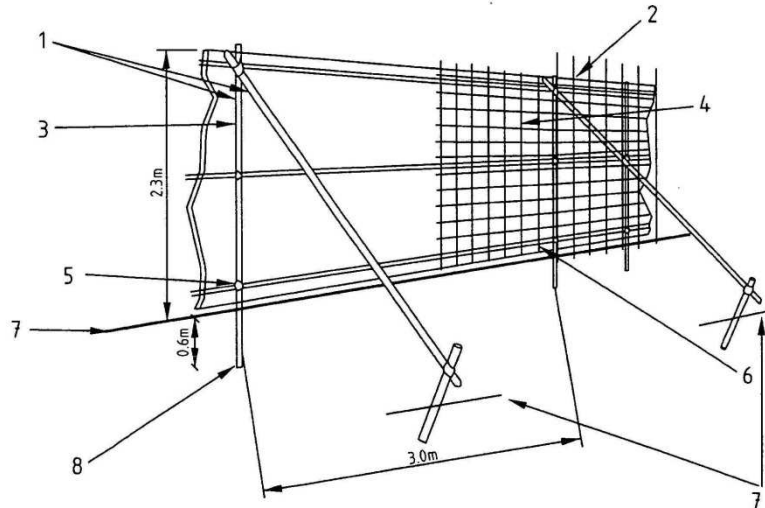
29. Tree Protective Fencing Specification:

Image 4 - Default specification for tree protective barrier



1. Scaffold poles.
2. Uprights driven into the ground at a maximum 3.0m spacing with cross members and brace as appropriate.
3. Wooden panels secured with wire ties or scaffold clamps where necessary.
4. Scaffold clamps
5. Wire twisted and secured to inside face of fencing.
6. Ground level.
7. Scaffold poles driven approximately 0.6m into the ground.

30. References:

1. Information for Safety Sign:

<http://www.uksafetystore.com/1091-tree-protection-area-keep-out-sign-or-sticker-with-free-delivery-.html>

Image 5 – Tree 11 on the left with Tree 10 on the right