



Billberry Close, Bury

Arboricultural Implication Study

December 2022

Contents

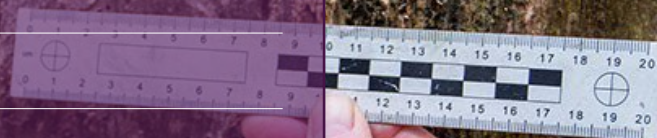
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Drawing(s)

ARB/4749/Y/100	Arboricultural Layout/Tree Protection
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Chapter 1 Introduction

1.01

ACS Consulting is instructed to report on trees and the implications for the proposed development at Billberry Close, Bury. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- An Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works (where applicable).

1.03

The site was visited during November 2022. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The land to which this full planning application relates ('the Site') extends to approximately 0.33 hectares of grass on a corner plot at the junction of Billberry Close and Albert Road. (Figure 1).

2.02 Statutory Protection/Planning Policies

The site is not located in a Conservation Area. The trees are not the subject of a Tree Preservation Order (BMBC Mapping). The application will be subject to the policies of Bury Metropolitan Borough Council. In respect of trees this is EN8 - Woodland and Trees.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits. Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be Slowly permeable seasonally wet acid loamy and clayey soils.

2.04 Topographical Survey

The arboricultural survey is based on the supplied plan.



Figure 1

Chapter 3 Tree Survey

3.01

I have identified trees as individuals or groups. The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally.

3.02

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the tree was surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and its suitability for retention from ground level.

The height was measured with a digital Hypsometer and the diameter taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01 Application

The proposed development is the construction of 7No. bungalows with associated infrastructure.

4.02 Overall Development Implications

The proposal will result in the loss of one individual tree and a small group. The development retains the trees along the site's northern boundary. A landscape scheme is proposed to mitigate and enhance the proposal.

4.03 Loss for Development

The principal issue is the loss of T1 and G1. The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout. The loss of trees has little impact on the visual amenity and treed character of the local area. The scheme retains other visually prominent specimens.

4.04 Retained trees that may be affected by disturbance

None. Whilst the works are located close to trees, there is sufficient space to ensure that the retained trees will not be impacted upon by the works or that special measures will be required for works around the trees and their roots.

4.05 Pruning

None. There is no requirement for Access Facilitation Pruning.

4.06 Secondary Development Pressures

The retained trees are located at the farthest part of the proposed rear gardens. There is adequate private amenity space free from the influence of trees.

Chapter 4 Development Implications

4.07 Planning Policy

The over-arching policy guidance in respect of the site is that contained within the application will be subject to the policies of Bury Metropolitan Borough Council. In respect of trees, this is EN8 - Woodland and trees and those of Central Government (131, 2021).

The impact of new developments on the natural environment has been kept to a minimum. The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout.

The development incorporates new and/or enhanced Green Infrastructure of an appropriate type, standard and size. The development conserves, manages and, wherever possible, enhances existing trees. Significant healthy trees have been integrated into the development scheme.

The arboricultural impact assessment is provided to BS5837:2012 standard (or subsequent revisions). Areas of potential conflict in terms of site development are addressed by the method statement at Appendix B.

Chapter 5 Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

The development will result in the loss of one individual tree and a small group. The impact of new developments on the natural environment has been kept to a minimum. The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout. The loss of trees has little impact on the visual amenity and treed character of the local area.

5.03

A method statement is appended to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; the method statement fulfils the recommended criteria for arboricultural information.

Appendix A

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Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U 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.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
Category A 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, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young 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.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1	Birch	12	350	3	3	3	3	2	2	EM	Good	Good	Ivy on the stem and into the canopy. A tree of moderate quality and value in the landscape.	20+	B1/2
2	Hornbeam	10	a 400	3	3	3	3	0	0	SM/ EM	Good	Fair	Multi-stemmed – typical of species. A tree of moderate quality and value in the landscape.	20+	B1/2
3	Prunus	5	#250	2	2	2	2	2	2	SM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
G1	Hazel	5	a 150	3	3	3	3	1	1	SM/ EM	Good	Good	A group of low quality and value in the landscape.	10+	C1/2
G2	Group	<5	a 150	2	2	2	2	0	0	SM/ EM	Good	Good	Group of hazel and prunus. A group of low quality and value in the landscape.	10+	C1/2
4	Hazel	5	a 150	3	3	3	3	2	2	SM/ EM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
5	Prunus	4	200	2	0.5	1	1	0	0	SM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
6	Hazel	6	a 150	2	2	2	2	1	1	SM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
G3	Group	<12	<450	4	4	4	4	0	0	SM/ EM	Good	Good	Group of birch, goat willow, Norway maple, sorbus and hazel. A group of moderate quality and value in the landscape.	20+	B1/2

Appendix B

Contents

Method Statement

Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Tree felling;
- Installation of protective fencing;
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Clerk of Works (ACoW) to oversee works.

Arboricultural Method Statement

Tree Felling/Stump Removal/Tree Pruning

The following precautions are to be taken.

Targets

- Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. Brush can be chipped into the tree protection zone to a depth of 150 mm.
 - The roots shall be removed by severing the major woody root mass before extraction. This may be accomplished by Hydro Vacuum & Suction Excavation or Compressed Air Displacement and then, cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
 - Trees to be removed within the tree protection zone shall be removed by qualified tree contractors.
 - All felled brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out or by 'skidding' it across the ground.
 - Exposed roots to be kept moist with hessian sacking.
- Site inspections to be reported to the development team and the LPA.
 - Tree pruning to BS3998 – 2010. No deviation from the specification.

Arboricultural Method Statement

Construction Exclusion Zone Root Protection – Site Wide

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – TPP/4749/Y/300. The requirement will be assessed on a weekly basis by the ACoW.

Targets

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (TPP/4749/Y/300) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable.



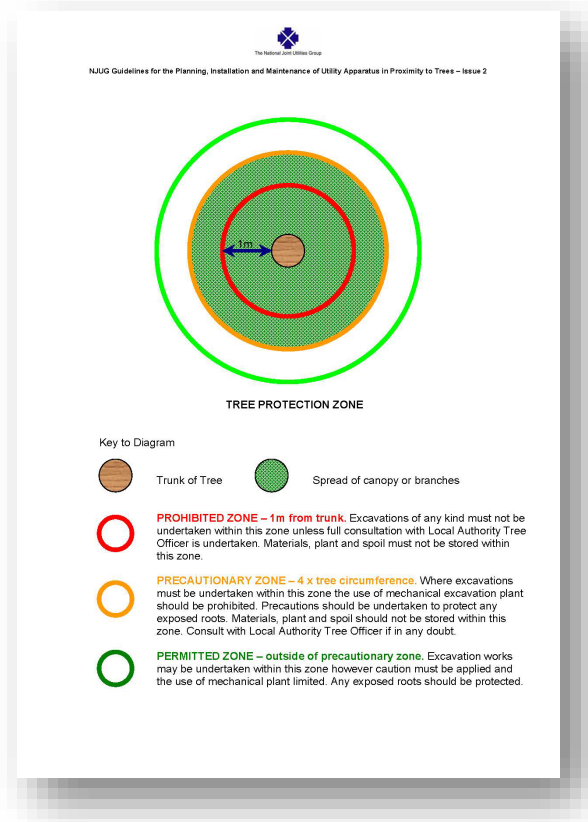
Arboricultural Method Statement

Services - NJUG 4.2

Work area to be marked out in accordance with NJUG 4.2.

Targets

- The precautionary area is to be identified.
- Suitable method of service installation to be identified this may include Hydro Vacuum & Suction Excavation or Compressed Air Displacement.
- Location and adequacy signed off by the ACoW and the LPA advised.
- Works to be monitored by ACoW.



Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Targets

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Targets

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

Arboricultural Method Statement

Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant	TBA			
Arboricultural Clerk of Works (ACoW)	TBA			
Design	TBA			
Project Manager	TBA			
Arboricultural Consultant (Council)	TBA			

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