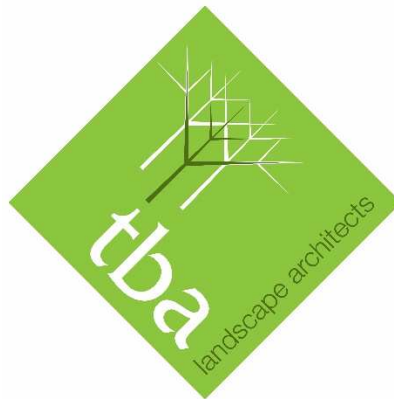


**Land off Howard Street/Rectory Lane
Radcliffe**

Great Places Housing Group

**ARBORICULTURAL IMPACT ASSESSMENT
AND
METHOD STATEMENT**



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Ref: MG/6674/AIA&AMS/DEC21

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1.0 Introduction

- 1.1 This document has been prepared by Trevor Bridge Associates on the behalf of Great Places Housing Group. It provides an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) in regard to the following proposed development.
- Construction of 7 dwellings and single apartment block, with related infrastructure.
- 1.2 This document follows, and should be read in conjunction with, a pre-development tree survey that was undertaken by TBA Ltd in December 2021 (ref: MG/6674/TSR/DEC21).
- 1.3 For the purposes of preparing this document the following material was referenced:
- AEW Architects drawing: **Site Layout - proposed. Drawing. No. 012216-AEW-XX-XX-DR-A-502. Rev. P08. Date: 18.02.2021.**
- 1.4 This report assesses the potential impacts to trees as a consequence of the development proposals, as well as specifying the necessary methodologies required during construction to ensure that trees being retained are afforded adequate protection from harm.
- 1.5 Accompanying this report is the following drawing which must be read in conjunction with this report:
- **TBA Drawing: Tree Protection Plan. Drawing No. 6674.05. Date: December 2020.**

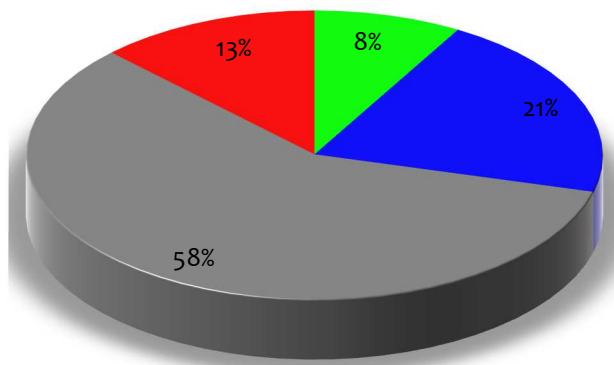
2.0 Arboricultural Impact Assessment

2.1 The consequences on existing trees situated within and adjacent the proposed development site are considered.

2.2 The value of the trees and vegetation surveyed

In the initial tree survey report a total of 24 items were surveyed within and adjacent the development site. These items comprised 17 individual trees and 7 groups. The chart and table below shows the ratio of tree retention categories on the site and number of items (be it groups or individuals etc that were surveyed).

Tree/hedge retention category ratios



■ A
■ B
■ C
■ U

Retention Category	No.
A (High Value)	2
B (Moderate value)	5
C (Low value)	14
U (Remove)	3

3.0 Arboricultural Impact Table - Key

- 3.1 The Arboricultural Impact Table (section 3.3) lists all items surveyed within the site. The tree data is taken from the initial tree survey report. The table is colour coded for ease of reference, particularly in relation to the value of trees and the potential impact that may occur to them:

Tree Values

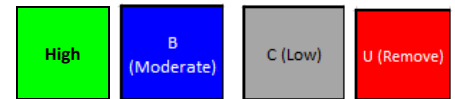
High	High value tree / group / hedge as included within the initial tree survey
B (Moderate)	Moderate value tree / group / hedge as included within the initial tree survey
C (Low)	Low value tree / group / hedge as included within the initial tree survey
U (Remove)	Tree / group / hedge in poor condition. Retention unsustainable within context of development

Impacts on Tree's / Groups

Removal	Tree / Group / Hedge will require removal in order to facilitate the development proposals
Partial Removal	Group or hedge will require partial removal to facilitate the development proposals
High	The development proposals will have a high impact the on the tree /group / hedge
Moderate	The development proposals will have a moderate impact on the tree / group /hedge
Low	The development proposals will have a low impact on the tree / group / hedge
None	The development proposals will have no impacts on the tree / group / hedge

3.2 Arboricultural Impact Table - Cascade Chart:

3.2.1 Tree **Values** are taken from BS: 5837 and comprise of the following:



3.2.2 The **Impacts** comprise of 6 elements:



3.2.3 Causes of impacts comprise of 6 factors: **'None'**, **'To facilitate development'**, **'Due to poor condition'**, **'Direct disturbance to roots'**, **'Pruning required'** and **'Possible future pruning pressure due to shade and other factors'**.

3.2.4 Comments are also included providing more information where necessary.

	REMOVAL	PARTIAL REMOVAL	HIGH	MODERATE	LOW
TO FACILTATE DEVELOPMENT	Tree / group requires removal.	Partial removal of group is required. i.e., 'a section of hedge may require removal to allow a new access road'.	N/A	N/A	N/A
DUE TO POOR CONDITION	Tree or group require removal due to poor structural and / or physiological condition.	Part of group require removal due to poor structural and / or physiological condition.	N/A	N/A	N/A
DIRECT DISTURBANCE TO ROOTS	N/A	N/A	In many case this will result in the loss of tree/s - refer to 'TO FACILIATE DEVELOPMENT' . In rare cases a Tree/s may be retained but damage will occur to the roots.	Disturbance will be caused to roots of a tree/s that are likely to result in some physiological and structural dysfunction. The extent of damage does not require trees to be felled. Remedial actions may be taken in some cases that would help mitigate against damage but site topography, tree age, condition and species condition may result in disturbance being considered MODERATE as opposed to LOW .	Activity will occur within the root protection area of trees which will have a low impact, or can be mitigated by special measures.
PRUNING REQUIRED	N/A	N/A	Pruning that may retain a tree but will have a potential impact on the tree condition and visual appearance	Pruning is required that is acceptable within recommendations within BS3008:2010, but would require a material alteration to the tree/group affected.	Pruning is required that will have little impact to the structural, physiological and visual amenity of a tree or group.
POSSIBLE FUTURE PRUNING PRESSURE DUE TO SHADE OR OTHER FACTORS	Removal of tree/s required as retention is unsustainable and/or undesirable within the context of development. i.e. fast growing tree in small garden.	Partial removal of tree/s required as retention is unsustainable and/or undesirable within the context of development. i.e. fast growing tree in small garden.	Tree/s likely to cause significant shading. i.e. small garden areas with dense mature trees to south.	Some level of shade or other inconvenience will occur. Not highly oppressive, but some residents may seek management of trees in long term.	Some level of shading / overhang will occur.

3.3 ARBORICULTURAL IMPACT TABLE - RESULTS

Ref No.	Species	Value	Impact	Impact Cause	Management Options / Comments	Other
1T	Sycamore	A (High)	Removal	To facilitate development		
2T	Sycamore	B (Moderate)	Removal	To facilitate development		
3T	Goat Willow	C (Low)	Removal	To facilitate development		
4G	2x Privet	C (Low)	Removal	To facilitate development		
5T	Sycamore	C (Low)	Removal	To facilitate development		
6T	Wild Cherry	B (Moderate)	Removal	To facilitate development		
7T	Goat Willow	B (Moderate)	Removal	To facilitate development		

Land off Howard Street/Rectory Lane, Radcliffe

Ref No.	Species	Value	Impact	Impact Cause	Management Options / Comments	Other
8T	Wild Cherry	U (Poor)	Removal	To facilitate development		
9T	Damson	U (Poor)	Removal	To facilitate development		
10G	Goat Willow, Silver Birch, Sycamore & Crack Willow	C (Low)	Removal	To facilitate development	It is technically possible that some trees within the group may be retained, but it is preferable to remove the group and utilise the open space area for suitable replanting.	
11T	Goat Willow	U (Poor)	Removal	Due to poor condition		
12T	Cherry	C (Low)	Removal	To facilitate development		
13T	Wild Cherry	B (Moderate)	Removal	To facilitate development		

Land off Howard Street/Rectory Lane, Radcliffe

Ref No.	Species	Value	Impact	Impact Cause	Management Options / Comments	Other
14T	Goat Willow	C (Low)	Removal	To facilitate development		
15T	Goat Willow	B (Moderate)	Removal	To facilitate development		
16T	Wild Cherry	C (Low)	Removal	To facilitate development		
17T	Holly	C (Low)	Removal	To facilitate development		
18G	2x Purple Leaf Plum	C (Low)	Removal	To facilitate development		
19T	Wild Cherry	C (Low)	Removal	To facilitate development		
20G	1x Leyland Cypress & 2x Cherry	C (Low)	Removal	To facilitate development		

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Ref No.	Species	Value	Impact	Impact Cause	Management Options / Comments	Other
21T	Lime	A (High)	Removal	To facilitate development		
22G	3x Wild Cherry	C (Low)	Removal	To facilitate development		
23G	4x Sycamore	C (Low)	Removal	To facilitate development		
24G	Group of Privet	C (Low)	Removal	To facilitate development		

4.0 **Arboricultural Method Statement**

- 4.1 The Arboricultural Method Statement (AMS) specifies all measures to be undertaken.
- 4.2 This AMS is in compliance with British Standard 5837: 2012. **Accompanying this document is a plan that shows the position of protective fencing and any additional special measures that are required. This plan is referred to as the Tree Protection Plan.**
- 4.3 The AMS must be considered a 'working document'. It must be made available to the developer, site manager, and LPA. A copy of this document and the Tree Protection Plan must be kept on the development site at all times. All site operatives must be briefed on the main contents of this document.
- 4.4 It is the Site/Project Manager's responsibility to ensure that the detail of this AMS and the TPP and any agreed amendments are known and understood by all site personnel. A copy of this AMS and the TPP will be available for reference on site by the Project and Site Managers, and will form the basis of the management of all works relating to the trees on the site following commencement of the project. The Site Manager shall induct all personnel who could have an impact on trees on the content of this document.

4.5 **Tree Works –General Issues**

- 4.5.1 All tree works (tree felling and pruning) are to take place prior to any site operations and immediately before the installation of protective fencing.
- 4.5.2 All works to the existing trees are to be carried out by a fully qualified tree surgeon and in accordance with BS 3998 (2010) *Recommendations for Tree Work*.
- 4.5.3 The necessary tree surgery works/felling should be carried out **before** any construction work begins. No tree works must be carried out unless permission is provided by the local planning authority. Tree works to any protected trees (trees within a Conservation Area or subject to a Tree Preservation Order) that do not require works to directly enable the development to proceed will require a notification/application to be made to the Local Planning Authority. Any tree works required in order to directly facilitate the development to proceed (such as tree felling) must not proceed unless full planning consent and written consent is given by the local planning authority.
- 4.5.4 Wildlife issues and timing of operations. The following must be observed:
- Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation (Natural England, 0300 060 1842 www.naturalengland.org.uk). Where relevant any current ecological surveys for the site will take precedence in this matter.
- 4.5.5 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds should be avoided from late March to August.

4.6 General Requirements

- 4.6.1 Developers must enforce the methods of protection identified within the statement. All contractors must also agree to them. Any failure to comply with them must be dealt with by the developer. Any damage that may occur to trees due to failure to observe the method statement must be reported to the Local Planning Authority and arboricultural advice must be sought.
- 4.6.2 No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority or unless in compliance with specifications included within the Method Statement.

4.7 Arboricultural monitoring

- (i) The arboricultural consultant (or local authority Tree Officer) shall be consulted whenever an unexpected issue occurs that involves any retained tree on site including access within the Protection Area.

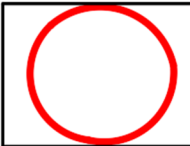
Mike Gregory (Arboricultural Consultant) 07515827944.

- (ii) No amendments shall be made to the methods detailed in this Arboricultural Method Statement without the agreement of the consultant or local planning authority Tree Officer.
- (ii) If the site agent is at all unclear about exact compliance with any of the above requirements, or if requested by any other party, then a pre-start meeting shall be arranged with the architect, site agent, local authority tree officer and arboricultural consultant in attendance as necessary.

4.8 Health and Safety Issues

All operations must be carried out with full regard to Health and Safety requirements. Due to the diverse nature of recommendations included (e.g. tree surgery works, construction etc) it is necessary that supervisors of those undertaking recommended operations undertake risk assessments prior to starting the relevant works. It should be the Site Managers/developers responsibility to ensure that risk assessments are submitted prior to undertaking relevant works.

5.0 Method Statement Schedule

Phase	Requirements	Method																																																		
1 Prior to start of site works	Undertake tree and vegetation removal and pruning works Trees/vegetation to be removed: 	Refer to section 5.5 of AIA/MS report. All tree works to be carried out to BS3998: 2010: by suitably qualified and insured professional tree surgeons. The following tree felling <u>must</u> be undertaken at this Phase: <table><tr><th colspan="2">Items requiring removal:</th></tr><tr><td>1T</td><td>Sycamore</td></tr><tr><td>2T</td><td>Sycamore</td></tr><tr><td>3T</td><td>Goat Willow</td></tr><tr><td>4G</td><td>2x Privet</td></tr><tr><td>5T</td><td>Sycamore</td></tr><tr><td>6T</td><td>Wild Cherry</td></tr><tr><td>7T</td><td>Goat Willow</td></tr><tr><td>8T</td><td>Wild Cherry</td></tr><tr><td>9T</td><td>Damson</td></tr><tr><td>10G</td><td>Goat Willow, Silver Birch, Sycamore & Crack Willow</td></tr><tr><td>11T</td><td>Goat Willow</td></tr><tr><td>12T</td><td>Cherry</td></tr><tr><td>13T</td><td>Wild Cherry</td></tr><tr><td>14T</td><td>Goat Willow</td></tr><tr><td>15T</td><td>Goat Willow</td></tr><tr><td>16T</td><td>Wild Cherry</td></tr><tr><td>17T</td><td>Holly</td></tr><tr><td>18G</td><td>2x Purple Leaf Plum</td></tr><tr><td>19T</td><td>Wild Cherry</td></tr><tr><td>20G</td><td>1x Leyland Cypress & 2x Cherry</td></tr><tr><td>21T</td><td>Lime</td></tr><tr><td>22G</td><td>3x Wild Cherry</td></tr><tr><td>23G</td><td>4x Sycamore</td></tr><tr><td>24G</td><td>Group of Privet</td></tr></table>	Items requiring removal:		1T	Sycamore	2T	Sycamore	3T	Goat Willow	4G	2x Privet	5T	Sycamore	6T	Wild Cherry	7T	Goat Willow	8T	Wild Cherry	9T	Damson	10G	Goat Willow, Silver Birch, Sycamore & Crack Willow	11T	Goat Willow	12T	Cherry	13T	Wild Cherry	14T	Goat Willow	15T	Goat Willow	16T	Wild Cherry	17T	Holly	18G	2x Purple Leaf Plum	19T	Wild Cherry	20G	1x Leyland Cypress & 2x Cherry	21T	Lime	22G	3x Wild Cherry	23G	4x Sycamore	24G	Group of Privet
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