

**ARBORICULTURAL REPORT  
AND  
ARBORICULTURAL IMPACT ASSESSMENT  
to BS 5837:2012  
at  
Carr Bank Lodge  
Ramsbottom Lane  
Ramsbottom  
Lancashire  
BL0 9DJ**

**Client:**

Yarn Estates Limited

**Client Address:**

Carr Bank Lodge  
Ramsbottom Lane  
Ramsbottom  
Lancashire  
BL0 9DJ

**JCA Ref:**

21075/AJB

## Contents

|                                                                    |               |
|--------------------------------------------------------------------|---------------|
| <b>1. Introduction.....</b>                                        | <b>3</b>      |
| 1.1 Purpose of the Report .....                                    | 3             |
| 1.2 Terms of Reference.....                                        | 3             |
| 1.3 Tree Survey Details and Methodology.....                       | 3             |
| <b>2. Status of the Trees.....</b>                                 | <b>5</b>      |
| <b>3. Tree Survey Details .....</b>                                | <b>6</b>      |
| 3.1 Tree Retention Categories .....                                | 6             |
| 3.2 Recommended Work for Arboricultural Reasons .....              | 6             |
| <b>4. Arboricultural Impact Assessment (AIA).....</b>              | <b>7</b>      |
| 4.1 Proposed Development .....                                     | 7             |
| 4.2 Tree Removals for Development.....                             | 7             |
| 4.3 Mitigation Measures.....                                       | 7             |
| <b>5. Summary .....</b>                                            | <b>8</b>      |
| <br><b>Appendix 1: Tree Descriptions and Recommendations .....</b> | <br><b>10</b> |
| <b>Appendix 2: Explanation of Tree Descriptions.....</b>           | <b>11</b>     |
| <b>Appendix 3: General Guidelines.....</b>                         | <b>13</b>     |
| <b>Appendix 4: Author Qualifications.....</b>                      | <b>14</b>     |
| <b>Appendix 5: Tree Constraints Plan .....</b>                     | <b>15</b>     |
| <b>Appendix 6: Arboricultural Implications Plan.....</b>           | <b>16</b>     |

## 1. Introduction

### 1.1 Purpose of the Report

- 1.1.1 JCA Limited has been instructed by **Yarn Estates Limited** to survey the trees at **Carr Bank Lodge, Ramsbottom Lane, Ramsbottom** and prepare the findings in a report.
- 1.1.2 This report provides detailed, independent, arboricultural advice on the trees in the context of potential development, conducted in accordance with the guidelines contained within BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS5837:2012).
- 1.1.3 This report will categorise the trees in accordance with the British Standard, which will help guide the design of potential development in terms of constraints and opportunities related to trees and provide details of which trees should be retained and which could be removed.
- 1.1.4 The specific design of the proposed development has been considered within the Arboricultural Impact Assessment in **Section 4** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.

### 1.2 Terms of Reference

- 1.2.1 For this purpose, a topographical survey (Ref: **18.02 02 exist site**) has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**. The topographical survey, along with all other documents supplied to JCA, is assumed to be correct. No checking of such documents will be undertaken and JCA cannot be held responsible for incorrect data supplied by other parties.

### 1.3 Tree Survey Details and Methodology

- 1.3.1 The survey took place during August 2023 and was conducted by **Andrew Bussey LANTRA Accredited PTI**.
- 1.3.2 During this survey, all trees were inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken.
- 1.3.3 Only those trees within the site boundary with a stem diameter above 75mm have been included. Where applicable, trees outside the site boundary, but close enough to be affected by a proposed development, are also included.

- 1.3.4 Tree data was collected in accordance with **Section 4.4** and **Section 4.5** of BS5837: 2012. Full details of all trees surveyed are recorded in the tables at **Appendix 1** which can be cross referenced with the Tree Constraints Plan at **Appendix 5**. A full explanation of the tables can be found at **Appendix 2**.
- 1.3.5 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor. Where measurements have been estimated, these are clearly highlighted at **Appendix 1** with a ‘#’ symbol.

## 2. Status of the Trees

- 2.1 A check was made with **Bury Council** in August 2023 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.2 We are informed that all the trees which are the subject of this report are located within **Ramsbottom Conservation Area**.
- 2.3 Before any work is organised to trees within a Conservation Area with a stem diameter of 75mm or greater, a Section 211 Notification (Notice of Intent) must be submitted to the Local Authority, outlining all the proposed works along with a suitable justification. The Local Authority have a six-week period to determine whether or not to afford the trees with further protective status. If, after this timescale the Local Authority does not wish to allocate a Tree Preservation Order (TPO), the works may commence as notified.
- 2.4 **No work must be done to any tree within the Conservation Area with a stem diameter of 75mm or greater until the above process has been completed and the trees have not been allocated with a TPO.**
- 2.5 Prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 2.6 The presence of a TPO represents the Local Authority's desire to retain trees within the landscape. As such, trees covered by a TPO are generally more likely to require retention within a proposed scheme and this should be taken into account during the design process. In some cases, the removal of TPO trees may be agreed upon, providing the benefits of the proposed development are deemed greater than the material loss of the trees. The value of existing vegetation is just one factor in the decision making process; all benefits of the proposed development will be taken into consideration in the usual manner.

### 3. Tree Survey Details

#### 3.1 Tree Retention Categories

3.1.1 Below is a summary of the surveyed trees with retention categories identified in accordance with BS5837: 2012. For a full explanation of the retention categories, please refer to **Appendix 2 (Section A2.3)**.

| Retention Category | Trees |
|--------------------|-------|
| A                  | 0     |
| B                  | 3     |
| C                  | 2     |
| U                  | 0     |
| Totals             | 5     |

3.1.2 As a general rule, those trees listed as retention category ‘A’ or retention category ‘B’ are the most valuable items of vegetation and as such the removal of these is likely to be met with resistance by the Local Planning Authority (LPA).

3.1.3 Those items listed as retention category ‘C’ are of lesser value and the removal of these is generally less likely to be met with resistance by the LPA.

3.1.4 The above information should guide the design in terms of which trees could be removed and which trees should be retained. However, due to changing attitudes with regards to environmental awareness, it should be noted that all trees are considered to have value. As such, it is advised that as many trees as possible be retained, regardless of their BS5837: 2012 retention category status. The retention of trees is further advised to avoid the need to plant replacement specimens, which are usually required to be planted on a 2:1 or 3:1 ratio, and due to their ecological value, which will be assessed as linear habitat units within Biodiversity Metric 3.1.

#### 3.2 Recommended Work for Arboricultural Reasons

3.2.1 No tree works are required under the current context of the site.

## 4. Arboricultural Impact Assessment (AIA)

### 4.1 Proposed Development

- 4.1.1 The proposed development will consist of the construction of a new dwelling.
- 4.1.2 We have been supplied with Drawing Ref. **18.02 03B proposed site**, 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.
- 4.1.3 All tree works required to accommodate the proposals are detailed in *italics* in the recommendation columns of the tables at **Appendix 1**.

### 4.2 Tree Removals for Development

- 4.2.1 In order to facilitate the proposed development, it will be necessary to remove **T1, T2, T3, T4** and **T5**. Of these, **T1, T4** and **T5** fall into retention category 'B' and **T2** and **T3** fall into retention category 'C'.

### 4.3 Mitigation Measures

- 4.3.1 Whilst the development will require the removal of all the trees within the site, it should be noted that a planting scheme is included within the proposals.

## 5. Summary

- 5.1 The site is situated in a Conservation Area.
- 5.2 No tree works are required under the current context of the site.
- 5.3 The proposed development will consist of the construction of a new dwelling.
- 5.4 The arboricultural implications of the development have been considered and discussed in **Section 4**.
- 5.5 **T1, T2, T3, T4 and T5** removal in order to facilitate the proposed development. These are discussed in **Section 4.2** and detailed on the Arboricultural Implications Plan at **Appendix 6**.

# Appendices

| Tree Ref. | Age<br>Common Name<br><i>Botanical Name</i>         | Height (m) | Crown Height (m) | Height (m) and Direction of the Lowest Branch | Diameter (cm) | Crown Spread<br>N<br>W E<br>S | Observations                                                                                                                                                 | Recommendations<br><br>Priority                                                     | Physiological Condition | Structural Condition | Amenity Value | NHBC Water Demand | Life Expectancy (yrs) | Retention Category |
|-----------|-----------------------------------------------------|------------|------------------|-----------------------------------------------|---------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------|----------------------|---------------|-------------------|-----------------------|--------------------|
| T 1       | Early-mature<br>Norway Spruce<br><i>Picea abies</i> | 17         | 0                | 0<br>n/a                                      | 34#           | 0.5#<br>2.5# 3#<br>3#         | Single-stemmed and slightly leaning to the south with an unbalanced crown. Not fully inspected due to limited access caused by poor terrain.                 | No action required.<br><i>Remove to facilitate the proposed development.</i><br>n/a | GOOD                    | GOOD                 | MOD           | MOD               | 40+                   | B 1                |
| T 2       | Early-mature<br>Beech<br><i>Fagus sylvatica</i>     | 15         | 0                | 1<br>S                                        | 24 & 15#      | 1#<br>2# 3#<br>4#             | Twin-stemmed at 1.5m with an unbalanced crown. Included bark present at the stem junction. Not fully inspected due to limited access caused by poor terrain. | No action required.<br><i>Remove to facilitate the proposed development.</i><br>n/a | GOOD                    | FAIR                 | LOW           | MOD               | 10+                   | C 1                |
| T 3       | Semi-mature<br>Holly<br><i>Ilex aquifolium</i>      | 10         | 0                | 0<br>n/a                                      | 10 x 8#       | 4#<br>3# 3#<br>3#             | Multi-stemmed at ground level with a balanced crown. Not fully inspected due to limited access caused by poor terrain.                                       | No action required.<br><i>Remove to facilitate the proposed development.</i><br>n/a | GOOD                    | GOOD                 | LOW           | LOW               | 20+                   | C 1                |
| T 4       | Early-mature<br>Norway Spruce<br><i>Picea abies</i> | 19         | 0                | 0<br>n/a                                      | 50#           | 2#<br>3# 4#<br>4.5#           | Single-stemmed and vertical with a slightly unbalanced crown. Not fully inspected due to limited access caused by poor terrain.                              | No action required.<br><i>Remove to facilitate the proposed development.</i><br>n/a | GOOD                    | GOOD                 | MOD           | MOD               | 40+                   | B 1                |
| T 5       | Early-mature<br>Beech<br><i>Fagus sylvatica</i>     | 17         | 0                | 0<br>n/a                                      | 50#           | 6#<br>4# 5#<br>3#             | Single-stemmed and vertical with a slightly unbalanced crown. Not fully inspected due to limited access caused by poor terrain.                              | No action required.<br><i>Remove to facilitate the proposed development.</i><br>n/a | GOOD                    | GOOD                 | MOD           | MOD               | 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, as listed in NHBC Standards 2010 Chapter 4.2 'Building near trees'. 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.

## Appendix 3: General Guidelines

- A3.1 All tree work must 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 in this report.
- 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 regularly.

## Appendix 4: Author Qualifications

### Principal Consultant and Managing Director

**Jonathan Cocking** *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBIol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

### Technical Director

**Toby Thwaites** *BSc (Hons), HND (Arboriculture), 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. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

### Operations Director

**Charles Cocking** *FdSc (Arboriculture), 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, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

### Consulting Staff: Arboriculture

**Andrew Bussey.** 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, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

**Emily Wilde** *FdSc (Arboriculture).* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

**Mick Eltringham** *ND (Forestry).* 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. He has various NPTC Qualifications.

**Dan Kemp** *FdSc (Arboriculture).* Dan joined JCA with nearly 30 years' experience in arboriculture. 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.

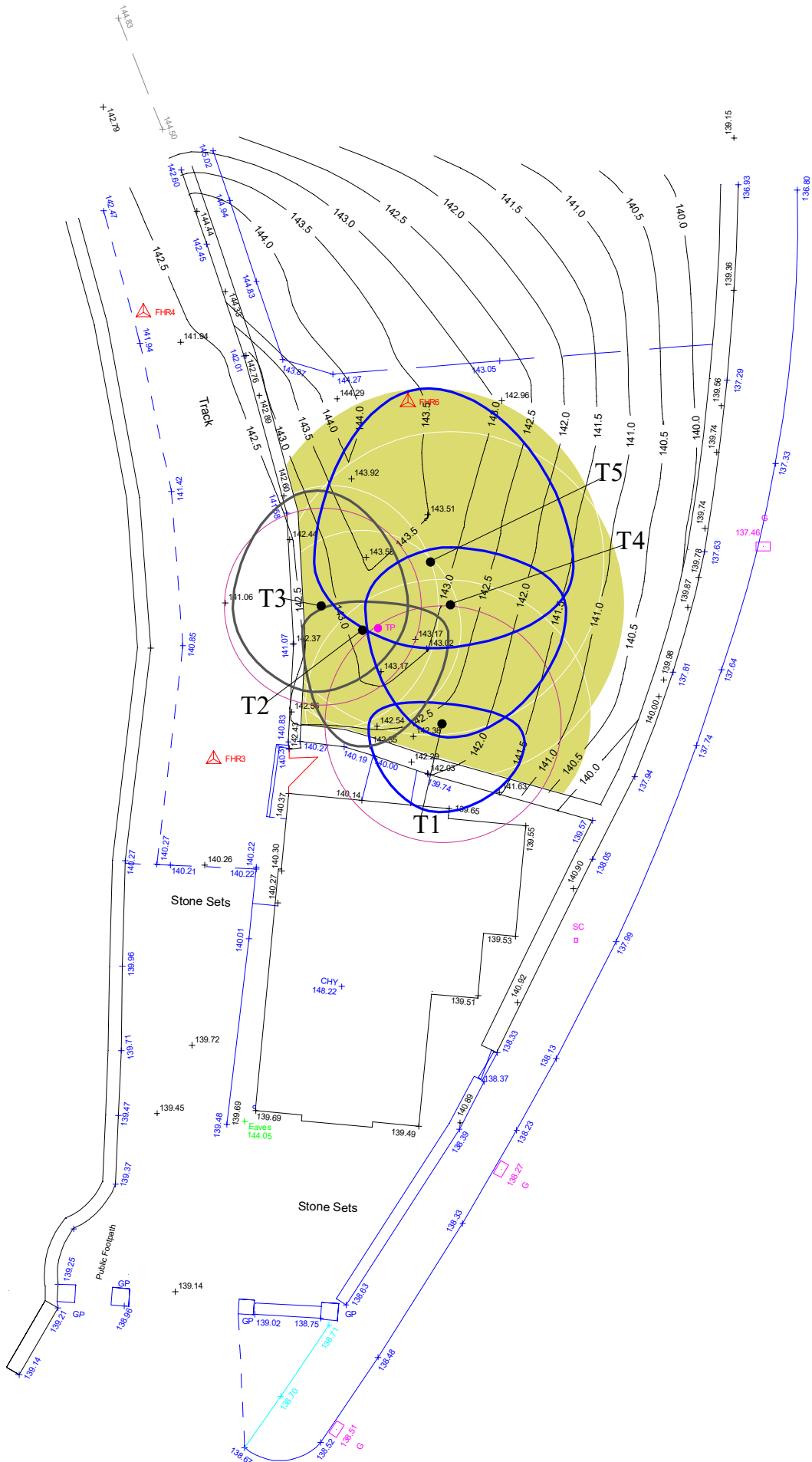
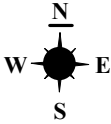
**Luke Wickham** *FdSc (Arboriculture and Urban Forestry), TechArborA.* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

**Andrew McPhaden** *BSc (Hons), TechArborA.* Andrew joined JCA in 2022 having spent 5 years working as an Arborist for various private companies in both the UK and Germany. During his time abroad he obtained the European Tree Worker Certification along with a tree inspector certification from the Forschungsgesellschaft Landschaftsentwicklung Landschaftsbau. He brings a strong understanding of the practical sides of the industry and holds various NPTC qualifications.

### Administrative Staff

**Catherine Cocking** Accounts Manager.  
**Kelly Saunders** Accounts Assistant.

**Lorraine Spink** Administrative Assistant.  
**Lisa Beedham** Marketing Manager.



## Appendix 5: Tree Constraints Plan

ADDRESS: Carr Bank Lodge, Ramsbottom Lane  
Ramsbottom, Lancashire, BL0 9DJ.  
JCA REF: 21075/AJB

SCALE : 1:200 PAPER SIZE : A3  
SURVEYED BY: AJB DRAWN BY: AJB APPROVED BY: EW

| BRITISH STANDARD 5837:2012: 4.5<br>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:<br>'RETENTION MOST DESIRABLE'      |
|                                                                                                                                                                                               | CATEGORY B:<br>'RETENTION DESIRABLE'           |
|                                                                                                                                                                                               | CATEGORY C:<br>'TREE WHICH COULD BE RETAINED'  |
|                                                                                                                                                                                               | CATEGORY U:<br>'TREE FOR REMOVAL'              |
|                                                                                                                                                                                               | STEM OF TREE TO<br>BE RETAINED                 |
|                                                                                                                                                                                               | STEM OF TREE TO<br>BE REMOVED                  |
|                                                                                                                                                                                               | ROOT PROTECTION AREA                           |
|                                                                                                                                                                                               | ROOT PROTECTION AREA<br>(PRIOR TO OFF-SETTING) |



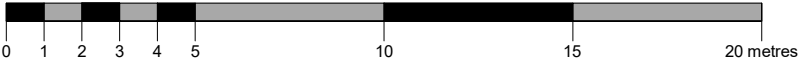
THIS PLAN IS TO BE PRINTED IN COLOUR  
AND READ IN CONJUNCTION WITH THE  
JCA ARBORICULTURAL REPORT  
(JCA REF: 21075/AJB)

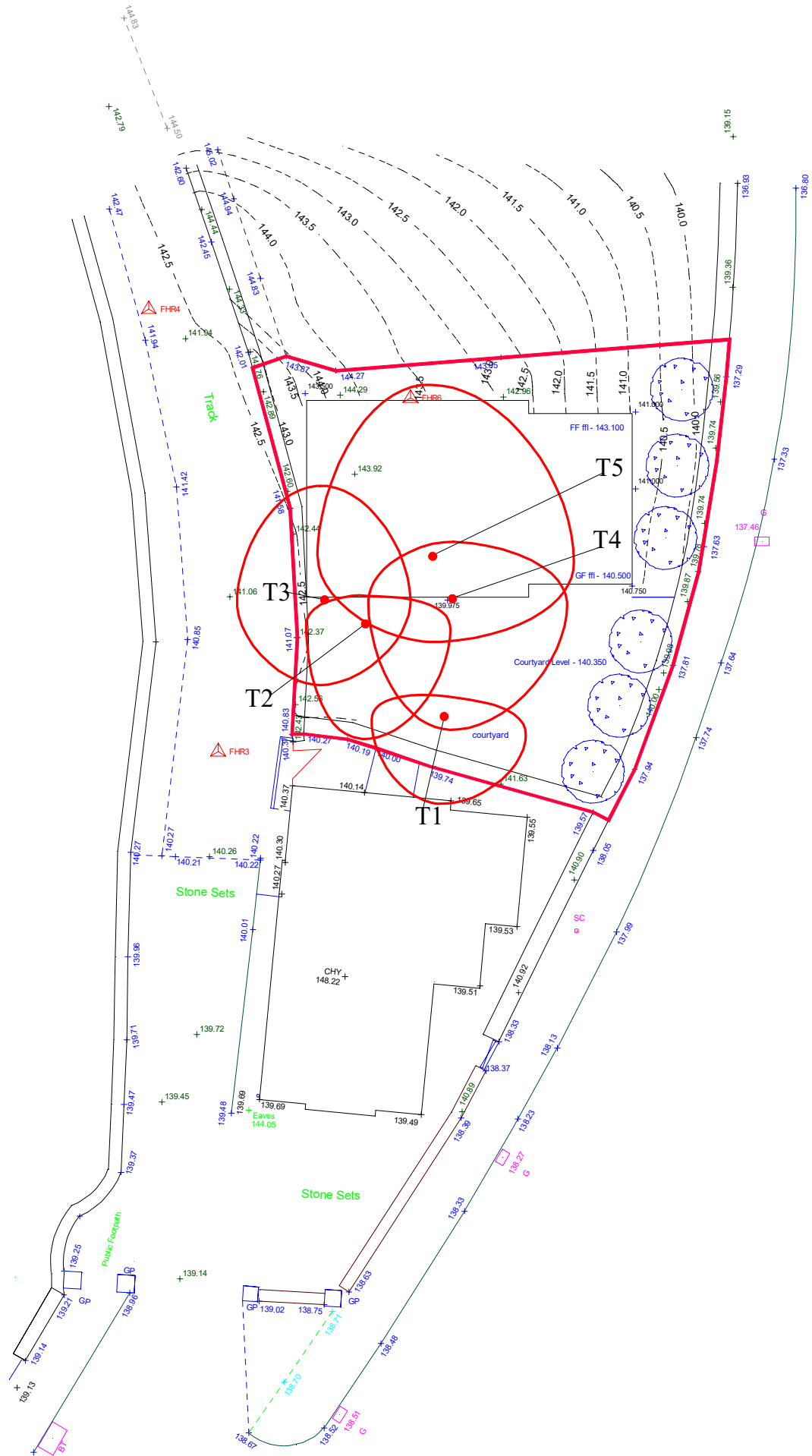
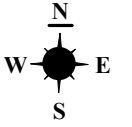
### Root Protection Area: RPA

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

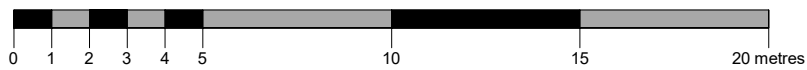
THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE  
DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO  
BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH  
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: 21075/AJB)



**Appendix 6: Arboricultural Implications Plan**

ADDRESS: Carr Bank Lodge, Ramsbottom Lane,  
Ramsbottom, Lancashire, BL0 9DJ.  
JCA REF: 21075/AJB

SCALE : 1:200

PAPER SIZE : A3

TREE TO BE REMOVED

STEM OF TREE TO BE REMOVED

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.*

8<sup>th</sup> September 2023

For and on behalf of **JCA Ltd**

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# JCA Ltd. Arboricultural and Ecological Consultants

## Professional Tree and Ecology Advice nationwide

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### ARBORICULTURAL SERVICES

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#### Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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#### Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

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#### Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

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#### Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

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#### Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

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#### Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

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### ECOLOGICAL SERVICES

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#### 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

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#### Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

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