Tree Report – BS5837 – Land Adjacent to Archer Cottage, Sefton Road, Middleton, Manchester, M24 4AB

Client; Gareth Fallows

Date; 15th January 2021

Report Brief;

As requested by the Local Planning Authority – "No Development shall take place until an Arboricultural Report containing a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The report shall be undertaken in accordance with BS5837; 2012 "Trees in relation to design, demolition, and construction and include a scheme for tree protection measures both above and below ground, The development shall thereafter be carried out in strict accordance to the protection measures and recommendations contained within the approved scheme throughout the construction of the development"

Reason;

"To ensure that appropriate mitigation measures are put in place to safeguard the health of trees located within the site and in close proximity to the proposed development in order to preserve their amenity value in accordance with the requirements of Rochdale Unitary Development Plan policies NE/8 and BE/2 and the NPPF"

Arboricultural Impact Assessment; (AIA)

The site in question is a parcel of land adjacent to Archer Cottage, Sefton Road Middleton and comprises a largely rectangular plot of land with a number of trees around the margins, some contained within the site and some just outside. For the purposes of this report all trees over 100mm DBH and which have the potential to both be affected by and affect the development have been included. See Appendix 1 Tree Survey and Appendix 2 Tree Constraints Plan (TCP) for reference.

It is noted that the site has had outline planning permission in the past and that this particular consent expired about 2 years ago.

The site slopes down and away from Sefton Road leading to an estimated level change from the road to the lowest point of approximately 3-4m. This along with the fact that the site is quite waterlogged may result in some sort of piled foundations, which in tree terms is hugely beneficial. Although a traditional slab foundation situated outside of the RPA's will also satisfy any requirements laid out in BS 5837 Trees in relation to design, demolition, and construction. Recommendations.

Access is assumed to be gained from Sefton Road and provided that the levels are managed properly and that the RPA's of, in particular, trees T1 within the site and T2 A local authority tree on the footway outside the property are respected, access should not present a problem.

Trees 4 and 2 will be protected by the use of gabion basket retainers situated outside of the CEZ/RPA to ensure that levels within the RPA/CEZ are not either reduced or raised around this area.

After discussions with the client decking areas are to be reduced slightly in overall size so as not to encroach into the RPA's/CEZ of trees 6 and 7.

It is noted from the tree survey that T3 Elm is dead, having succumbed to Dutch Elm Disease in recent years. This tree will therefore be removed prior to development and in agreement with the LPA. The result of this allows for the access to be moved further away from trees 1 and 2 if required. It is also noted that this tree may fall just outside the site and therefore may be the responsibility of the Local Authority.

There are a number of other trees situated in the site and close to the boundary – tree roots do not necessarily respect boundaries and as such the RPA's for all trees has been calculated and marked upon the Tree Constraints' Plan and will be respected throughout development.

The land having not been maintained for some time is now well covered in self-seeded trees such as goat willow, sycamore, elder and holly, none of which are significant and all of which are under 100mm in diameter at breast height. Group 1 a developing group of mostly goat willow and all other self-seeded trees with be removed prior to the commencement of any development.

Minor pruning/enabling works may be necessary in relation to T2 – remove epicormic growth crown lift to 6m over development plot. T3 – Dead tree remove, G1 Self - seeded trees, remove, and T5 Ash, remove or crown lift over development plot to 6m. T4 - Crown lift over new driveway. All works will be undertaken by an approved contractor and in accordance with BS3998 for Tree Works.

As defined by previous consent for development this site has an eminently developable space, that is for the most part well outside of the RPAs of all trees. Where development comes close to the RPAs of trees provided measures outlined in the AMS are strictly adhered to throughout development all trees can be retained in good health to compliment the proposed development and add value to the property and the street scene.

Arboricultural Method Statement (AMS)

Enabling tree works and site clearance – All self-seeded trees under 100mm DBH to be removed from site prior to development commencing. T3 Dead Elm to be removed prior to development commencing. Trees 1,2,4 and 5 to be pruned in accordance with recommendation outlined in both tree survey and AIA to ensure lower branches are not damaged by machinery and that the crown are above and away from the approved development.

Pre-commencement meeting to take place between applicant, contractor and arboricultural consultant prior to any development work commencing. This meeting will outline the dos and don'ts and serve as a full and comprehensive briefing to ensure compliance throughout development.

Root Protection Areas (RPA's) and Construction Exclusion Zones (CEZ's) have been identified and marked on the Tree Constraints' Plan in Appendix 2.

Construction Exclusion Zones should be formed prior to any development taking place or any machinery or materials being brought on to site.

CEZ's should be created by erecting protective fencing in the locations shown on the Tree Constraints' plan at Appendix 2 and or the type shown in Appendix 3 which is the recommended fencing specification shown in BS 5837.

Once CEZ's have been established to protect RPA's those areas must remain sacrosanct for the remainder of the construction phase.

Within the CEZ's there is to be no machinery, no storage of materials, no excavation, no chemicals, no portable toilets, no site cabins, no activity whatsoever.

Any retaining walls and associated building works are to be positioned outside of the CEZ's and only with the express permission of the Local Planning Authority and the Arboricultural Consultant can work take place within a CEZ.

All service lines and drainage are to be situated outside of the CEZ's. In the event that this is not possible all services and drainage should be installed in accordance with NJUG 4 and under supervision from the Arboricultural Consultant.

An Arboricultural Consultant will be retained throughout the duration of the project and be made available to approve fencing prior to commencement and to make both scheduled and un-scheduled visits to ensure ongoing compliance. Visits will be recorded for audit purposes.

If piling is deemed necessary and expedient a meeting should take place to discuss the positioning of piling rig in relation to trees and trees RPA's and CEZ's.

Any ground treatment in terms of hard standing or landscaping within the CEZ's towards the end of the construction phase are to be agreed between the LPA and the Arboricultural consultant.

Where roots are encountered outside of the CEZ and RPA they will be cut cleanly with a sharp tool and covered with topsoil and well-rotted mulch to prevent drying and infection.

All construction and enabling works have been moved so that they are outside of the RPA's and CEZ's of all material trees.

In the case of T1 which is a local authority tree situated in the adopted highway on Sefton Road to the front of the site. Whilst it is unlikely to be able to erect the necessary protective barriers around this tree (as this will cause an obstruction to the Highway contrary to the Highways Act 1980) it will be necessary to respect the RPA in the same way as if the barrier were present, in that no excavation would take place and no storage of materials would be allowed in this area. As the RPA is already completely covered by adopted highway it would be impractical to exclude vehicles and pedestrians from the RPA. Care must be taken around the stem and lower branches of the crown where machinery is being manoeuvred near the tree.

Contact Information;

MMA Tree Consultancy – Tel 0161 6335171 Mob 07718785102 e-mail mmatreeconsultancy@mail.com

Client - Gareth Fallows gdfallows@googlemail.com

Architects – TBA

Contractor Site Manager – TBA

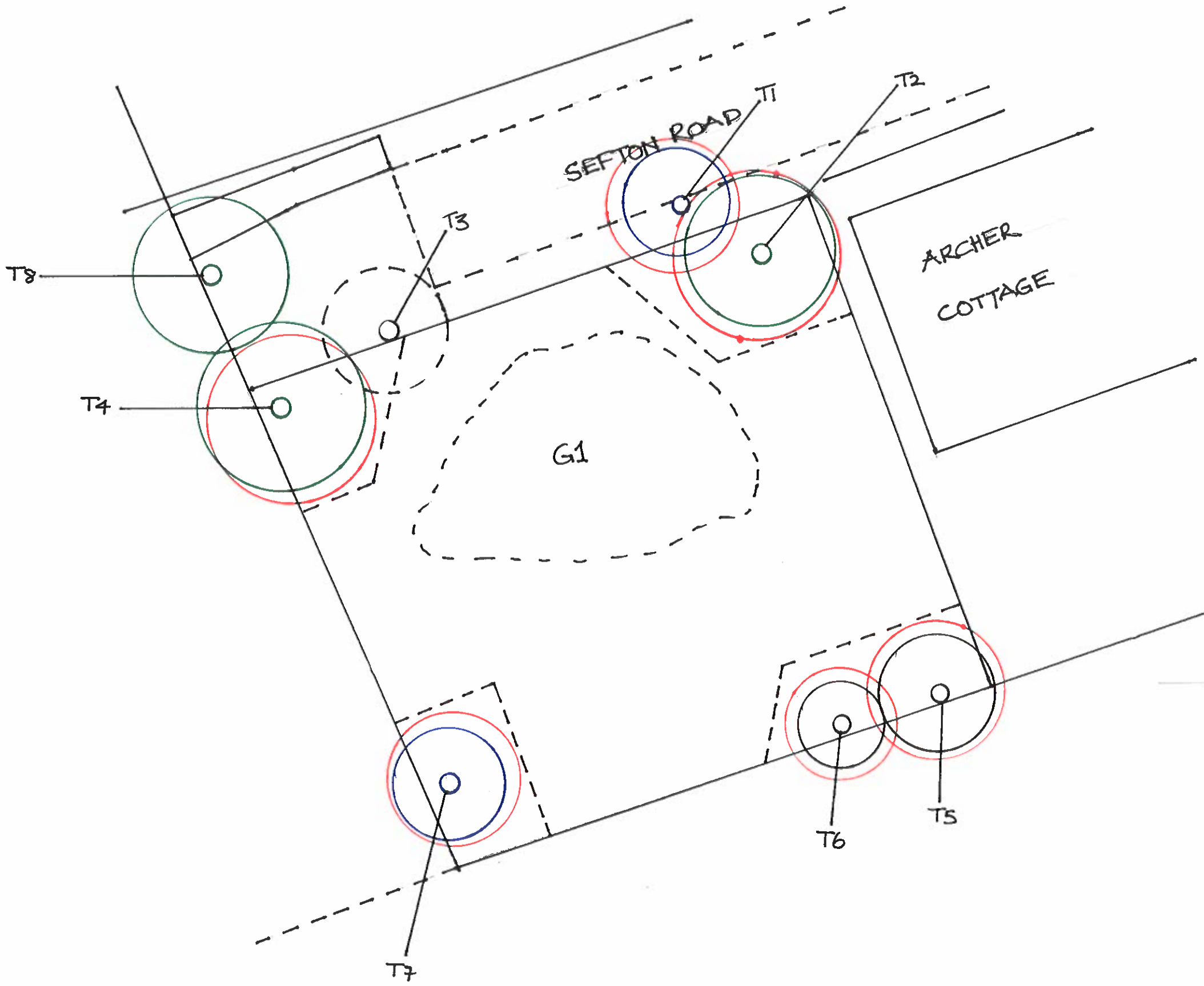
Signed………MMA Tree Consultancy

Dated…15th January 2021

Appendix 1 - Tree Survey

Appendix 2 – Tree constraints' Plan

Appendix 3 – BS5837 Fencing detail



KEY

CAT A

CAT B

CAT C

CAT U

RPA

CEZ FENCING

BS 5837 REPORT LAND ADJ ARCHER COTTAGE, SEFTON RD, MIDDLETON, M24 4AB

Tree Survey - Land Adjacent Archer Cottage, Sefton Road, Middleton, Manchester, M24 4AB – 15.1.21

Tree Number	Species	Height	DBH	Crown Spread	Life Stage	General Observations	SULE	Category
G1	Goat Willow, Sycamore, Holly.	3m	<100mm	N/A	Young	Remove for development	<10 years	U
T1	Sycamore	16m	450mm	9m	Early Mature	A reasonable tree situated in the adopted highway outside of the site – retain and protect throughout development	25 years	B
T2	Lime	22m	600mm	11m	Mature	A significant tree to be retained and protected throughout development. Crown lift/reduce from development plot prior to work commencing.	40 years	A
T3	Elm	18m	550mm	10m	Dead	A dead tree clearly affected by Dutch Elm Disease – remove prior to development. This tree may fall just outside of the site and therefore may be the Local Authority's responsibility.	0 years	U
T4	Sycamore	20m	700mm	18m	Mature	A significant tree to be retained and protected throughout development. Crown lift over new driveway.	40 Years	A
T5	Ash	11m	460mm	8m	Early Mature	A tree with limited impact and poor form – can be retained throughout development but removal should be considered, otherwise, crown lift and reduce from	25 years	C

						development plot prior to work commencing.		
T6	Sycamore	10m	300mm	6m	Semi Mature	A young tree of little significance – can be retained throughout development, but removal should be considered.	40 years	C
T7	Sycamore	10m	450mm	8m	Semi Mature	A reasonable tree that is to be retained and protected throughout development	40 years	B
T8	Sycamore	19m	550mm	8m	Mature	A significant tree to be retained and protected throughout development.	40 Years	A

6.2 Barriers and ground protection

6.2.1 General

6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see **5.5**) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see **6.2.3**).

6.2.1.2 Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.

6.2.1.3 The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.

6.2.1.4 Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate (see also **8.8.1**).

6.2.1.5 It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

6.2.2 Barriers

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

6.2.2.2 The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.

6.2.2.3 Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist and, where relevant, agreed with the local planning authority. For example, 2 m tall welded mesh panels on rubber or concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases, the fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1 m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected

on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

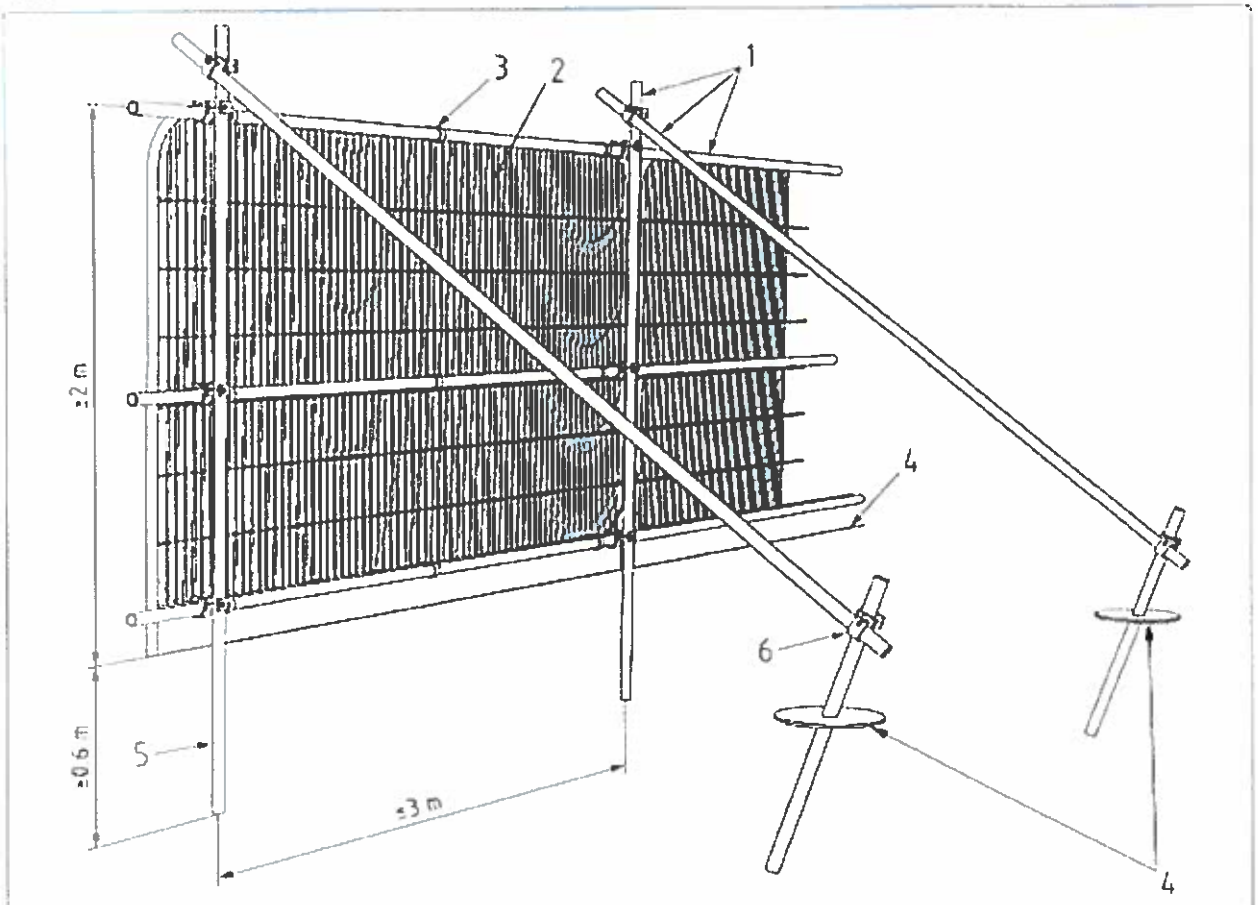
NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as:

"CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

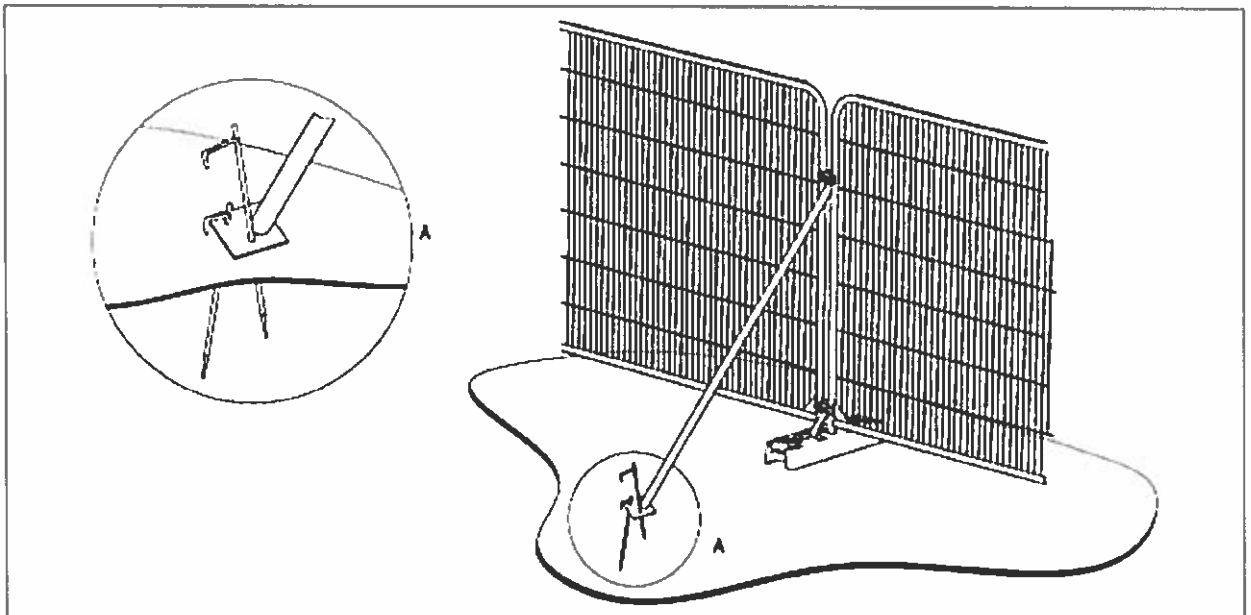
Figure 2 **Default specification for protective barrier**



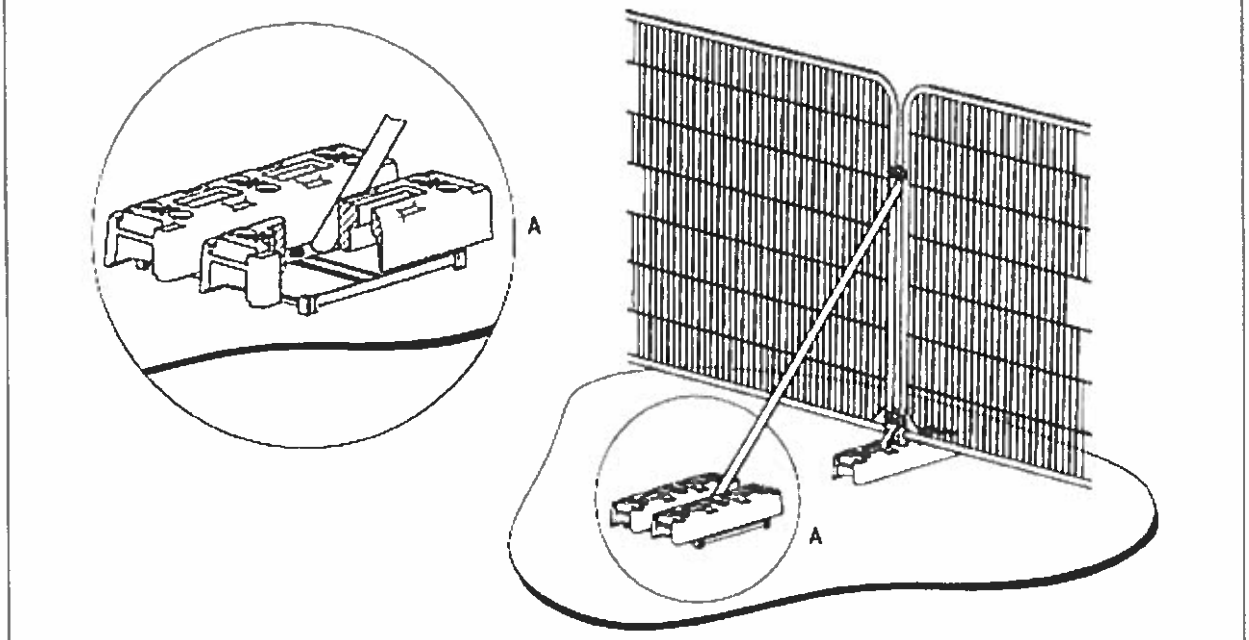
Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

Japanese Knotweed and Himalayan Balsam report and treatment programme Land adjacent Archer Cottage, Sefton Road, Middleton, M24 4AB.

Client – Gareth Fallows

Location – Land adjacent Archer Cottage, Middleton, M24 4AB

Date – 15.1.21

Brief – As requested by the Local Planning Authority; "No development shall take place until a method statement for the removal/control of the invasive species Japanese Knotweed, and Himalayan Balsam which falls within the development site, including a timescale for its implementation, has been submitted and approved in writing by the Local Planning Authority. The method statement should include measures to prevent the spread of JKW and HB during any operations (eg strimming, soil movement, or land re-modelling works) and to ensure that any soils brought to the site are free of seeds, root or stem of any invasive plant (as defined by The Wildlife and Countryside Act 1981, as amended). The development shall thereafter be carried out in strict accordance with the details and timescale contained within the duly approved method statement."

1 Background

1.1 There are several hundred invasive plants in the UK. Japanese knotweed, giant hogweed and Himalayan balsam are invasive plants that we are mainly concerned with.

1.2 You must not plant invasive plants intentionally and if you have invasive plants on your property you must not allow them to spread off site.

1.3 Invasive non-native plants can cause problems for native UK species and reduce biodiversity (the variety of living organisms). Invasive non-native species are now widely recognised as the second biggest threat to biodiversity worldwide. Japanese knotweed can block footpaths and damage concrete, tarmac, flood defences and the stability of river banks. Giant hogweed can cause harm to human health.

1.4 Injurious weeds are native species, which cause problems for farming. They are harmful to livestock and must not be allowed to spread to agricultural land.

1.5 This report seeks to outline how this site will treat existing invasive weeds and ensure that no new invasive weeds are either brought to site during development or leave site during development other than in an approved and responsible manner.

2 Key Pieces of Legislation

2.1 Environmental Permitting (England and Wales) Regulations SI 2010/675. Provides a consolidated system for environmental permits and exemptions for industrial activities, mobile plant, waste operations, mining waste operations, water discharge activities, groundwater activities and radioactive substances activities. It also sets out the powers, functions and duties of the regulators. Find the Environmental Permitting (England and Wales) Regulations 2010 on the Legislation.gov.uk website.

2.2 Environmental Protection Act 1990. Defines the legal framework for duty of care for waste, contaminated land and statutory nuisance. Find the Environmental Protection Act 1990 on the Legislation.gov.uk website.

2.3 Ragwort Control Act 2003. Inserts into the Weeds Act 1959 a new section enabling the government to make a code of practice on preventing the spread of ragwort. Find the Ragwort Control Act 2003 on the Legislation.gov.uk website.

2.4 Weeds Act 1959. Enables land occupiers where injurious weeds (including ragwort) are growing to be ordered to take action to stop them spreading and fined if the order is not complied with. Find the Weeds Act 1959 on the Legislation.gov.uk website.

2.5 Wildlife and Countryside Act 1981. Bans certain methods of killing or taking wild animals, including birds, and restricts the introduction and sale of certain non-native animals and plants. Also sets out the amended laws relating to public rights of way. Find the Wildlife and Countryside Act 1981 on the Legislation.gov.uk website.

2.6 Wildlife and Countryside Act 1981 (Variation of Schedule 9) (England and Wales) Order SI 2010/609. Amends the Wildlife and Countryside Act 1981 by adding new species to the list of plants not to be planted or allowed to grow in the wild, including Himalayan balsam, floating pennywort and cotoneaster. Find the Wildlife and Countryside Act 1981 (Variation of Schedule 9) (England and Wales) Order 2010 on the Legislation.gov.uk website.

3.0 **Current Status**

3.1 **Following several visits to the subject site it appears to be free from Japanese Knotweed**

3.2 Himalayan Balsam is widespread across the site.

4.0 **Method statement JKW**

4.1 There is currently no evidence of Japanese knotweed on the site nor is there evidence of it on any land immediately adjacent to the site. This being the case it is highly unlikely that Japanese Knotweed will become established on this site within the next 12 months to 24 months without it being imported onto the site.

4.2 Any material being brought on to the site will be supplied by approved and certificated suppliers to verify it is free from contaminants such as JKW.

4.2 Any contaminated material leaving the site will be passed to a contractor who has a Waste Carrier's Licence, in turn for a waste transfer notice to ensure it goes to a site

approved to take this sort of contaminated waste. A full audit of all transactions will be available for inspection at all times on site.

4.3 In the event that JKW is encountered at any point it will be treated by stem injection and/or foliar application of approved glyphosate-based herbicide by an qualified and certificated individual carrying PA1 and PA6 from the National Proficiency Test Council (NPTC)

4.4 Applications will be administered in May and September and repeated until eradicated.

4.5 In the unlikely event that JKW is encountered on the building footprint itself, material will be carted off site as per (4.2).

5.0 **Method Statement Himalayan Balsam (HB)**

5.1 As HB is simply spread by seed it is easily controlled by pulling, strimming, “bashing”, or herbiciding before it flowers each year in June/July.

5.2 HB is widespread on this site as it is on adjacent Local Authority property.

5.3 As surrounding land is also contaminated the control of HB will be an ongoing task for this landowner and householder moving forward as it is across the whole country. HB being widespread and uncontrolled across much of the country.

5.4 In April/May 2019 all Himalayan Balsam will be pulled, bashed, strimmed, or herbicided prior to it flowering and setting seed in June/July.

5.5 This operation will be repeated until dormant seed is exhausted and HB is eradicated from the site.

5.6 Ongoing treatment as per 5.4 around boundary as Local Authority HB constantly encroaches – this should be seen as any other gardening weeding task.

5.7 Balsam arisings will simply be composted on site as they do not re-produce vegitatively. There are no restrictions on the movement of this material.

Signed…… .....MMA Land Management Division

Dated 15.1.21