Peace Arboriculture

Caroline Hall

Arboricultural Implications Assessment for proposed new development at Millstone, High Street, Bury PE26 2NQ

Planning reference 25/00615/HHFUL

Site:	**Millstone, High Street, Bury PE26 2NQ**
Commissioned by:	**David Hartley on behalf of his client Ben Coulston**
Date	**April 2025**

30, Bromwich Road, Woodseats, Sheffield S8 0GF

[redacted]

Contents

1. **Instructions**
2. **Limitations of this report**
3. **Tree inspection and site information**
4. **Arboricultural implications**
5. **Conclusions**

References

Contacts

APPENDICES

TREE SCHEDULE

TREE CONSTRAINTS PLAN

ARBORICULTURAL IMPACT ASSESSMENT

Section 1

Instructions

1.1 This report was commissioned by David Hartley on behalf of his client Ben Coulston.

1.2 The client has commissioned the report to assist a planning application in respect of a new proposed development 25/00615/HHFUL.

1.3 The report will contain a report upon the trees, assessed to the recommendations within BS5835:2012 and an Arboricultural Impact Assessment highlighting any potential conflicts of the development upon retained trees.

1.4 Inspection date: 9th April 2025.

1.5 Inspected by [redacted] BSc (Hons), (Tech Cert (Arbor A)) – arboriculturalist.

Section 2

Limitations of this report

2.1 As trees are living plants their health and condition can change both by forces of nature, intervention by people or vehicles, and with the seasons. For this reason, the recommendations in the report are valid for one year only.

2.2 The trees were examined from ground level and to the guidance in BS5837:2012, thus trees with a stem diameter below 75mm at 1.5m from ground level are not included within the appraisal.

2.3 Soil samples were not taken during the survey. Engineering solutions in relation to foundation design are outside the scope of this report.

2.4 The report takes into account the site as laid out at the time of inspection. Any tree works, additional structures, alterations or extensions to buildings, altering of soil levels or trenching, without consultation, could render the report on the surveyed trees void.

2.5 Preliminary management considerations have been included within the Tree Schedule, and are regardless of the development, however, no tree should ever be regarded as completely safe or free from risk.
Trees are dynamic, living organisms subject to change and the physical and environmental conditions that surround them.

Section 3

Tree Inspection and Site Information

3.1 The trees were surveyed in relation to the guidance in the document BS 5837:2012-*Trees in Relation to design, demolition and construction – Recommendations*, and assessed to the criteria accompanying the survey sheet appended to this report.

3.2 The trees are all situated outside of the boundary fences, and with the exception of the two trees situated upon the highway verge, the remaining trees and hedgerow groups are understood to be under the ownership and responsibility of the applicant.

3.3 The site is within Bury Conservation Area.



Section 4

Arboricultural Impact Assessment

4.1 5 trees and 2 groups form the basis of this assessment. Of these, 4 trees receive the classification "B" due to their present condition and expected future contribution to the landscape, the two hedgerow groups receive "C", due to their expected longevity, and wildlife contribution, and a further tree, T7 has received "U" or Unclassified, as it is in a poor condition. Trees and groups T1-T6 are all suitable for retention.

4.2 The trees classified as “B” consist of three Ash and one Cherry. Whilst these trees may not offer the longevity of an “A” class tree, they do offer contribution to the landscape and wildlife habitat potential and are estimated to last for 20-40 years. These trees are all visible from the wider area and public highway.

4.3 The two hedgerow groups contain Hawthorn and Privet, and both receive the classification “C”. Trees in this category do not usually form a constraint to a development, however, they offer good screening to the existing property and wider area and are suitable for retention.

4.4 Root Protection Areas (RPAs) have been calculated and are shown on the plans appended to the end of this report. Site topography is such that T1, T2, T3 and G4 are all situated on the bank of the neighbouring watercourse, with level ground over the adjacent gravelled area on the garden side of the fence. It is likely the tree roots are anchored to the bank of the watercourse and take full advantage of the adjacent flat ground.
G5 hedgerow is on level ground and should not be adversely impacted by the proposal.
T6 and T7 are both situated on neighbouring land, the highway verge, and have a ditch between the verge and boundary hedgerow. Tree roots are on the slope of the ditch, though it is possible that these may extend over to the calculated area shown on the plan.
Radial spreads of the tree roots are shown in accordance with the recommended guidance in BS5837:2012, however, ground conditions are variable, and roots will grow to the constraints surrounding them. Tree roots are rarely found at a depth greater than 600mm from ground level and may extend beyond the areas shown.

4.5 The Arboricultural Impact Assessment plan shows the proposed garage is conflicted with the RPAs of the Ash trees T1, T2 and T3, and to an extent, the unclassified tree T7. As the Ash trees are in an acceptable condition, and have considerable stature to the wider area, their retention is preferable. In order to achieve a build solution where the trees and the proposal can successfully co-exist, an alternative build method to strip foundations has been considered in relation to the ground conditions and adjacent water course. This may be achieved via the use of a pile and beam foundation system which will minimise disturbance to the tree roots.
Construction methods must give careful consideration to the soil surrounding tree roots, particularly within the Root Protection Areas (RPAs), to prevent damage during the build phase. Where excavation is necessary within these zones, it should ideally be carried out using hand tools only. It is also recommended that the existing boundary fence remain in place for the

duration of the works, and that a minimum buffer of 1 metre from the base of the Ash trees be left undisturbed.

4.6 Site access will be via the existing gravel-surfaced driveway, which is to be retained as part of the proposed scheme. As this driveway will serve as the primary access and egress point during construction, a temporary wearing course may be required for the duration of the build phase, depending on the volume and type of construction traffic, to protect the existing surface and any tree roots within the RPAs shown on the attached plan.

4.7 The garage will be screened from the wider area by the retained trees and hedgerow groups along the site boundary. The addition of a second storey extension to the dwelling may have some visual impact, as its height will be visible above existing landscaping.

4.8 Regarding shade, this has been evaluated, and the sketch plan in the appendices at the end of this report illustrates a polygon segment for each of the trees, indicating the typical shadow pattern throughout the day. The proposed site layout does not seem to present any significant conflicts concerning shade over the new garage or extension.

4.9 Aspect of the site in relation to prevailing wind would indicate that leaves, seeds and tree debris are more likely to be carried away from the proposed garage, though being close to mature trees will undoubtedly lead to some future routine property maintenance.

4.10 The tree T6 adjacent to the driveway may be the subject of future pruning requirements, to allow for vehicular height clearance over the driveway. This is a highway tree, and the work is an acceptable proposal under routine arboricultural maintenance. There should be no significant pruning requirements in relation to shade.

4.11 Provision of specialist foundation design for the development will be detailed within the main Construction Method Statement which would normally be itemised within planning conditions.

Section 5

Conclusions

5.1 The proposal will not require removal of any of the trees assessed in relation to this development.

5.2 There will be no significant loss to the landscape when the plot is viewed from the public highway and wider area, as the screening provided by garden boundaries can be retained.

5.3 On balance, the proposal appears acceptable, when taking into consideration that it is possible to construct the new development without any changes to the existing landscape features.

References

BS5837:2012 - *Trees in relation to design, demolition and construction – Recommendations*
BS3998:2010 - Tree work Recommendations
European Tree Pruning Guide 1999
The Body Language of Trees – Claus Mattheck and Helge Breloer
Manual of Wood Decays in Trees – C Mattheck and K Weber
http://www.forestry.gov.uk
NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2
https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/

Contacts

Name	Organisation	Email	Phone
David Hartley	Architect	[redacted]	[redacted]
Ben Coulston	Property owner		
[redacted]	Arboriculturalist		

Appendices

TREE SCHEDULE

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TREE SURVEY SCHEDULE

Tree no	Species	Height (m)	Stem diameter at 1.5 metres (mm)	Radius of nominal circle	Root Protection area m^2	Branch Spread (m)	Height of Crown Clearance (m)	Age/Class	Condition	Management Considerations	Estimated Remaining Contribution (years)	Category/Grading
1	Ash *Fraxinus excelsior* (twin stem)	#13	400 x 2	6.7	142	N7 S6 E3 W5	8	M	FAIR - ivy covered, roots growing on bank, high crown	Sever ivy at base	20-40	B2
2	Ash *Fraxinus excelsior* (twin stem)	1 x #13 1 x #8	300 x 2	5.0	80	N3 S3 E4 W3	8	M	FAIR - ivy covered, 1 x stem topped, roots growing on bank, isolated areas of dieback, sparse crown	Sever ivy at base	20-40	B2
3	Ash Fraxinus excelsior (restricted access)	#10	#500	6.0	113	N4 S4 E4 W4	10	M	FAIR - ivy covered, restricted access to view tree	Sever ivy at base	20-40	B2
G4	Hawthorn *Crataegus monogyna*	#6	<150	1.8	Hedgerow clear of property, dense undergrowth extends back to ditch		2	M	FAIR - growing against fence, brambles and ivy surrounding hedgerow plants	None	10-20	C1
G5	Hawthorn *Crataegus monogyna* Privet *Ligustrum vulgare*	#6	<150	1.8	Hedgerow 1.5 metres deep		0	M	GOOD	Maintain as hedgerow	10-20	C1

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6	Cherry *Prunus avium* (3rd party tree) *OVERHEAD CABLES*	#5	250, 190, 140	4.1	52	N4 S6 E3 W5	1.5	M	FAIR - roots on sloped bank, decay at crown break, exposed roots, pruning wounds	None - branches will require height clearance during construction phase	20-40	B2
7	Cherry *Prunus avium* (3rd party tree) *OVERHEAD CABLES*	#8	440	5.3	88	N5 S3 E4 W4	1.5	M	POOR - tree is moribund, around 75% with no buds	None	0-10	U

Key to Survey

Tree no: Number on plan

Species: Common name of tree, *Latin name of tree*

Height: Estimated in metres

Stem diameter: Measured in mm at 1.5 metres above ground level, multi stem values shown separately

Radius of nominal circle: Shown in metres as calculated to the guidance in BS5837

Root protection area m^2: The total area in m^2 of the root protection area

Branch spread: Estimated extent of canopy cover, shown at each point, N, S, E, W in metres

Height of crown clearance: Estimated height of lowest branches

Age/Class:
Y – Young, newly planted, self set or still supported on a stake
EST – Established tree is thriving and does not require the support of a stake
EM – Semi-Mature, within 1/3 of expected normal life
M – Mature, tree has reached maturity, and is within 2/3 – 3/3 of expected normal life
OM – Over Mature, tree is within the last stage of life, or is already in decline
D – Dead

Condition:
GOOD – no significant defects seen
FAIR – some defects which can either be rectified, or will not have a significant impact on the health and safety of the tree
POOR – defects which can not be rectified, and could have a significant impact upon the overall health and safety of the tree
DEAD

Preliminary Management Considerations: The recommendations at this stage are purely for good arboricultural management and do not have any bearing upon the proposed development

Estimated remaining contribution – in years

Category/Grading – U – Tree is in poor condition, dead, of low arboricultural value, or may only contribute a further 10 years

A1 – Tree has high value, is a good example of its species, offering 40 years or more

A2 – Tree has high value, offers screening and landscape contribution for 40 years or more

A3 – Tree has high value, offers cultural or historical value for 40 years or more

B1 – Tree has moderate value, has a slightly impaired value, but offers 20 years or more

B2 – Tree has moderate value, has distinct landscape value, offering 20 years or more

B3 – Tree has moderate value, offers clear conservation or cultural benefits for 20 years or more

C1 – Tree is of low quality and value, offers at least 10 years but does not qualify in higher categories

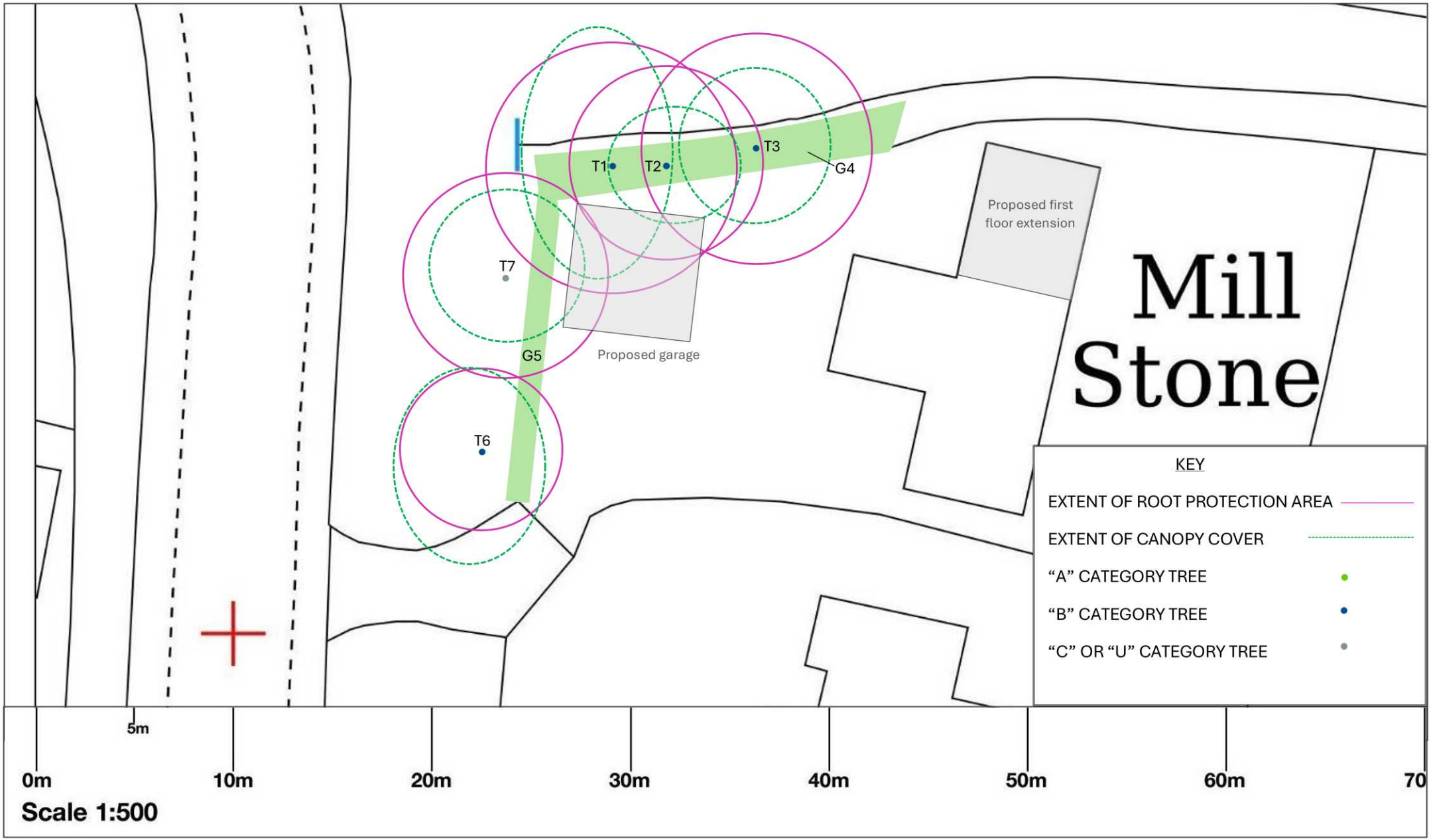
C2 – Tree is of low quality and value, groups or woodlands with temporary landscape value, for at least 10 years

C3 – Tree is of low quality and value, has limited contribution in terms of landscape or conservation but offering 10 years or more

- As trees are living plants their health and condition can change both by forces of nature, intervention by people or vehicles, and with the seasons. For this reason the recommendations in the report are valid for one year only

MILLSTONE, BURY, RAMSEY

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