

Proposed Industrial and Retail Units.

Warrington Road.

Wigan.

Tree Survey and Arboricultural Impact Assessment

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1.0 INTRODUCTION

- 1.1 Richard Eaves CMLI was instructed by Derwent Holdings Ltd. to undertake a Tree Survey and Arboricultural Impact Assessment to British Standard 5837: 2012 Trees in relation to design, demolition and construction – Recommendations at land to the west of SCA Packaging Ltd. Warrington Road, Wigan where new industrial and retail units are proposed.
- 1.2 A site plan was provided with some tree positions indicated, other tree positions are estimated.
- 1.3 A site visit was undertaken on Tuesday 6th January 2015. All observations were made from ground level without detailed investigations. Where access was not possible measurements were estimated. It should be noted that this survey is not a tree safety inspection and is undertaken to inform the planning process.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 Section 198 of the Town and Country Planning Act 1990 and associated Regulations empowers local planning authorities to protect trees in the interests of amenity by making Tree Preservation Orders. Local planning authorities have a duty to make Tree Preservation Orders, where appropriate, when granting planning permission. Section 211 of the Town and Country Planning Act 1990 also affords protection for trees over 75mm diameter that stand within the curtilage of a Conservation Area.
- 2.2 Subject to certain specified exemptions, an application must be made to the local planning authority to carry out works upon or to remove trees that are subject to a Tree Preservation Order, whilst six weeks notice of intention must be given to carry out works upon or remove trees within a Conservation Area and not protected by a Tree Preservation Order. However, where directly affecting the implementation of an approved development, works may be carried out to trees thus protected as are necessary to implement the development.

- 2.3 One individual tree and two tree groups are protected by Tree Preservation Order Number 39 of 2007 an extract of which is included at Appendix 1. No trees unless dead or dangerous shall be felled, topped, lopped or destroyed without the consent in writing of the local planning authority.

Protected Species

- 2.4 Nesting birds are afforded statutory protection under the Wildlife and Countryside Act (1981) (as amended) and their potential presence should therefore be considered prior to vegetation clearance which should be avoided during the bird nesting season – March to August inclusive, unless it can be demonstrated by an ecologist that no breeding birds, active nests or fledglings are present.
- 2.5 All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2010. Should any bat roost be identified in proximity to the proposed works they should be investigated by a qualified and suitably experienced ecologist.

3.0 ARBORICULTURAL CONSTRAINTS

- 3.1 The tree data collected on site is presented in the Tree Survey Schedule at Appendix 2 which should be read with associated key which explains the terms and abbreviations used in the schedule together with the Tree Constraints Plan at Appendix 3.
- 3.2 The trees respective retention values are rated either A, B, C or U as detailed in BS5837:2012 Table 1. The former classification is for trees considered of high quality and subsequently most suitable for retention and the latter for trees in relatively poor condition whereby they should be removed for reasons of sound arboricultural management. As such the guidance states that only trees classed as A, B or C should be a material consideration in the development process. A total of four individual trees, three tree groups and two hedgerows have been surveyed.

- 3.3 The Tree Constraints Plan shows a representation of the crown spread of each tree or group marked with a colour representing each category as identified in the key on the plan. The Tree Constraints Plan also shows the Root Protection Areas. This represents the minimum area which should ideally be left undisturbed around each tree or tree group were it to be retained.
- 3.4 Category A trees are those of significant high quality and value in terms of arboriculture, landscape and conservation. These trees normally pose a significant constraint to development and should be retained and protected within the design if possible. No category A trees have been identified.
- 3.5 Category B trees are those of moderate quality and value in terms of arboriculture, landscape and conservation, these trees may pose a constraint to development and should be retained and protected within the design if possible. One tree group has been identified as category B trees.
- 3.6 Category C trees are those of low quality and value in terms of arboriculture, landscape and conservation and young trees with a stem diameter below 150mm. These trees should not be considered as posing a significant constraint to development but should be retained and protected or a case presented for removal. Three individual trees have been identified as category C trees together with two tree groups and two hedgerows.
- 3.7 Category U trees are those in such a condition that any existing value would be lost within ten years and which should, in the current context be removed for reasons of sound arboricultural management. One individual category U tree has been identified together with eleven cherries forming part of two tree groups.

4.0 ARBORICULTURAL IMPACT ASSESSMENT

- 4.1 The table below shows that the removal of six category B trees forming part of G1, three category C trees, two category C tree groups and one hedgerow will be necessary to implement the proposed development. Twelve category U trees should be removed due to their poor condition and short remaining safe life expectancy.

ARBORICULTURAL IMPACT ASSESSMENT TABLE

Category	Removals necessary to implement development	Removals recommended for non development related reasons
A	-	-
B	6 trees forming part of G1	-
C	T2, T3, T4, G2, G3, H2	-
U	-	T1, 9 trees forming part of G1, 2 trees forming part of G2

- 4.2 The landscape proposals drawing 4018-03 provide for mitigation of tree loss and new shrub and groundcover to integrate and enhance the development. Two new trees are proposed to be planted to replace each TPO tree to be removed and this would improve visual amenity on the Warrington Road frontage and the Total Fitness access road.

5.0 RECOMMENDATIONS

- 5.1 Approval in writing must be obtained from the local planning authority for all tree removals and for any pruning work to TPO trees. All tree works should be carried out by suitably qualified and competent contractor, preferably one approved by Wigan Council or the Arboricultural Association. The works should be in accordance with BS3998 Tree work – Recommendations.
- 5.2 Prior to site works commencing those trees identified for retention in proximity to the works shall be physically protected from damage. This shall be achieved by the erection of fixed barrier fencing outside the root protection area. The location and extent of the tree protection barriers to provide a construction exclusion zone is shown on the Tree Protection Plan at Appendix 4.
- 5.3 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 trees. Barriers should be maintained to ensure that they remain rigid and complete. Barriers shall consist of 2m high heras type weldmesh panels on rubber or concrete feet, 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 couplers shall be at least 1m and shall be uniform throughout the fence. The panels shall be supported on the inner side by stabiliser struts as BS5837:2012 Figure 3 at Appendix 5. Tree protection notices shall be fixed to the barriers at regular intervals as the example in Appendix 6.

5.4 Once erected tree protection barriers shall be regarded as sacrosanct and must not be removed or altered without the prior approval of the local planning authority.

5.5 Within the construction exclusion zone the following shall apply:

- There shall be no changes in ground levels
- No excavation whatsoever
- No storage of plant or materials
- No storage or handling of any chemicals including cement washings
- No vehicular access

5.6 No fire shall be lit within 20m of any tree.

A 10m separation distance shall be observed between any tree and substances injurious to tree health including fuel, oil, bitumen, cement, concrete mixing and other chemicals.

5.7 The temporary tree protection barriers shall be regularly checked and maintained in good condition for the duration of the works. Site checks will be the responsibility of the site foreman or a person authorised in their absence and shall be recorded in a site specific diary which shall be available at all times upon request. All diary entries shall be authorised and checked by the site foreman or appointed person. All communications with the local planning authority, shall be recorded, entered in the site diary and authorised by the site foreman or appointed person.

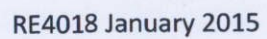
5.8 On completion of construction works tree protection barriers should be carefully removed, all retained trees should be re-inspected and assessed to ensure public safety. Any tree works are to be agreed with the local planning authority.

APPENDIX 1

TPO No 39 of 2007 (Extract)

and Photo's of TPO Trees

20. Jan. 2007 12:38



20 Jun. 2007 12:39

No. 3887 P. 4

WIGAN COUNCIL
PLANNING AND REGENERATION DEPARTMENT

THE WIGAN BOROUGH COUNCIL (OPEN LAND WEST OF SCA PACKAGING
LIMITED, WARRINGTON ROAD, WIGAN
TREE PRESERVATION ORDER NO. 38 OF 2007

<u>No on Map</u>	<u>FIRST SCHEDULE</u>		<u>Situation</u>
	<u>Description of Trees</u>		
	<u>Trees Specified Individually</u>		
T1	Norway Maple	<i>Acer platanoides</i>	Open land west of SCA Packaging Limited, Warrington Road, Wigan
	<u>Groups of Trees</u> <u>(within a broken black line on the plan)</u>		
G1	8 x Norway Maple	<i>Acer platanoides</i>	Open land west of SCA Packaging Limited, Warrington Road, Wigan
G2	4 x Norway Maple	<i>Acer platanoides</i>	
	<u>Trees Specified by Reference to an Area</u> <u>(within a dotted black line on the plan)</u>		
	None		
	<u>Woodlands</u> <u>(within a continuous black line on the plan)</u>		
	None		



TPO Trees

RE4018 January 2015



TPO T1

RE4018 January 2015



TPO G1

RE4018 January 2015



TPO G2

RE4018 January 2015

APPENDIX 2

Tree Survey schedule

TREE SURVEY SCHEDULE. PROPOSED INDUSTRIAL AND RETAIL UNITS. WARRINGTON ROAD. WIGAN. SHEET 1.

No.	Species	Height (m)	Stem Diam. (mm)	Branch Spread (m)	Height of first branch (m)	Crown Clearance (m)	Age Class	PC	Observations	Preliminary Management Recommendations	ERC (years)	Cat. Grade	RPA Radli (m)
T1	Norway Maple <i>Acer platanoides</i>	10.0	290	N 3.0 E 3.0 S 3.0 W 3.0	2.0 N	2.0	Yng	Poor	Extensive deadwood in crown. Short remaining safe life expectancy.	Remove due to short remaining safe life expectancy.	<10	U	n/a
G1	Norway Maple Cherry <i>Prunus sp.</i>	Upto 15.0	Avg 300	N 5.0 E 5.0 S 5.0 W 5.0	Varies	2.0	Yng	Fair / Poor	Group with interconnecting crowns. Consisting of 8 Norway Maples and 9 Cherries. Drawn due to close spacing of group. Best trees at western end. Cherries poor, some collapsed. Some amenity value.	Remove in part to accommodate proposed development. Protect remainder and ensure protection of RPA with construction exclusion zone. Monitor and review.	20 – 40 <10	B1/2 + U	Edge of Canopy
G2	Norway Maple Cherry	Upto 11.0	Avg 150	N 3.0 E 3.0 S 4.0 W 3.0	Varies	2.0	Yng	Fair / Poor	Group with interconnecting crowns. Consisting of 4 Norway Maples and 2 Cherries. Drawn due to close spacing of group. Low vigour. Cherries poor. Some amenity value.	Remove to accommodate proposed development.	20 – 40 <10	C1/2 + U	Edge of Canopy
T2	Beech <i>Fagus sp.</i>	4.0	75	N 1.0 E 1.0 S 1.0 W 1.0	0.5 E	0.0	Yng	Fair	Located in narrow bed in car park. Stunted, low vigour.	Remove to accommodate proposed development.	10 – 20	C1/2	0.90
T3	Grey Alder <i>Alnus incana</i>	10.0	200	N 3.0 E 3.0 S 3.0 W 3.0	2.0 S	2.0	Yng	Fair	Located in narrow bed in car park. Roots have displaced kerbs and car park surfacing.	Remove to accommodate proposed development.	10 – 20	C1/2	2.40

TREE SURVEY SCHEDULE. PROPOSED INDUSTRIAL AND RETAIL UNITS. WARRINGTON ROAD. WIGAN. SHEET 2.

No.	Species	Height (m)	Stem Diam. (mm)	Branch Spread (m)	Height of first branch (m)	Crown Clearance (m)	Age Class	PC	Observations	Preliminary Management Recommendations	ERC (years)	Cat. Grade	RPA Radii (m)
G3	Cherry Purple Cherry Plum <i>Prunus cerasifera Nigra</i> Hawthorn <i>Crataegus monogyna</i> Birch <i>Betula pendula</i>	Upto 8.0	Avg 200	As Shown	Varies	Varies	Mat / Yng	Fair	Untidy scattered group with colonising birch, broom and gorse.	Remove to accommodate proposed development.	10 – 20	C1/2	Edge of Canopy
T4	Purple Cherry Plum	8.0	150 200	N 3.0 E 4.0 S 3.0 W 3.0	2.0 E	1.0	Mat	Fair	Located close to boundary. Poor form.	Remove to accommodate proposed development.	10 – 20	C1/2	3.60
H1	Beech <i>Fagus sylvatica</i>	3.0	n/a	2.0 Wide	n/a	0.0	Mat	Fair	Regularly clipped and well furnished hedge.	Retain and ensure protection of RPA with construction exclusion zone. Monitor and review.	20 - 40	C1/2	Edge of Canopy
H2	Beech	Upto 8.0	Avg 100	N 4.0 E 4.0 S 4.0 W 2.0	n/a	0.0	Mat	Fair	Outgrown and untidy hedge.	Remove to accommodate proposed development.	20 - 40	C1/2	Edge of Canopy

KEY

No. allocated Tree (T), Group (G), Woodland (W) or Hedge (H)

Species have been recorded by common name and botanical name where appropriate

Height has been recorded in metres and is estimated

Stem Diameter at 1.5m above ground level is recorded in millimetres.

Branch Spread has been recorded in metres at four cardinal points

Height of Crown Clearance above adjacent ground has been recorded in metres

Age Class has been recorded as follows: Yng – Young trees, SM – Semi mature trees, Mat – Mature trees, Om – Over mature trees, V – Veteran trees

Physiological Condition has been recorded- Good, Fair, Poor and Dead

Observations have been recorded

Preliminary Management Recommendations are provided where appropriate

Remaining Contribution has been estimated in years. E.g. less than 10, 10-20, 20-40 more than 40

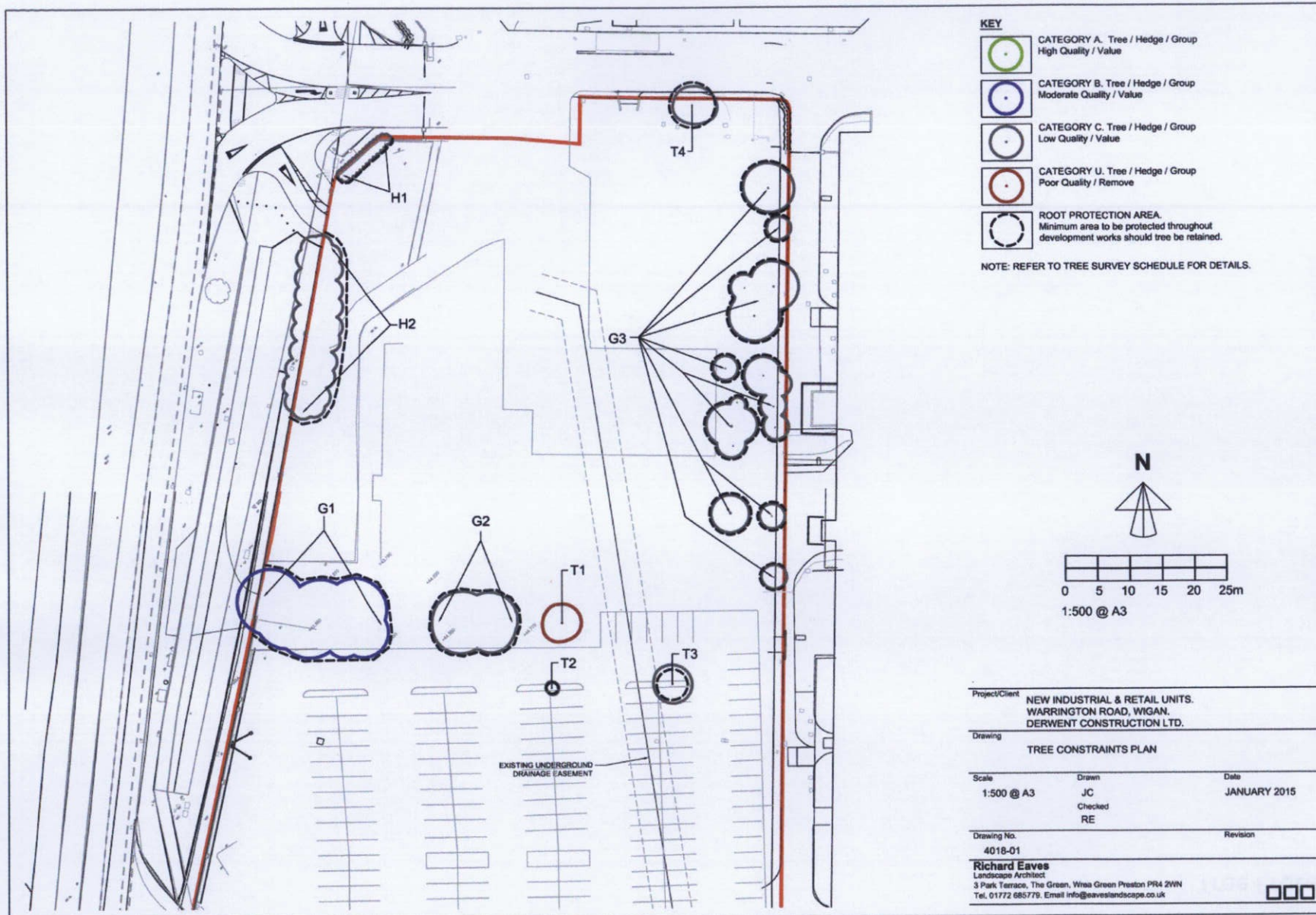
Category Grading has been recorded in accordance with table 1 of BS5837 as follows:

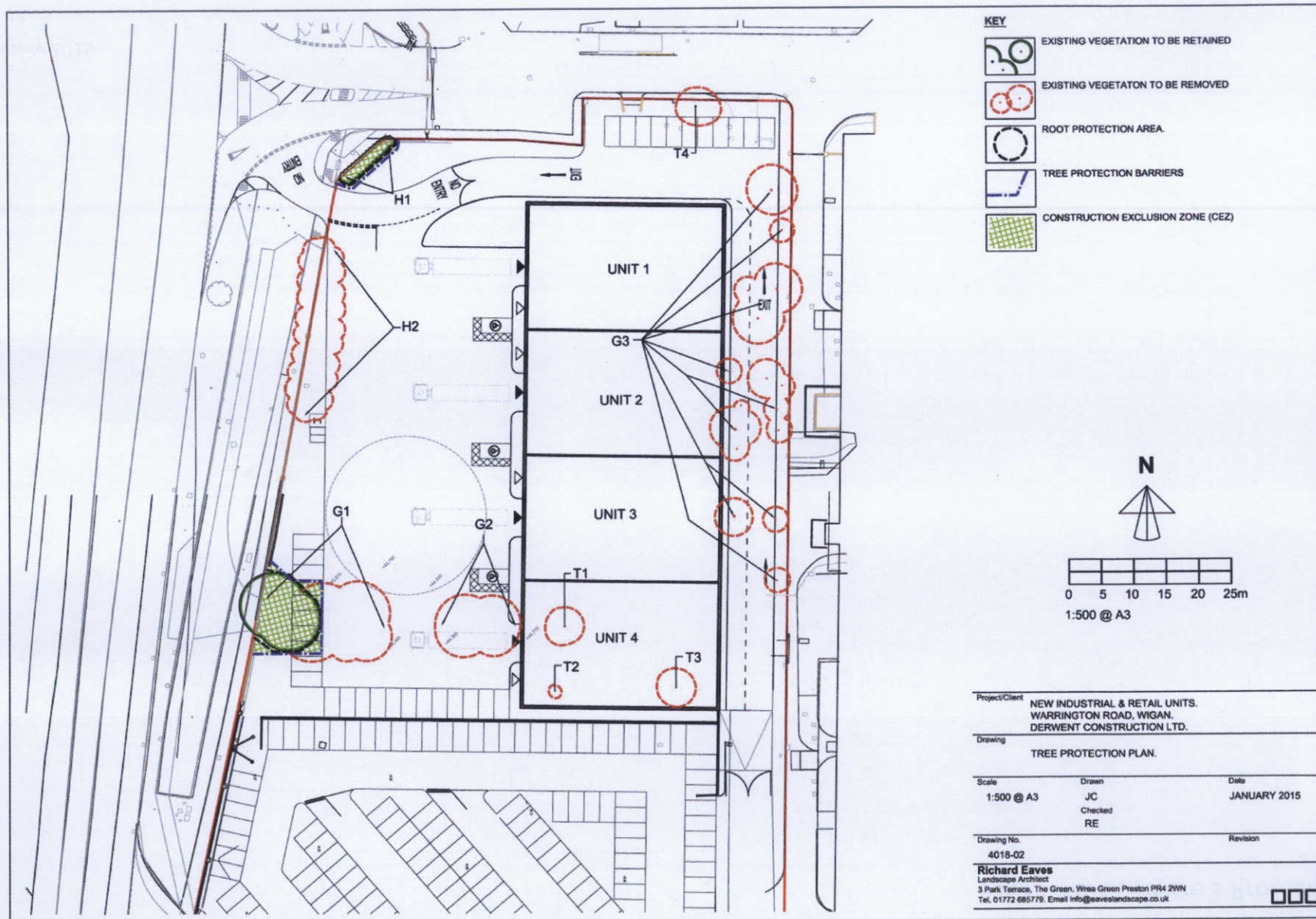
U – Trees that should be removed for reasons of sound arboricultural management, A – Trees of high quality and value, B – Trees of moderate quality and value, C – Trees of low quality and value

Root protection area (RPA) is calculated from BS5837 and recorded as the radius of a circle. This is the minimum area which should be left undisturbed around each retained tree.

APPENDIX 3

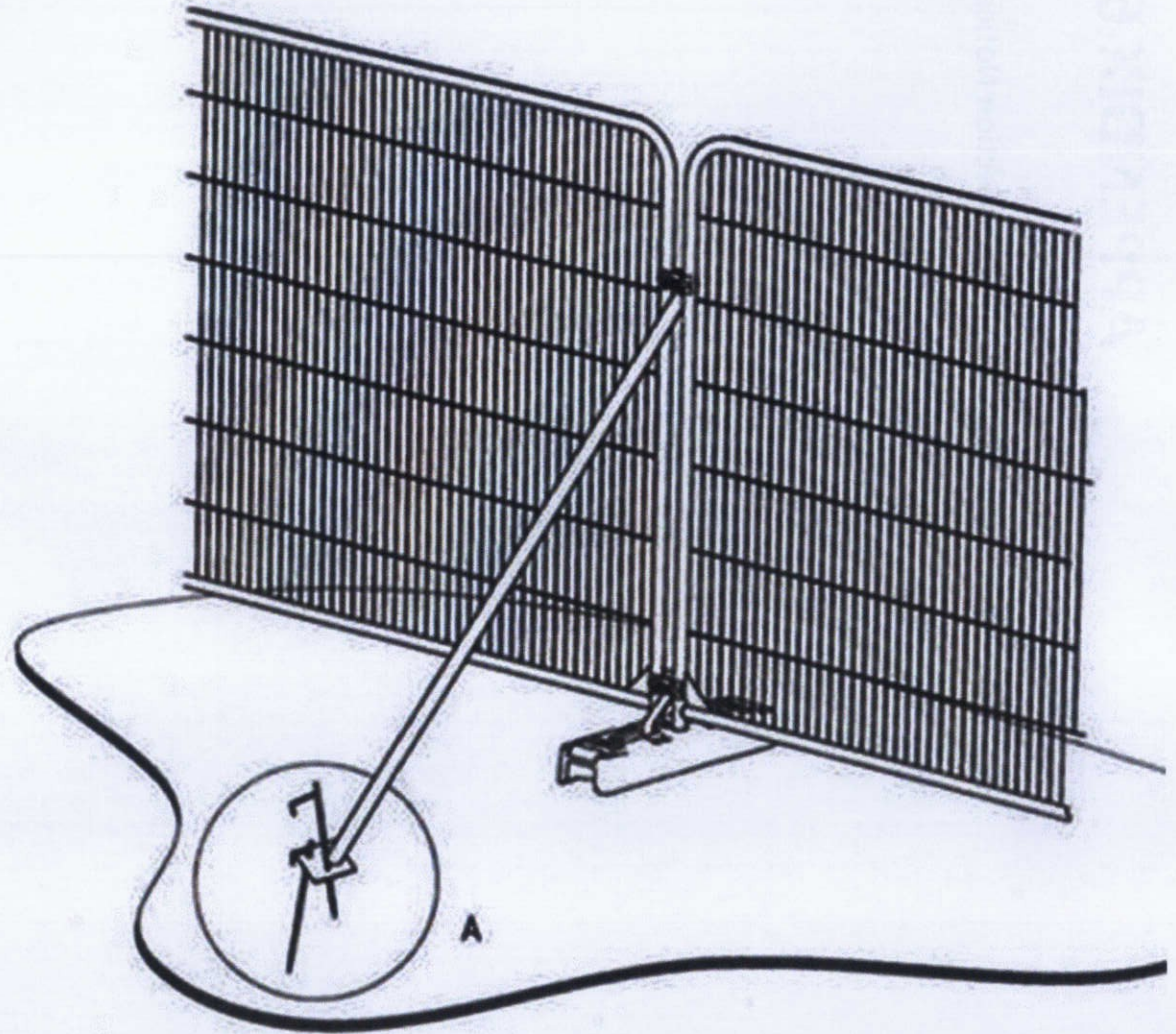
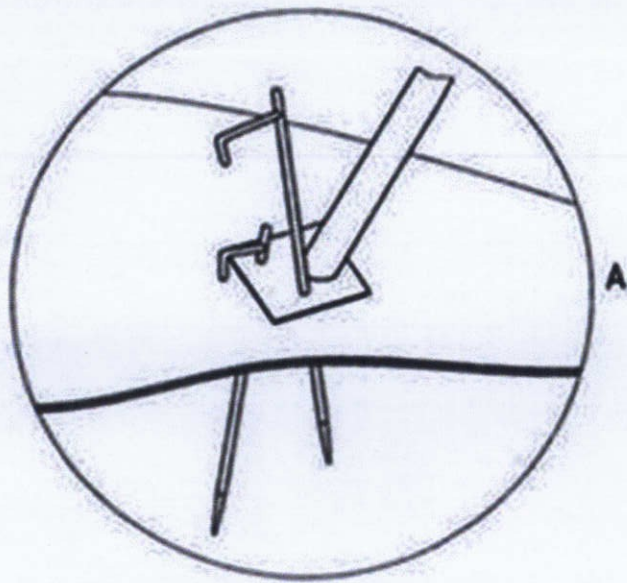
Tree Constraints Plan





RE4018 January 2015

BS5837: 2012 Figure 3 Protective Barrier



a) Stabiliser strut with base plate secured with ground pins

Tree Protection Notice



TREE PROTECTION AREA KEEP OUT!

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**