

**Woolton Road  
Liverpool**

**Redrow Homes (North West)**

**ARBORICULTURAL IMPACT ASSESSMENT  
(Revision A)**



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## 1.0 **Introduction**

- 1.1 This document has been prepared by Trevor Bridge Associates on the behalf of Redrow Homes North West. It provides an Arboricultural Impact Assessment (AIA) in regards to indicative planning proposals for a residential development for 160 dwellings including related infrastructure.
- 1.2 This document follows, and should be read in conjunction with, a pre-development Tree Survey Report (revision A) dated November 2015 (ref.MG.4815.TSR.REV A). Both the initial tree survey, this document and drawings conform to guidelines contained within British Standard 5837:2012 *Trees in relation to design, demolition and construction—Recommendations*.
- 1.3 For the purposes of preparing this document the following material was referenced:
- Client Drawing: ***Masterplan Sketch Revision B.***
- 1.4 A plan accompanies this report:
- TBA Drawing: ***Overlay of Tree Survey and Masterplan Sketch Rev. B. Drawing No. 4815.03 Rev. A. Date: February 2016.***

## 2.0 Arboricultural Impact Assessment

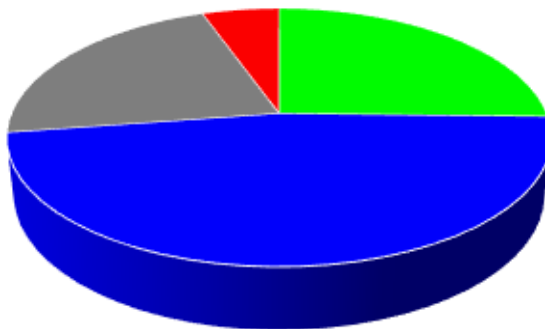
2.1 This Impact assessment considers the consequences on existing trees situated within and adjacent the proposed development area, both in terms of quantifying tree loss and the potential impacts on trees being retained

2.1.1 It must be noted that this impact assessment is based on an **indicative layout** which provides a outline scheme. Accordingly, only an indicative response can be provided in terms of impacts on trees. A detailed impact assessment and method statement can be provided once a detailed site layout is available.

## 2.2 Loss of trees

2.2.1 A total of 156x individual trees, 45x tree/vegetation groups and 1 x woodland area were surveyed in the pre-development Tree Survey Report (see 1.2). The chart and table below shows the ratio of tree retention categories on the site and number of items (be it individual trees, groups etc).

Ratio of retention categories of trees/vegetation surveyed



Retention Category	Amount.
A (High)	51
B (Moderate)	95
C (Low)	44
U (Remove)	11

2.2.2 The site is atypical in as much that it contains higher ratio of moderate value trees (retention category B) than low value trees (retention category C).

2.2.3 The site is characterised by an irregularly shaped open field area with mature tree cover around the site boundary. The main area of development is sited within the open field areas, and the indicative plan does not indicate any requirements to directly develop housing on treed areas.

2.2.4 Tree loss will however occur due for proposals for new access routes into the site. Trees requiring removal are as follows:

Number (as per Tree Survey)	Species	Retention Category
G8	Group of Wild Cherry	C (Low)
G9	4x Sycamore	B (Moderate)
T28	Sycamore	C (Low)
T29	Wild Cherry	B (Moderate)
G27	Mixed Species Group (partial removal)	A (High)
T111	Sycamore	B (Moderate)
T124	Sweet Chestnut	B (Moderate)
T125	Beech	A (High)

- 2.2.5 Tree loss needed to facilitate the indicative layout is marginal given the number of trees within the site. It should be noted that G27 comprises of early mature trees with a relatively small trunk diameters, thus smaller root protection areas, thus any trees within the group approximately 3.6m from development may be retained.
- 2.2.5 The Tree Survey identifies a number of trees in an unsuitable condition; these are trees that require management works irrespective of planning proposals.
- 2.2.6 The site (and indicative proposals) provide excellent opportunities for mitigating planting.

### **2.3 Tree pruning required**

- 2.3.1 A detailed schedule pruning will be required within a detailed method statement. Actual pruning requirements for facilitation of the development are likely to be limited, given the open aspect of the central section of the site. A number of pruning recommendations are included within the Tree Survey, however such work is recommended based on the condition of the trees.

### **2.4 Future growth constraints of trees being retained**

- 2.4.1 The majority of trees within the site are mature and have reached a climatic height. While younger trees are present there are not sections of the site which will drastically alter due to tree growth.

### **2.5 Shade and seasonal nuisances**

- 2.5.1 Despite the open field aspect within the site, development of residential dwellings close to trees can result in various conflicts, such as leaf drop, shade issues, fears of falling branches/trees etc. This in turn can result in ongoing pressure from residents to prune or fell trees. The majority of plots will not incur such issues due, though plots which are situated north of trees should ideally be situated outside zones of direct shade.

### 3.0 Outline Methodology

3.1 The following must be included in a detailed Arboricultural Impact Assessment once a detailed site layout is available:

- 1) All tree/vegetation works must be undertaken prior to placement of protective fencing. Tree works will include all trees requiring removal, as well any pruning works.
- 2) Protective fencing is to be erected once tree works are complete, and prior to the commencement of site works. All fencing must be erected in accordance with BS5837:2012. Positions of protective fencing are to be shown within a Tree Protection Drawing. Areas for potential replanting may also be protected to protect the existing soil structure.
- 3) Site to be inspected. The protective fencing to be checked for compliance and suitability. Findings of the inspection to be passed to the local planning authority.
- 4) Demolition may proceed as necessary (ruins near south-western section of site).
- 5) Construction works may proceed.
- 6) Specifications for landscaping; ensuring that mature and veteran trees are not subject to re-grading of soil, or other soil disturbance. This will include the remediation of soil conditions around 1T (Oak).

### 4.0 Summary and conclusions

- 4.1 Despite the large number of trees within the site, only a marginal number of trees require removal as per the Sketch Layout.
- 4.3 There will be a requirement for general pruning, though much of this is likely to be due to health and safety requirements following increased target risks.
- 4.4 New dwellings must be given adequate space from trees to prevent/minimise conflicts with existing trees, not just in terms of avoiding root protection areas, but also shade, debris drop and dominance/anxiety issues.
- 4.5 A detailed method statement will be required with a tree protection plan providing specification and locations of tree protective fencing. A landscape plan shall also be provided showing the location, species and stock and planting specification of replacement trees, hedges and vegetation.