

**Woolton Road
Liverpool**

Redrow Homes (North West)

**ARBORICULTURAL IMPACT ASSESSMENT
(Revision B)**



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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 as well as three proposed new access routes into the site.
- 1.2 This document follows, and should be read in conjunction with, a pre-development Tree Survey Report (revision B) dated September 2016 (ref.MG.4815.TSR.REV B). 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*.
- 1.2.1 This document is revision B. This revised version includes consideration on the impact of highway trees situated within a highway central reservation in Woolton Road.
- 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. B. Date: February 2016.***

2.0 Arboricultural Impact Assessment

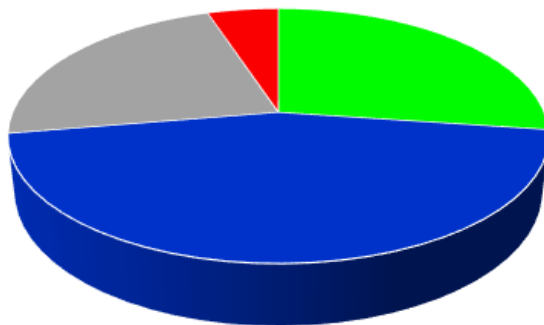
2.1 This Impact assessment considers the consequences on existing trees situated within and adjacent the proposed development area, both in terms of quantifying tree loss and the potential impacts on trees being retained

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 170x 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/groups/woodlands surveyed



Retention Category	Amount.
A (High)	59
B (Moderate)	98
C (Low)	48
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, *within the site itself*, 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)

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- 2.2.5 Additionally, the following trees would require removal outside the site. These are trees that would require removal to facilitate the construction of a road connection within the Woolton Road central reservation.

Number (as per Tree Survey)	Species	Retention Category
T161	Wellingtonia	A (High)
T162	English Yew	C (Low)
T163	London Plane	A (High)

- 2.2.6 Tree loss needed to facilitate the indicative layout is marginal relative to 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 potentially be retained.
- 2.2.7 The Tree Survey identifies a number of trees in an unsuitable condition; these are trees that require pruning or felling for reasons of sound arboricultural management, including health and safety, irrespective of planning proposals.
- 2.2.8 The site (and indicative proposals) provide excellent opportunities for mitigating planting. In particular the potential to plant avenue trees along principle access roads, and within the large area of open space as indicated within the Masterplan layout. This will include the potential to plant tree stock of a reasonable size (for example, extra heavy standards). The loss of high value trees as a consequence of the proposals should be mitigated with at least 2x semi-mature trees in locations that allow space for species that can mature to form significant landscape features within the long term. This could potentially include replacement planting within the central reserve.

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.
- 2.3.2 It should be noted that the site contains trees of an over-mature and veteran status in which management intervention will benefit the trees, as well as provide wildlife habitat. Positive intervention within the site to manage such trees can be seen as a potential gain. Undertaking such works within the framework of development proposals allows a multi-disciplinary approach to such management, such as working with ecologists.

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.
- 2.5.2 Additional constraints will occur with veteran status trees that should be retained for cultural and wildlife benefit. Such trees will require that buffer zones are included away from development (as opposed to having such trees abutting dwellings, footpaths or cycleways).

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. This includes trees requiring specialist management, such as monolithing, re-trenchment pruning etc.
- 2) Protective fencing is to be erected once tree works are complete, and prior to the commencement of any 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 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, while this is likely to be due to health and safety requirements to address increased target risks, it will also include pro-active intervention of over-mature and veteran trees for the purposes of managing the these trees for retention and wildlife, habitat potential.
- 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. Veteran trees within the site will require buffer zones away from development.
- 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. Replanting will include semi-mature tree stock of a species that can attain a large size and structure.