

KEY:

BOUNDARIES

- Hybrid planning application boundary
- Boundary between full and outline planning application elements
- Boundary between Phase 2 and land allocated for the school

TREE PROTECTION

- Tree protection fencing
- Alignment as per BS 5837: 2012 Trees in Relation to Construction - Recommendations.
- See extant. For any works within the fence line refer to arboricultural method statement. Use of machinery to be specifically agreed with the landscape architect.
- Exact scope and method for each area to be agreed on site prior to execution.

SURVEYS

- Ordnance Survey. © Crown copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.
- Topographic survey
- LD10162-002.dwg, by Wardell Armstrong, 15/04/2021

Tree survey and constraints:
LD10162-003-A Tree Constraints & Location Plan.dwg
by Wardell Armstrong 21/04/2021
Edited by Planit-IE to purge from trees on site that will have been removed under the ongoing remediation works.

KEY:

- CATEGORY A CROWN SPREAD
- CATEGORY B CROWN SPREAD
- CATEGORY C CROWN SPREAD
- CATEGORY U CROWN SPREAD
- ROOT PROTECTION AREA
- VETERAN TREE ROOT PROTECTION AREA
- T/G/W/H/I/H TREE/TREE GROUP/ WOODLAND/HEDGE NUMBER
- POTENTIAL DIRECT OBSTRUCTION OF SUNLIGHT

TREES
QUALITY CATEGORIES BASED ON BS5837:2012 TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION - RECOMMENDATIONS
RPA - ROOT PROTECTION AREA
WHERE RPA IS NOT VISIBLE IT EXTENDS TO THE SAME DISTANCE AS THE CANOPY.
THE ORIGINAL OF THIS DRAWING WAS PRODUCED IN COLOUR - A MONOCHROME COPY SHOULD NOT BE RELIED UPON.

T & A Textiles & Hosiery Warehouse

PHASE 1

Full planning application

PHASE 2

outline planning application

ASSOCIATED DOCUMENTS :

This Tree Constraints Plan should be read in conjunction with the [Arboricultural Constraints & Opportunities Report, April 2021](#), produced by [Wardell Armstrong LLP](#), which details tree condition, life expectancy and it's contribution to amenity.

TREE WORKS NOTES:

All felling and tree surgery is to be carried out by an Arboricultural Association approved contractor. All operations are to be carried out in accordance with BS3998:2010 Recommendations for tree work and N.P.T.C certification guidelines.

METHOD STATEMENT:

Tree felling and surgery works are to be carried out prior to the commencement of main construction works. Once complete, approved hoarding is to be erected around the construction area. This hoarding is to be sited outside the canopy extents of retained trees and is to remain outside the canopies throughout the contract period. This fencing shall not be removed or repositioned without the prior written permission of the LPA.

Under no circumstances should materials, vehicles, equipment, diesel or spoil be stored within the canopy of retained trees. Similarly no excavations for services or other construction activities are to be carried out within the protected zone unless approved in writing from the LPA.

Note:

- Tree felling should not be undertaken through the months of March to August unless agreed with the local planning authority due to the nesting birds season.
- If the program of works clashes with these dates then any trees in question should be heavily pruned to reduce the chance of nesting during the above months.

6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

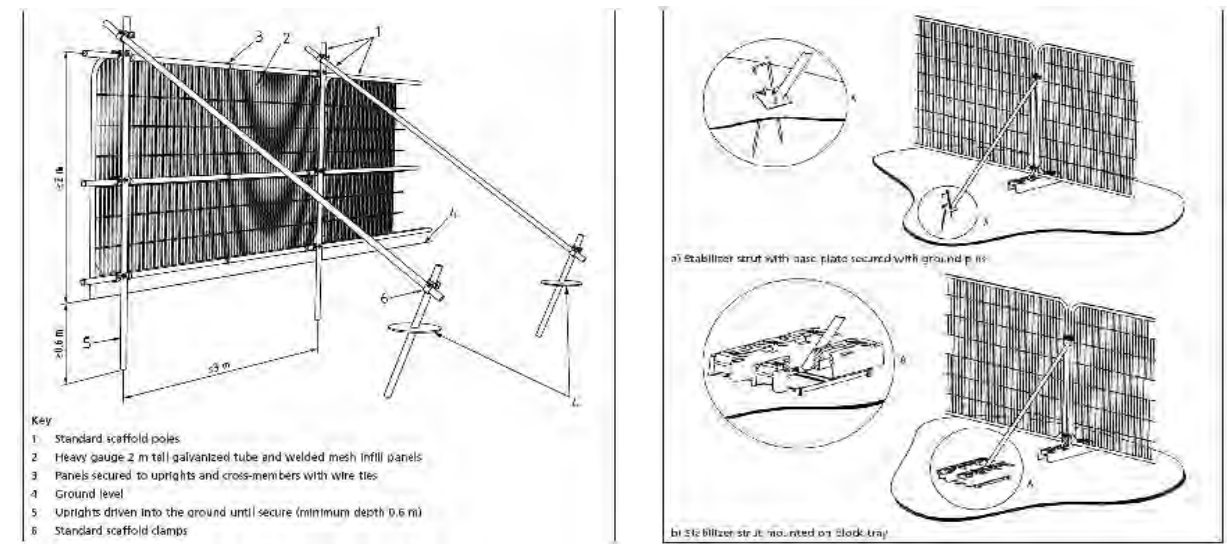
6.2 Barriers and ground protection

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).

6.2.2 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.



6.2.3 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 is 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.

6.2.3.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary round protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

7.2 Avoiding physical damage to the roots during demolition or construction

7.2.1 To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the RPA might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

7.3 Tree protection during demolition

7.3.1 Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious contact between demolition plant and the tree(s). In some cases, working space may be provided by temporarily tying back tree branches. Pruning or tying should be undertaken in accordance with a specification prepared by an arboriculturist. **NOTE** The local authority will be able to advise whether the trees are under statutory protection such that consent for tree works might be required.

7.3.2 When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed (see 6.2.3), to protect the underlying soil to the edge of the existing structure.

7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back")

Site of proposed school

outline planning application

S4 P01	25/04/22	Planning	JD	LF
Revision	Date	Description	Drawn	Apprvd.

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Client Your Housing Group

Project Jacksons Brickworks

Drg Title Tree Protection Plan Phase 1

Created on	Created by	Approved by
25/04/2022	JD	LF

Scale	Size	Workstage	Status
1:750	A1	RIBA 3	Planning

Drg No.	Suitability	Revision
2490-PLA-00-00-DR-LA-0062	S4	P01