ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION
Former Bank
Millom

ISSUE DATE
22nd June 2023

SEED REF
1587-AIA-V1-A

CLIENT
Optimised environments

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
22.06.2023	Ryan Kearney FdSc	GP	Rev A

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LIMITATIONS

The contents of this report are valid at the time of writing. SEED Arboriculture Ltd shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.

Contents

Appendices

Plans

1. Introduction

Background & Instruction

1.1.1. This report has been prepared by Ryan Kearney FdSc.

1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd in support of a planning application for an extension to the existing building with associated landscaping at Former bank, Millom (hereafter referred to as the 'site').

1.1.3. The planning application is to be submitted to Cumberland Council (CC)

Purpose

1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

1.1.5. This AIA report:

- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
- Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.

Site Description

1.1.6. The site is centred at UK National Grid Reference (SD 17231 80054) and comprises an area in central Millom. The site is bordered by St Georges Road and St Georges Church grounds to the south and west. The application boundary is illustrated on the Site Location Plan (**Appendix 1**)

Reference Documents

1.1.7. ***Table 1*** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	SSS-10074	The Survey Association	April 2022
Landscape Plan	M10392	Optimised Environments	June 2023

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 131**

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. **Paragraph 174 (b & d)**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

2.1.4. **Paragraph 180**

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

2.1.5. The Copeland Local Plan 2013-2028 provides the long-term spatial vision, strategic priorities and policies for development within the City.

2.1.6. The policy of principal relevance to this AIA is *Policy DM28 – Protection of Trees.*

Statutory Tree Protection & Designations

2.1.7. An enquiry has been made to CC to determine whether any Tree Preservation Orders are present on site. At the time of writing no response has been received.

2.1.8. The site is not located within a Conservation Area.

2.1.9. No Ancient Woodland[1] designations are present upon or adjacent to the Site.

Felling Licence

2.1.10. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)"

2.1.11. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

[1] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website (https://magic.defra.gov.uk/MagicMap.aspx) has been used to search for ancient woodland on or adjacent to a site.

3. Baseline Tree Survey

3.1.1. The tree survey was undertaken in on 8th June 2023, by Ryan Kearney FdSc.

3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.

3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 3**) together with details of the constraints to new development in accordance with BS5837, including:

- Tree Retention Category
- Root Protection Areas (RPAs)
- Tree Canopy Spreads

3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 2**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

3.1.5. The survey recorded 9no. individual trees of 4no. category B retention value. individual trees of 3no. category C retention value. individual trees of 2no. category U retention value.

4. Impact Assessment

4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plans (**Appendix 3**).

Tree Removal

Table 2 – Tree Removal for Proposed Development

Tree Removal for Proposed Development			
Reference Number	**BS5837:2012 Category**	**Reason**	**Notes**
T5 (Sycamore)	**C**	Conflict with proposed layout	-
T6 (Common ash)	**U**	Tree is poor quality < 10 years remaining lifespan	-
T7 (Sycamore)	**U**	Tree is poor quality < 10 years remaining lifespan	-
T9 (Elder)	**C**	Conflict with proposed layout	-

4.1.2. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

Root Protection Areas (RPAs)

4.1.3. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

4.1.4. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

4.1.5. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at **Appendix 3**.

New RPA Incursions

4.1.6. The Proposed Development will result new RPA incursion as detailed below:

Proposed Building

- **T1 (Sycamore):** New incursion of 6.1m^2 out of a total RPA of 366m^2 = New RPA incursion of <1% for proposed building.

  Mitigation – Negligible RPA incursion. Temporary ground protection to be used during construction phase (see appendix 3).

4.1.7. Further minor landscaping works are proposed within the RPAs of retained trees as detailed below.

Proposed Landscaping

- **T1 (Sycamore):** Raised timber decking to be installed within RPA.

  Mitigation - All work within RPA to be undertaken using hand-tools only.

- **T2 (Sycamore):** Proposed gravel footpath to be installed within RPA

  Mitigation – No-dig construction using Tree Root Protection (Cellular) for gravel entrance and pedestrian path.

- **T3 (Sycamore):** Proposed gravel footpath to be installed within RPA

  Mitigation – No-dig construction using Tree Root Protection (Cellular) for gravel entrance and pedestrian path.

Future growth

4.1.8. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.

4.1.9. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

Tree Protection Fencing

5.1.1. Due to the retained trees currently located offsite are behind the existing wall no extra tree protection fencing will need to be installed.

Temporary Ground Protection

5.1.2. To reduce the likelihood of ground compaction through development there will be a requirement to install temporary ground protection in the locations illustrated on the Tree Protection Plan at Appendix 3.

5.1.3. BS5837:2012 - Paragraph 6.2.3.3 recommends that 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.

5.1.4. The ground protection might comprise one of the following:

a) For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

5.1.5. For pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.

5.1.6. Following the construction of the proposed extension the temporary ground protection will be removed to allow for the installation of the cellular tree root protection and the landscaping scheme.

Tree Root Protection (Cellular)

5.1.7. The tree root protection will be installed following the completion of the main extension and removal of the temporary ground protection.

5.1.8. To facilitate the installation of new permeable hard surfacing for footpath / entrance within the RPA of several retained trees, a cellular confinement tree root protection system will be used. The location of this Tree Root Protection is shown on the Tree Protection Plan at **Appendix 3**.

5.1.9. For the purposes of this AMS, Greenfix Geoweb has been recommended. Should a comparable alternative system be used, an updated installation method statement should be submitted to the LPA and approved in writing before the installation commences.

5.1.10. For this application, the depth of system to be used is:

- 75mm – Suitable for pedestrian foot traffic and cycleways (up to 1t gross weight). -The top surface for all areas will be a permeable self-bound gravel.

5.1.11. The manufacturers recommended method statement for installation of the system can be found at **Appendix 5**.

5.1.12. The appointed Project Arboriculturist will be on site throughout the installation of the Tree Root Protection system.

6. References

6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

6.1.2. British Standard 3998:2010 ‘Tree work – Recommendations’

6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations

6.1.4. National Planning Policy Framework (NPPF) 2021

6.1.5. The Forestry Act 1967

6.1.6. The Town and Country Planning Act 1990

6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Site Location Plan

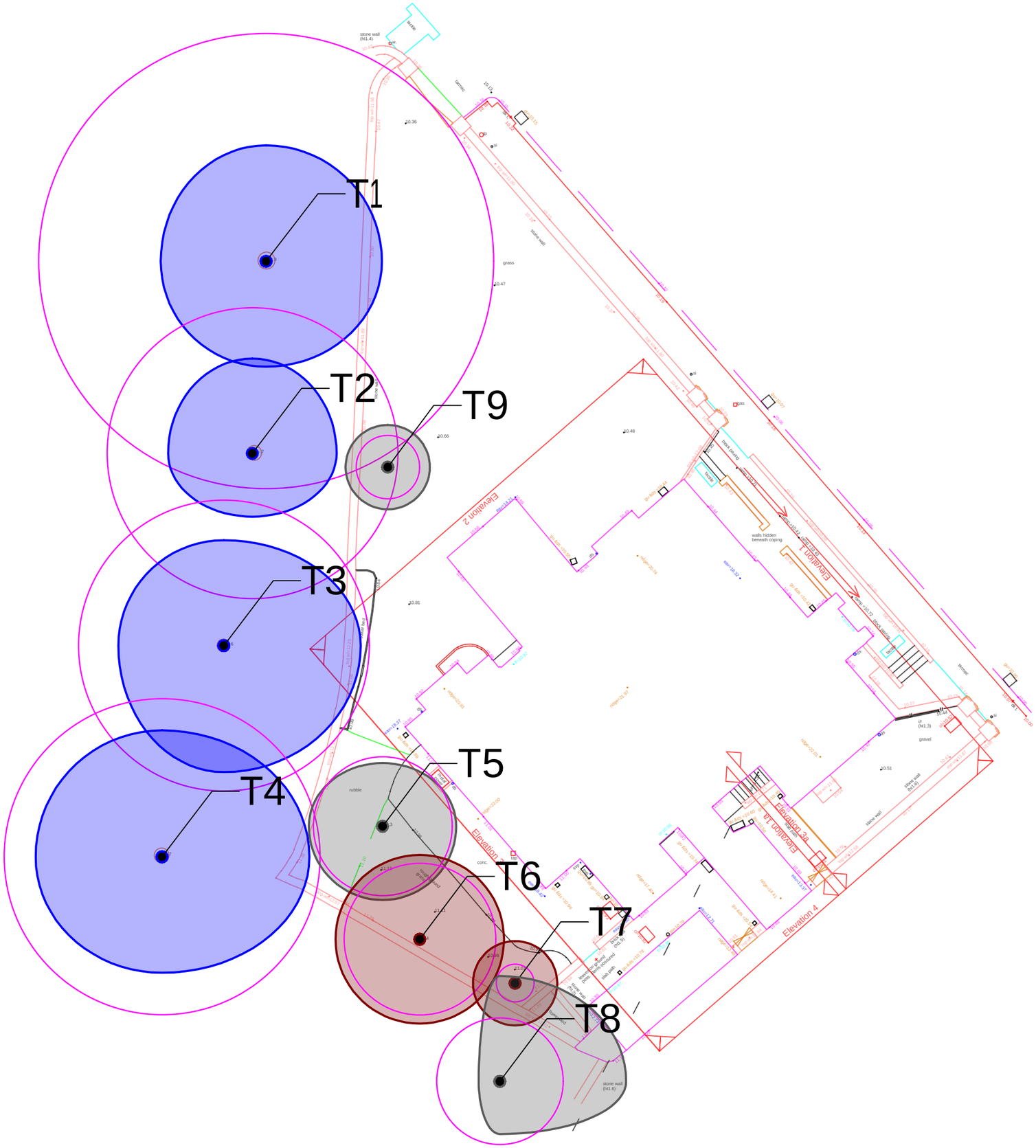
Appendix 2 – Tree Schedule

BS5837:2012 TREE SCHEDULE

DATE	CLIENT	SITE	REFERENCE
12/06/2023	Optimised Environments	Former Bank, Millom	1587-TS-001-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
					N	E	S	W									
T1	Sycamore	*Acer pseudoplatanus*	19	890	6	6	5	5	12	Mat	Good	Fair	Large individual numbers n end of avenue. Stand outside site boundary. Collective value as part of avenue.	No works required	**B1, 2**	366	10.80
T2	Sycamore	*Acer pseudoplatanus*	20	570	5	4	3	4	0	Mat	Fair	Fair	Part of an avenue of mature Sycamore. Some previous decay following pruning of large branch at 4m.	No works required	**B1, 2**	150	6.90
T3	Sycamore	*Acer pseudoplatanus*	19	570	5	7	6	5	7	Mat	Good	Fair	forms part of avenue outside site boundary. Good collective value.	No works required	**B1, 2**	150	6.90
T4	Sycamore	*Acer pseudoplatanus*	19	630	6	7	6	6	5	Mat	Good	Fair	forms part of avenue outside site boundary. Good collective value.	Remove to facilitate Proposed Development	**B1, 2**	177	7.50
T5	Sycamore	*Acer pseudoplatanus*	18	270	3	4	4	4	2	S/Mat	Good	Fair	Self set specimen. Courtyard of building, unsuitable for retention.	Remove to facilitate Proposed Development	**C1**	34	3.30
T6	Common ash	*Fraxinus excelsior*	15	290	4	4	4	4	4	S/Mat	Fair	Fair	Self set tree standing adjacent to stone boundary wall. Will damage wall with future growth. Early onset of ash dieback associated with canopy. No long term value.	Remove due to poor condition	**U**	41	3.60
T7	Sycamore	*Acer pseudoplatanus*	6	78.1	2	2	2	2	0	Yng	Poor	Poor	Regeneration from stump	Remove due to poor condition	**U**	3	0.90
T8	Cherry plum	*Prunus cerasifera*	12	250	5	6	3	1	0	E/Mat	Fair	Fair	Off site tree c 2m from boundary wall. Canopy overhangs site by 4m.	No works required	**C1, 2**	28	3.00
T9	Elder	*Sambucus nigra*	3	122	2	2	2	2	0	E/Mat	Good	Fair	Self seeded shrubby tree within unmanaged garden area.	No works required	**C1**	7	1.50

Appendix 3 – Plans



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

N

Rev	Description	Date
Rev A	Issue to client	12.06.2023

SEED Arboriculture Ltd
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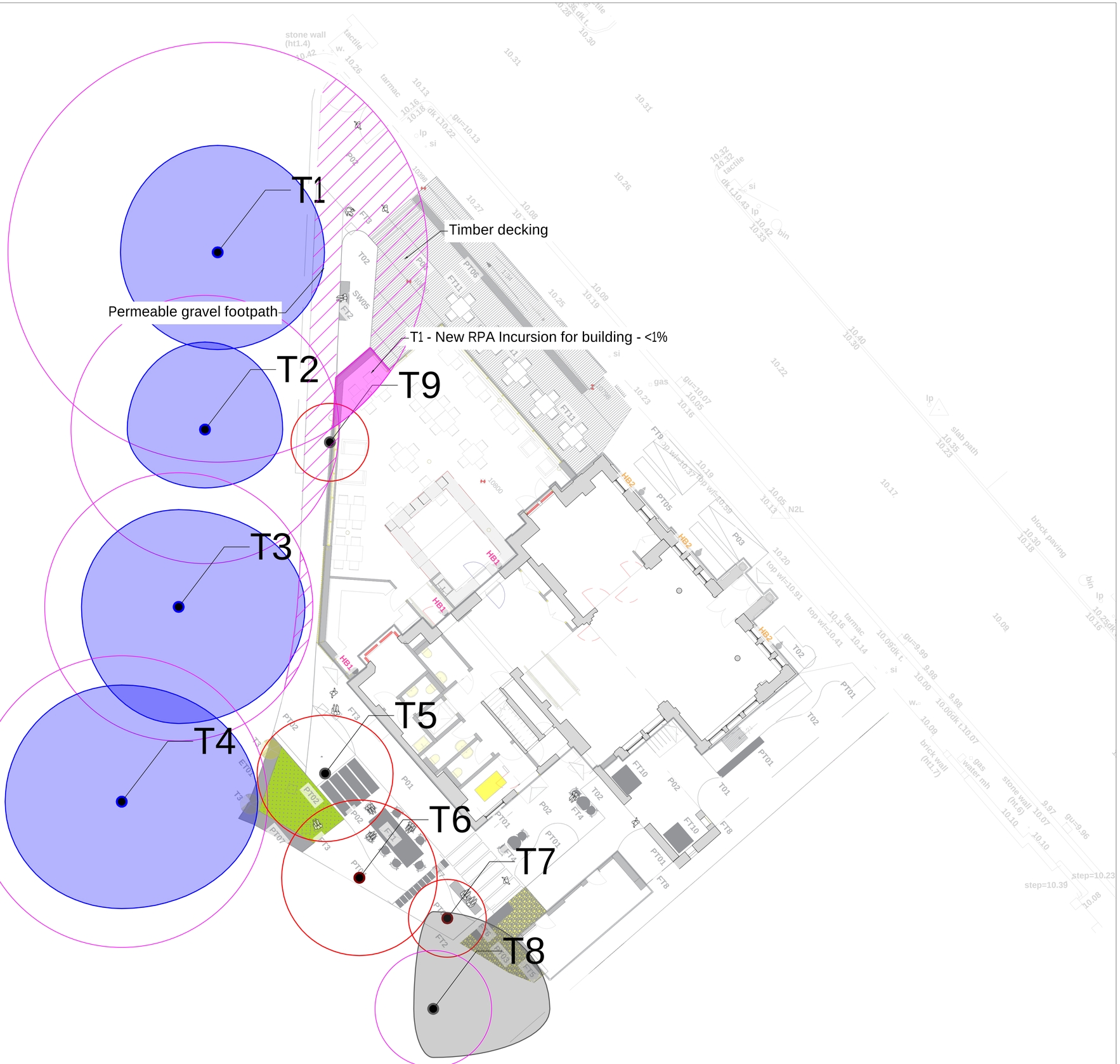
PROJECT
Former Bank, Millom

TITLE
Tree Constraints Plan

DRAWING REF	DRAWING NO
1587-TCP-001-A	001

SCALE	REVISION
1:200 @ A3	Rev A



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

- Tree / Group to be REMOVED
- New RPA Incursion - Buildings
- New RPA Incursion - Landscaping

N

Rev	Issue to client	Date
Rev A	Description	22.06.2023

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Former Bank, Millom

TITLE
Arboricultural Impact Plan

DRAWING REF	DRAWING NO
1587-AIP-002-A	002

SCALE	REVISION
1:100 @ A1	Rev A

No dig tree root protection
to be installed
(during landscaping phase)

T1

T2

Existing wall to act as tree protection
fencing during construction

T3

Temporary ground protection
(during construction phase)

No dig tree root protection
to be installed
(during landscaping phase)

T4

Temporary ground protection
(during construction phase)

T8

EXAMPLE: GroundGuards temporary ground protection

TEMPORARY GROUND PROTECTION

During construction there will be a requirement to provide pedestrian access around the building and scaffolding.Where this access enters the RPA of any retained tree, Temporary Ground Protection will be installed as per the recommendation below.

BS5837:2012 - Paragraph 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.

NOTE The ground protection might comprise one of the following:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

TREE PROTECTION

- Above ground tree root protection (To be installed during landscaping phase)
- Temporary Ground Protection (During construction phase only)

N

Rev	Description	Date
Rev A	Issue to client	22.06.2023

SEED Arboriculture Ltd
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PROJECT
Former Bank, Millom

TITLE
Tree Protection Plan

DRAWING REF	DRAWING NO
1587-TPP-003-A	003

SCALE	REVISION
1:100 @ A1	Rev A

Appendix 4 – Temporary Ground Protection

Recommended specification

BS5837:2012 - Paragraph 6.2.3.3 - *For pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.*

Membrane - TERRAM T1000 Geotextile

Compression later – woodchip (provided on-site by tree work contractors) 150mm depth

Ground Protection Boards – Ground-Guards MultiTrack 39kg mats

Edging – Timber or other similar.

Appendix 5 – Greenfix Geoweb Installation Guide

PRESTO | GEOSYSTEMS®

GLOBAL LEADER • GLOBAL PARTNER

INSTALLATION GUIDE

simplified

GEOWEB® Tree Root Protection

Greenfix

Soil Stabilisation and Erosion Control Specialists

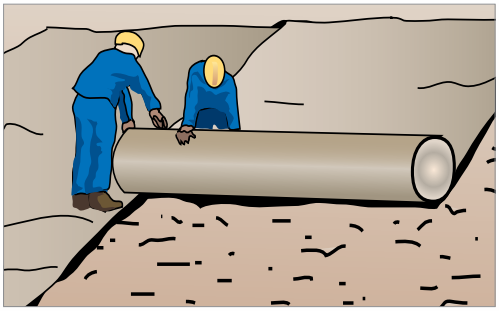
GEOWEB®

GEOWEB® Tree Root Protection

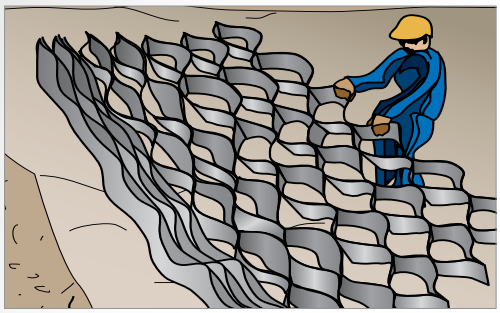
INSTALLATION GUIDE
simplified version

1 Prepare subgrade. Remove debris, rocks.

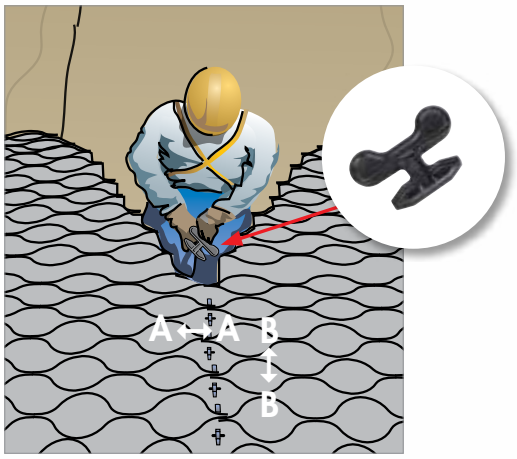
2 Install TRP4000 geotextile.
Overlaps by minimum 300 mm.



3 Partially expand GEOWEB® sections.

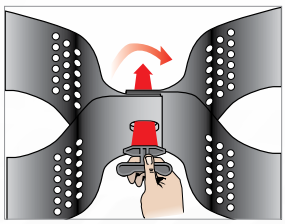


4 Connect GEOWEB® sections with ATRA® keys.

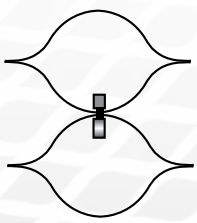


5 Connect side to side (A) and end to end (B).

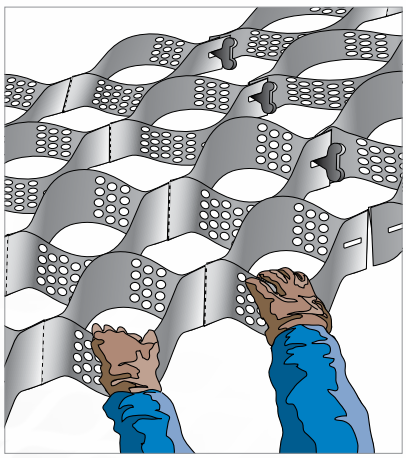
A



B



6 Fully expand GEOWEB® sections.

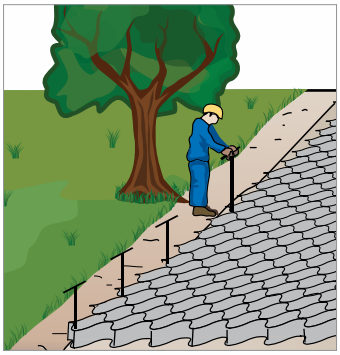


IMPORTANT NOTE:

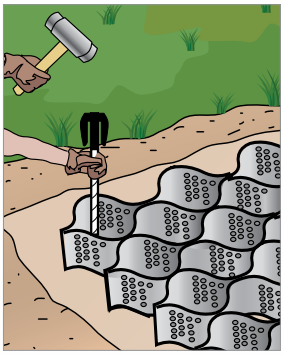
The simplified installation guide provided by Presto GEOSYSTEMS® is intended as a general guideline only. The contractor should follow contract plans and specifications and refer to detailed installation guidelines for more information.

7 Hold sections open. Use Options A, B, C or D.

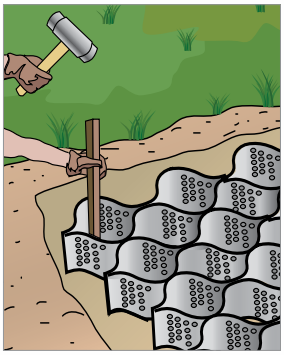
A T-Bars



B ATRA® anchors

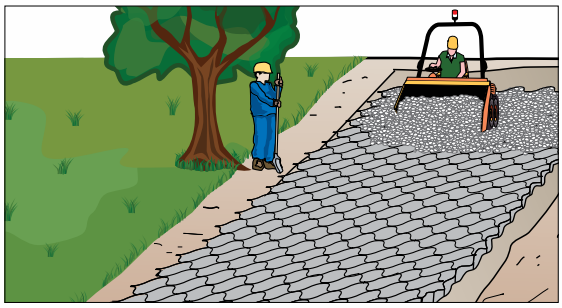


C Wood Stakes

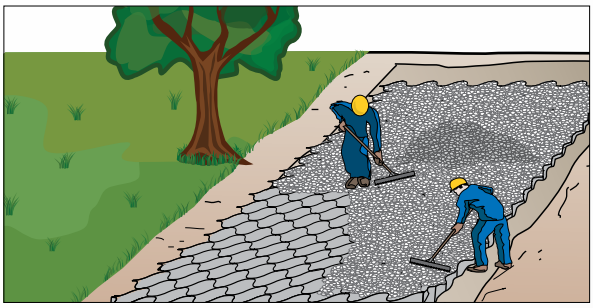


D Infill Select Cells

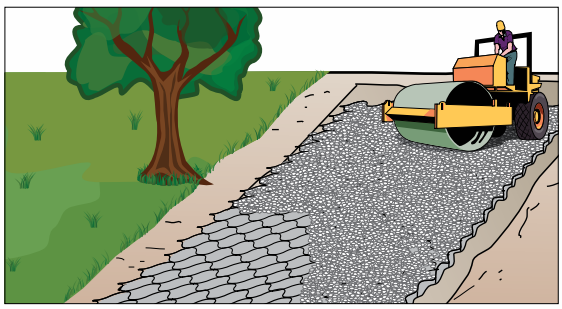
8 Infill GEOWEB® cells.



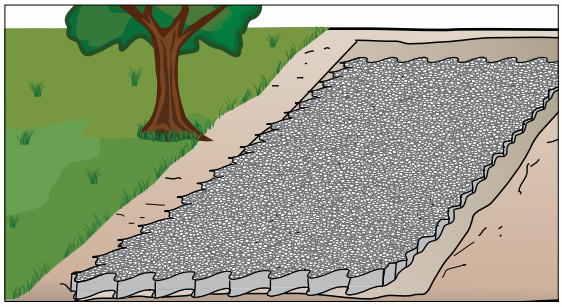
9 Spread Infill ensuring a 25 mm overfill at all times.



10 If required, use a 4t smooth, non-vibrating roller on overfilled GEOWEB® system. Refill as needed to ensure a 25 mm overfill.



11 Surface option ready to install according to specification.



Greenfix
Soil Stabilisation and Erosion Control Specialists

info@greenfix.co.uk
tel. 01608 666027
www.greenfix.co.uk

Geoweb infill material for Tree Root Protection

Clean Angular Stone 4-20mm

Specification for open graded infill material for Geoweb cellular confinement within tree root protection applications. The no fines material is to ensure high ratio void space which corresponds with ideal soil void ratios for tree root health.

Material to BSEN1342 or BSEN12620. Crushed gravel is not permitted.

Properties of material	Test	Value
Grading of particle size	BSEN 13242	Grading 4-20mm
Fines Content	BSEN 13242	f_4
Shape flakiness index	BSEN 13242	FI_{20}
Resistance to fragmentation	BSEN 13242	LA_{30}
Resistance to wear	BSNE 13242	$M_{DE}20$
Water absorption rate BSNE 1097-6:2000 clause 7	BSNE 13242	$WA_{24}2$
For typical WA>2% magnesium sulphate soundness	BSNE 13242	MS_{18}
Acid soluble sulphate content air-cooled blast furnace slag	BSNE 13242	$AS_{0.1}$
Acid soluble sulphate content non air cooled blast furnace slag	BSNE 13242	$AS_{0.2}$
Total sulphur aggregates other than air cooled blast furnace slag	BSNE 13242	<1% by mass
Total sulphur air cooled blast furnace slag	BSNE 13242	<2% by mass

Sieve Size mm	Percentage of 4-20mm passing
40	100
31.5	98 - 100
20	90 - 99
10	25 - 70
4	0 - 15
2	0 - 5
1	-

GEOWEB®

Air cooled blast furnace and steel slag should be free from Dicalcium silicate and iron disintegration in accordance with BSEN 13242:2002, 6.4.2.2 V5
Leaching of materials for blast furnace slag and other recycled materials should meet requirements of the Environmental waste acceptance criteria for inert waste when tested in accordance with BSEN 12457-3

On poor site conditions which require compaction, this should be minimum 4 passes of a smooth wheeled roller at max weight 1000kg/m width without vibration.

For assistance on correct 4–20mm clean angular stone infill specification, please contact Greenfix technical team.

GEOSYSTEMS®

MATERIALS SUPPLIED BY Greenfix

GEOWEB®

TRP4000
Non-woven Geotextile

ANCHORS

ATRA® KEY

ADDITIONAL MATERIALS REQUIRED

4–20mm clean, angular stone

LIMITED WARRANTY

Presto GEOSYSTEMS® warrants each GEOWEB® section which it ships to be free from defects in materials and workmanship at the time of manufacture. Presto's exclusive liability under this warranty or otherwise will be to furnish without charge to Presto's customer at the original f.o.b. point a replacement for any section which proves to be defective under normal use and service during the 10-year period which begins on the date of shipment by Presto. Presto reserves the right to inspect any allegedly defective section in order to verify the defect and ascertain its cause.

This warranty does not cover defects attributable to causes or occurrences beyond Presto's control and unrelated to the manufacturing process, including, but not limited to, abuse, misuse, mishandling, neglect, improper storage, improper installation, improper alteration or improper application.

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Presto®

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Appleton, Wisconsin, USA

EU HEAD OFFICE/ENGINEERING SUPPORT:

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