# **Tree Protection and Arboricultural Method Statement**

For

Whitehaven Golf Course

Prepared for

Western Lakes Ltd

Prepared by

Galpin Landscape Architecture Ltd

January 2024

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Galpin Landscape Architecture

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January 2024

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# PLANS

Tree Protection Plan 1070/6/700.

# **1** INTRODUCTION

## Introduction

1.1 Planning Permission was granted on 13/11/24 for Whitehaven Golf course for: 1. PHASED ALTERATIONS TO EXISTING 18 HOLE GOLF COURSE OVER A PERIOD OF 15 YEARS, INCLUDING ALTERATIONS TO GROUND LEVELS THOUGH IMPORTATION OF INERT MATERIAL AND SOILS, THE CREATION OF ADDITIONAL PLANTING AREAS, THE REPLACEMENT OF EXISTING PLANTING AREAS AND ALTERATIONS TO DRAINAGE; AND,

2. THE ALTERATION OF THE EXISTING SITE ACCESS AND ADJACENT LAYBY.

1.2 This Tree Protection and Arboricultural Method Statement has been prepared to fulfil the requirement of planning condition 5 which states:

#### Arboriculture

5. Prior to the commencement of each phase of development a full Arboricultural Impact Assessment (AIA) prepared in accordance with the recommendations

of BS 5837:2012 shall be submitted to and approved in writing by the local planning authority unless an AIA has previously been submitted to and approved in writing by the local planning authority for the whole site.

The AIA shall consider the exact relationship between the development and any existing trees on and adjacent to the Application Site and include a detailed tree protection plan/scheme.

The development shall be implemented in accordance with the approved details.

#### Reason

To safeguard the health and safety of trees during building operations and the visual amenities of the area in accordance with the provisions of Policy ENV3, Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028.

# 2 THE PROPOSED DEVELOPMENT

#### The Proposed Development

- 2.1 The proposed development comprises of phased importation of clean top and subsoils to improve the quality of the setting of the fairways, dealing with the drainage issues inherent at the present time. This will include introduction of swales where appropriate. Depth of new fill will vary but commonly be between 0.5 to 3 m.
- 2.2 Phasing will occur over a 15-year period giving an importation of approximately 215,000 cubic m.
- 2.3 After completion of earthworks, new tree planting is scheduled across extensive areas.
- 2.4 The golf course would remain open to maintain the 18 hole throughout the works period.

## **Key Contacts**

2.5 The Key Contacts are:

#### Client:

Western Lakes Ltd

Whinbank Farm, Distington, Workington, Cumbria, CA14 4QH

**Planning Consultant**: MJN PLANNING, DEVELOPMENT & MANAGEMENT CONSULTANTS LTD

Grange Bungalow, Low Road, Brigham, Cockermouth, Cumbria, England, CA13 0XH

#### Landscape Design: Galpin Landscape Architecture Ltd

Galpin Landscape Architecture, Barclays Bank Chambers, 3 Crescent Road, Windermere, Cumbria LA23 1EA

# **3 TREE PROTECTION & ARBORICULTURAL METHOD STATEMENT**

# Introduction

- 3.1 In accordance with **Planning Condition 5**, this Method Statement aims to safeguard the immediate and long-term health & safety of existing trees and woodland at Whitehaven Golf Course by ensuring appropriate tree protection measures are in place during construction work.
- 3.2 The planning condition 5 is set out below:

#### Arboriculture

5. Prior to the commencement of each phase of development a full Arboricultural Impact Assessment (AIA) prepared in accordance with the recommendations of BS 5837:2012 shall be submitted to and approved in writing by the local planning authority unless an AIA has previously been submitted to and approved in writing by the local planning authority for the whole site.

The AIA shall consider the exact relationship between the development and any existing trees on and adjacent to the Application Site and include a detailed tree protection plan/scheme.

The development shall be implemented in accordance with the approved details.

#### Reason

To safeguard the health and safety of trees during building operations and the visual amenities of the area in accordance with the provisions of Policy ENV3, Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028.

- 3.3 This Method Statement is to be read with the **Tree Protection Plan 1070/6/700**.
- 3.4 It has been produced from current guidelines BS5837:2012 Trees in relation to design, demolition and construction recommendations.

#### Tree Works

3.5 All trees works are to be carried out in line with good arboricultural practice to BS3998:2010 and outside of the bird nest season (31st March-31st August) or

following a bird nest inspection by a qualified ecologist. Any works to trees off site require the approval of the landowner.

# Tree Protection Fencing

- 3.6 All trees shown to be retained should be protected by a Tree Protection Fence or Ground Protection before any demolition work, materials or machinery is brought onto site. Refer to the Tree Protection Plan 1070/6/700 for location of the Tree Protection Fence and Figures 1 to 3 at the end of this section for details of appropriate fencing types.
- 3.7 All-weather notices should be attached to the Tree Protection Fences which read "TREE PROTECTION AREA - KEEP OUT" refer to Figure 4 at the end of this section.

## Tree Protection

- 3.8 A tree survey has not been carried out and therefore tree Root Protection Areas (RPA's) for individual trees have not been accurately calculated or plotted on the Tree Protection Plan 1070/6/700; the RPA of the purpose of this method statement is assumed as the 'drip line' of the tree canopy and works outside the 'drip line' will be considered to be outside the RPA.
- 3.9 Where all activity can be excluded from the RPA the fence 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. This temporary ground protection should look to fulfil the following:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame (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 2t, proprietary, interlinked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

c) for wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs)

to an agreed specification to accommodate the likely loading to which it will be subjected.

- 3.10 The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection (unless identified on the drawing) should not be removed or altered without prior recommendation/ approval by the landscape architect and where necessary, approval from the local planning authority.
- 3.11 Fires on sites should be avoided if possible where there are existing trees. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave.
- 3.12 Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA.
- 3.13 The site manager is responsible for general daily observations of the fence and trees throughout the length of the build. Any damage to the fence should be rectified immediately or concerns about the trees reported back to the landscape architect.

## Works Within Root Protection Areas

- 3.14 See paragraph 1.8 for definition of RPA.
- 3.15 Site clearance, excavation and construction works on the edge or within the RPA's of retained trees as shown on the Tree Protection Plan 1070/6/700 must be supervised by the project landscape architect, the contractor must give the landscape architect a minimum of 7 day's notice prior to the start date of these works.
- 3.16 For further information and guidance on works within the RPA please refer to the notes below;

## A. EXCAVATIONS GENERALLY

Excavations should be undertaken carefully, using the smallest possible mechanical bucket. The ground should be excavated working backwards over the area, so that the machine is not moving over the exposed ground or under the trees. If any tree roots are encountered during the excavation works which are unavoidably cut or damaged, they must be treated in line with 'Method for Cutting Tree Roots' notes below. Prior to backfilling retained roots which have been exposed should be surrounded with topsoil or un-compacted sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots), or other loose inert granular fill, before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

## **B. PROPOSED FENCES GENERALLY**

Post holes should be dug using the smallest possible mechanical bucket with machinery sat outside of the RPA or hand dug if close to the tree trunk. The posts should be positioned at different spacing's if necessary to avoid any structural roots.

## C. PROPOSED DRAINAGE GENERALLY

New drains and services should look to be routed away from the RPA's of the trees to be retained to avoid digging trenches through roots of the retained trees and avoiding future problems with tree roots damaging drains.

NB: For all of the works described above any tree roots encountered that require cutting must comply with the method statement for cutting below. If large structural roots are encountered that require cutting, then the Local Authority Arboriculturalist / Tree Officer MUST BE CONSULTED prior to any further works being carried out in this area. At NO point should site works render any trees structurally unsound or be detrimental to the future health of these trees.

3.17 Any roots greater than 50mm diameter must not be cut without notifying the landscape architect for inspection. An alternative foundation detail to bridge roots greater than 50mm diameter must be sought from the Landscape Architect (or an engineer).

# Cutting Tree Roots Generally

3.18 Trees roots less than 50mm diameter may be cut if carried out in line with the method stated below.

- 3.19 Any roots greater than 50mm diameter <u>must not</u> be cut without notifying the landscape architect for inspection.
- 3.20 If any large structural roots are encountered during works contractor should contact the landscape architect for advice.

# Method for Cutting Tree Root

- 3.21 For tree roots >50mm; they must be cut as outlined below to avoid ripped roots. Where appropriate a re-root barrier should be installed along the length of new foundations or kerbs to prevent any future encroachment of roots into the foundations:
- 3.22 Water the tree a few days before works are carried out, making sure the ground is moist within the drip line of the tree (only required during the growing season). Make sure the cuts are done with hand tools that will make clean, quick cuts (i.e. chain saw or axe), do not use large mechanical equipment.
- 3.23 Make sure cut roots are covered with soil and woodchips as soon as possible, DO NOT LEAVE EXPOSED. If roots are going to be exposed for more than an hour cover with a damp cloth. Water the tree thoroughly when job is done (only required during the growing season).

# FIGURES



# Figure 1. Tree protection Fencing











# TREE PROTECTION AREA KEEP OUT!

#### TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS

THE FOLLOWING MUST BE OBSERVED BY ALL PERSIONS:-

THE PROTECTIVE FENCING MUST NOT BE REMOVED OR PUSHED BACK
NO PERSONS 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 EXCAVATIONS SHALL OCCUR IN THE PROTECTED AREA

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