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Trees Phase 2 Final Document[752]

TO:-

Mr K Wirga

Brandle How

Gilgarran

Workington

CA14 4RF.

30/10/2020

Planning Permissions

Ref 4/18/2177/001 Plots 1 & 2.

Residential Development on land adjoining 15 Gilgarran Park, Gilgarran.

Ref 4/18/2178/001 Plots 3 & 4.

Residential Development on land between Gilgarran Park and Pinewoods, Gilgarran.

SUBJECT:—Tree Retention, Removal, Protection, Planting and Maintenance prescriptions regarding the landscaping scheme linked to the proposed residential development at Gilgarran, Workington, Cumbria.

Introduction.

Mr Wirga has instructed that prescriptions for retention or removal of the trees currently situated on the proposed residential development sites identified above be formulated from information provided by the Ecological survey reports commissioned by him and produced by OpenSpace during April 2018. All information regarding tree assessment, categorisation, tree protection measures, protected species management, location site plans, RPA's, impact of tree removal and mitigation planting used to help produce the prescriptions was provided by OpenSpace in their Ecological Survey Reports which are referred to throughout the prescriptions and must be referred to when reading the prescriptions. It is considered that this information remains accurate and pertinent to the proposed development described in the planning permission and the detailed proposals that have now been produced. The prescriptions will address the reserved matters contained within sections 6 & 7 of the Planning Permissions Ref 4/18/2178/001 and Ref 4/18/2177/001.

OpenSpace considered the conservation and landscape value of the trees on site and investigated the species incidence, tree size, tree age, tree health and any evidence of pathogens, tree form and structural integrity.

Categorization in accordance with guidance provided by BS 5837: 2012 Trees in Relation to Construction was carried out to establish the quality of each specimen please see Section 3.1 Tree Results, Section 3, Table 3.1. Tree Identification Data and Section 9 Appendix 3: Tree Comments, of the appended reports.

OpenSpace also provided the necessary advice and guidance regarding tree removal, tree retention and tree protection please refer to Sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 5, Appendices 3, 4 and 5 of the reports. All recommendations and guidance contained within the report must be adhered to during construction operations.

It has been assumed that the need to consult with Natural England regarding the Ancient Woodland designation covering the two sites has been addressed and consultation undertaken.

Please note that all trees shown on the site plans as individual standards forming part of the mitigation planting carry the suffix M after the tree number to avoid confusion with surveyed trees already present on site.

Plots 3 & 4

Planning Permission Ref 4/18/2178/001.

Please see for Plots 3 & 4 the Ecological Tree Survey Report for an outline planning application for proposed development on land at Gilgarran (East Site) carried out and produced by OpenSpace April 2018.

Identification of trees to be retained.

Tree no 4

Location

Please see Section 10 Appendix 4: Tree Categories and Section 11 Appendix 5: Tree RPA, OpenSpace Ecological Report.

Species

Downy Birch (*Betula pubescens*)

TIC- Category B

Height

Approximately 7m

Age Class

Semi Mature

RPA radius as identified in Section 3.1. Tree Identification Data and Appendix 5 OpenSpace Ecological Report.

2.4 m

RPA

18 m2

General comments

Downy Birch are prone to pathogen infection via damaged root systems therefore the recommendations contained within Sections 4.4 Retained Trees and 4.5 Tree Protection Measures of the Ecological Report must be adhered to and no vehicular access or any operations that might lead to soil compaction can be allowed to take place within the Root Protection Area. No change in soil levels can take place and the existing soil structure within the RPA of retained trees should remain unaltered.

All construction operations taking place within the site should follow the guidance issued within British Standard 5837:2012 Trees in relation to construction.

Identification of trees to be removed.

Tree locations.

Please see Section 10 Appendix 4 and Section 11 Appendix 5 of the Appended Report.

Tree no 2

Species

Common Ash (*Fraxinus excelsior*).

TIC Category C

Age Class

Semi Mature.

General comments

This tree was categorized as TIC C in the Ecological survey, the decision to fell and not retain this specimen was due to the fact that the disease known as Ash Dieback has severely infected a large proportion of the Ash population throughout all areas of West Cumbria during 2020 and there is some evidence that this specimen could be infected. It is well recognised that this disease can adversely affect the structural integrity of trees that develop the condition and the fact that this area is now proposed for residential development has influenced the decision to fell before any construction operations commence.

Tree no 1

Species

Common Ash (*Fraxinus excelsior*).

TIC Category U

This specimen raised concern in the Ecological report due to its structural condition and the potential health and safety hazard that it presented, therefore the decision to fell has been taken.

Tree no 3

TIC Category U

This tree is dead and not thought to be appropriate for retention.

All tree work will be carried out under the guidance of British Standard Institution (2010).
BS3998:2010 Recommendations for Tree Work – recommendations. BSI, London.

Tree no's 1,2 and 3 have been identified for removal and were classified as having Bat roost potential, the guidance contained within sections 4.2, 4.3, 4.6 Other Recommendations of the Ecological report must be followed.

Auditable system of arboricultural site monitoring.

The following tranches of work will be inspected on completion to establish that necessary standards of work have been achieved.

- Initial identification of location and siting of planting areas as detailed on the site plan provided by Mr Wirga Location Plan Drawing no 01004 Rev 02, Dated May 2020 Scale 1:500 @A3 and identification of the area requiring protective fencing to protect the Root Protection Areas of any retained trees that could be affected by construction work. Install protective fencing before any construction work commences.
- Before preparatory work commences any major excavation or construction works that will affect the planting areas will be completed.
- Necessary land drainage to prevent water logging has been completed before planting beds are created.
- Draw up a specification for creation of the planting beds and carry out the necessary work to form the planting beds.
- Identify the period when the planting will take place making sure that it takes place during the dormant period for the selected species, preferably throughout the planting season immediately following the completion of all major building and construction works.
- Identify the species to be planted, how the species will be arranged, size of plants to be used, planting densities, numbers of plants required and identity of suppliers.
- Identify the type of protection to be used, the number of protective sleeves and stakes required, then identify a supplier.
- Carry out the planting to achieve the landscaping effect detailed on the site plan (Location Plan, Drawing no 01004 Rev 02 Dated May 2020).
- Maintain the new planting, keeping the planted areas weed free until established at least for a minimum period of 5 years post planting. Water the new planting for a minimum of 3 years during periods of prolonged dry weather. Ensure that the young plants are protected from damage by livestock and wildlife until establishment has been achieved. Replace any plants that fail, like for like, for a period of 5 years post planting.
- On completion of all construction and landscaping works remove the protective fencing from around the RPA of all retained trees.

Ground preparation for the establishment of landscaping proposals and mitigation planting.

- Ensure that adequate fencing is in place to exclude livestock from the site.
- Adequate land drainage will need to be established to prevent waterlogging.
- Retain as much existing topsoil as possible to help form a suitable medium containing an appropriate amount of organic material for the planting and establishment of specimen trees and the grass areas identified on the landscaping plan.

Specimen trees and shrubs.

- For each specimen to be planted allow a planting bed 1metre square ensuring a minimum depth of topsoil of 30cm, containing an appropriate amount of organic material.

Native species

The following specimens of native species will be planted to provide mitigation replacement planting.

Tree no 1 M -standard specimen of Downy Birch (*Betula pubescens*).

Tree no 2 M- standard specimen of Rowan (*Sorbus aucuparia*).

Tree no 3 M- standard specimen of Rowan (*Sorbus aucuparia*).

Tree no 5 M- standard specimen of Downy Birch (*Betula pubescens*).

Planting.

- The location and arrangement will be carried out as detailed on the site plan Drawing no 01004 Rev 02 May 2020.
- Species classed as small specimen trees will be sited in accordance with the site plan.
- All plants will be planted to a depth to ensure that the root collar of each specimen is just above the level of the soil. The soil around the plant will then be firmed in to provide stable anchorage and to make sure good soil to root contact takes place. A suitable support stake and tie will be provided to aid tree stability until root anchorage and establishment has taken place.
- A suitable controlled release fertiliser will be applied to all newly planted specimens to aid establishment.
- An appropriate mulch will be applied annually until the new planting becomes established.

Plots 1 and 2

Planning Permission Ref 4/18/2177/001

Please see for Plots 1 and 2 the Ecological Survey Land at Gilgarran (West Site) carried out by OpenSpace April 2018.

Plot 1

Trees to be retained located outside of the Site boundary.

Tree no 18

Species

Sycamore (Acer psuedoplatanus)

RPA radius

2.1m

RPA

14m2

TIC Category C

Trees identified for removal

Trees- no 1,3 and 5

Species

Sycamore (Acer pseudoplatanus)

TIC Category C (Each one of these specimens is located within or problematically close to the footprint of a proposed structure.)

Tree no 2

Species

Sessile Oak (Quercus petraea)

TIC Category C (This specimen is located within the footprint of a proposed structure.)

Tree numbers 4,6,7,15 and 17.

Species

Sycamore (Acer pseudoplatanus)

TIC Category U.

Tree no 19

Species

Sycamore (Acer psuedoplatanus)

TIC Category C

This specimen has been identified for removal due to the fact that it is located immediately adjacent to the pavement and as it increases in size it is considered that its presence will lead to a health and safety risk caused by the deformation of the footway as the root flare of the trunk expands.

Plot 2

Planning permission Ref 4/18/2177/001

Trees identified for retention.

All tree assessment data quoted below has been acquired via information provided by Mr Wirga in the form of the OpenSpace Report commissioned by him and produced during April 2018.

Location

Please see Section 11 Appendix 5: RPA OpenSpace Ecological report 2018.

Tree outside of the site boundary and in third party ownership (please see Appendix 4: Tree Categories and Appendix 5: Tree RPA of the report).

It is assumed that this specimen will be retained and as the construction of the proposed driveway as detailed in the Site plan for Plot 2 will interfere with the RPA of this specimen then the directives and guidance given by OpenSpace in the Ecological Report in Sections 4.4, 4.5, must be adhered to. Ground disturbance within and immediately adjacent to the RPA of this specimen must be kept to a minimum.

Trees identified for removal.

Location

Please see Section 10 Appendix 4: Tree Categories OpenSpace Ecological report 2018.

Tree numbers 8 and 16

Species

Sycamore (Acer pseudoplatanus)

TIC Category U

Tree numbers 9,10,11,12,13 and 14.

Species

Sycamore (Acer pseudoplatanus)

TIC Category C

The six Category C trees identified above are all located problematically close or within the footprint of proposed structures.

Auditable system of arboricultural site monitoring.

Plots 1 and 2.

The following tranches of work will be inspected on completion to establish that necessary standards of work have been achieved.

- Initial identification of location and siting of planting areas as detailed on the site plans provided by Mr Wirga, Plot 1 the google map aerial site plan appended and Plot 2 Site plan 01002 Rev 02 September 2020 plus identification of the area requiring protective fencing to protect the Root Protection Areas of any retained trees that could be affected by construction work see Ecological Report OpenSpace 2018 Section 11 Appendix 5: Tree RPA. Install protective fencing before any construction work commences.
- Before preparatory work commences any major excavation or construction works that will affect the planting areas will be completed.
- Necessary land drainage to prevent water logging has been completed before planting beds are created.
- Draw up a specification for creation of the planting beds and carry out the necessary work to form the planting beds.
- Identify the period when the planting will take place making sure that it takes place during the dormant period for the selected species, preferably throughout the planting season immediately following the completion of all major building and construction works.
- Identify the species to be planted, how the species will be arranged, size of plants to be used, planting densities, numbers of plants required and identity of suppliers.
- Identify the type of protection to be used, the number of protective sleeves and stakes required, then identify a supplier.
- Carry out the planting to achieve the landscaping effect detailed on the site plan (Location Plan, Drawing no 01004 Rev 02 Dated May 2020).
- Maintain the new planting, keeping the planted areas weed free until established at least for a minimum period of 5 years post planting. Water the new planting for a minimum of 3 years during periods of prolonged dry weather. Ensure that the young plants are protected from damage by livestock and wildlife until establishment has been achieved. Replace any plants that fail, like for like, for a period of 5 years post planting.
- On completion of all construction and landscaping works remove the protective fencing from around the RPA of all retained trees.

Ground preparation for the establishment of landscaping proposals and mitigation planting.

- Ensure that adequate fencing is in place to exclude livestock from the site.
- Adequate land drainage will need to be established to prevent waterlogging.
- Retain as much existing topsoil as possible to help form a suitable medium containing an appropriate amount of organic material for the planting and establishment of specimen trees and the grass areas identified on the landscape plan.
- Retained trees should be protected as specified in Sections 4.4, 4.5 of the OpenSpace Ecological Report and as advised in Section 4.3 retention of existing soil structure should be a priority with no disturbance taking place within the RPA of retained trees.

Landscape and Mitigation planting.

General comments.

As advised in the Ecological Report produced by OpenSpace during April 2018 (Gillgarran West Site) any removal of trees due to development must be mitigated by replacement planting at a minimum 1:1 ratio using native species. It is suggested that the advice regarding the siting of some of the mitigation planting within the adjacent woodland to the site is followed as it is understood that this woodland is under the ownership of Mr Wirga.

Planting procedures.

Specimen Trees

- For each specimen to be planted whether standards or whips allow a planting bed 1 metre square ensuring a minimum depth of topsoil of around 30cm, containing an appropriate amount of organic material.
- All plants will be planted to a depth to ensure that the root collar of each specimen is just above the level of the soil. The soil around the plant will then be firmed in to provide stable anchorage and to make sure good soil to root contact takes place. A suitable support stake and tie will be provided to aid stability until root anchorage and establishment has taken place.
- A suitable controlled release fertilizer will be applied to all newly planted specimens to aid establishment.
- An appropriate mulch will be applied annually until the new planting becomes established.

Planting Plot 1

- A minimum of 18 specimen trees will be planted as mitigation planting to replace Category C and Category U trees removed to allow development.
- As advised by OpenSpace these trees will be planted appropriately sited within the adjacent woodland, please see appended site plan (titled Sizes of Plots 1-5) area hatched green, using the native species identified below.

Native Species.

- Eight specimens of Sessile Oak (*Quercus petraea*), eight specimens of Downy Birch (*Betula pubescens*) and two specimens of Rowan (*Sorbus aucuparia*) planted as 60-100cm whips, protected using 1.2m protective sleeves.

Planting Plot 2

- The mitigation planting regarding Plot 2 will take the form of 4 specimen trees planted as standards within the site of Plot 2 please see Site plan 01002 Rev 02 May 2020 tree location shown as T1M,T2M,T3M,T4M and 12 specimen trees planted as 60-100 cm whips protected with 1.2m protective tubes planted in adjacent woodland where appropriate.

Native species

- T1 M standard specimen of Sessile Oak (*Quercus petraea*).
- T2 M standard specimen of Rowan (*Sorbus aucuparia*).
- T3 M standard specimen of Downy Birch (*Betula pubescens*).
- T4 M standard specimen of Downy Birch (*Betula pubescens*).
- Whips to be planted in the adjacent woodland are as follows,
6 Downy Birch (*Betula pubescens*)
6 Sessile Oak (*Quercus petraea*).

Ronnie Phizacklea 20/11/2020

