Conheeney-Group
Arboricultural Consultancy

BS 5837:2012

For the Development Proposal:

1 no. Dwellinghouse on Land at the end of Poyser Lane, Kirk Langley, Derbyshire. DE6 4LR

Report Reference: CG26-AS.104
May 2026

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BS 5837:2012

Trees in relation to design, demolition and construction – Recommendations

Arboricultural Impact Assessment
and
Arboricultural Method Statement

Commissioned by and presented to:
Alex Faulkener

For the Planning Proposal of 1no. Dwellinghouse

on Land at the end of Poyser Lane,

Kirk Langley, Derbyshire. DE6 4LR

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Appendix 7	Tree Work Schedule

Executive Summary

The development proposals for the dwelling house have been carefully considered by the project Architect and have been reviewed by Conheeney-Group Arboricultural Consultancy (CGAC) in producing this report and associated documentation. We believe that there is a strong understanding of the importance of trees in the landscape within the project and that every effort has been made to retain as many trees as possible for the development of this site.

S1 This report provides a scheme for the protection of trees on the proposed development site. It describes the extent and effect of the development on individual trees both on and within the influencing distance of the site.

S2 Trees on the site will be protected with robust tree protection fencing to BS 5837:2012 Standards and suitable ground protection (if required).

S3 Any tree loss is justified due to their low quality and or safety considerations. The methodology used for the development of this report and its appendices follows guidance found within the current BS 5837:2012 Trees in relation to design, demolition and construction recommendations.

S4 Trees are a material consideration in the design, demolition and construction process. This report and its appendices aim to record, assess and mitigate the competing needs of the development against those required for the successful long-term retention of trees.

S5 All of the features required of an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection plan are held within this document and its supporting appendices.

Elements supplied for submission to the local planning authority

1. Arboricultural Report including AIA and AMS
2. Tree Survey Schedule
3. Tree Survey Plan
4. Tree Constraints Plan
5. Tree Impacts Plan
6. Tree Protection Plan
7. Tree Work Schedule

CGAC supports this Planning Application and proposed development layout in its current form. However, this report alone does not guarantee that this proposed development will be granted.

The conclusion is that the proposed development, upon consent by the local planning authority, will not unfavourably impact the overall quality and longevity of the amenity contribution from the trees. Any raised issues, within or beyond the report's scope, can be addressed through planning conditions.

1.0 Introduction

1.1 Instructions

1.1.1 Conheeney Group Arboricultural Consultancy (CGAC) received written instruction via email on the 24th of April 2026 from Alex Faulkener, Architect at Indigo Architects (hereafter known as 'the client'), to provide a survey and BS 5837:2012 compliant report for trees that could influence or be influenced by future development proposals for a dwellinghouse on land at the end of Poyser Lane, Kirk Langley, Derbyshire. DE6 4LR - grid reference SK 29134 38095, (hereafter known as 'the site').

1.1.2 This report, compliant with *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations,* is provided to accompany the submission of a detailed planning application for planning permission at the site.

1.1.3 The client has instructed CGAC to prepare the following information;

- A survey and condition assessment of all relevant trees within the influencing distance.
- A Tree Survey (Including Retention and Removal Plan) (TSP)
- A Tree Constraints Plan (TCP)
- An Arboricultural Impact Assessment (AIA)
- An Arboricultural Impact Plan (TIP)
- An Arboricultural Method Statement (AMS)
- A Tree Protection Plan (TPP)
- Tree Work Recommendations.

1.2 Documents Provided for the Report

1.2.1 The client provided the documents listed in Table 1 before the tree survey:

Table 1.

Item	Title	Type
1	mastermap-topo_3906254	DWG File
2	56122_T_REV0	DWG File
3	0288 (Design plans)	DWG File
4	0288-1-01-00-PL1-Location Plan	PDF Plan
5	0288-1-02-00-PL1-Existing Site Plan	PDF Plan
6	0288-3-08-00-PL1-Site Plan	PDF Plan

1.2.2 The survey was based on the topographical site plan *'56122_T_REV0'* provided by the client in DWG format. A topographically improved study was developed from the plan with additional context added from *'mastermap-topo_3906254'* to enhance the clarity of the tree plans and retain all information pertinent to the planning application in accordance with BS 5837:2012.

1.3 Limitations to the Report

1.3.1 This report relates specifically to the condition of the tree/s on the day the inspection was carried out. Unless otherwise specified, this report is valid for 12 months from the inspection date.

1.3.2 The trees were surveyed using visual tree assessment (VTA) methods from the ground only and, where required, were sounded with a nylon-ended mallet to ascertain the need to investigate further. No specialist investigation techniques or equipment were used. Measurements were taken using a tree stem diameter tape and laser measuring devices. A measuring wheel was used to measure road distances. Where access was limited, measurements may be estimated, and tree condition inspections may be incomplete. Estimated values have the suffix #.

1.3.3 No analysis of soil samples was undertaken. Root areas and possible underground conflicts were only investigated to the extent that a surface visual inspection would allow.

1.3.4 All legal documentation and information given to and used for this report by Conheeney Group Ltd are presumed accurate.

1.3.5 BS 5837:2012 does not ordinarily differentiate between trees with or without statutory tree protections such as Tree Protection Orders (TPO), primarily because planning consents supersede any such designation.

1.3.6 Where trees fall under the protection of the Local Council, permission may be required before any recommended pre-development tree work begins. It should be noted that the Local Council may not share the views presented in this report.

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1.4 Author's Qualifications

1.4.1 The author, Jason P. Conheeney, holds a B.Sc. with Honours in Arboriculture, the Royal Forestry Society Full Certificate in Arboriculture, is a Board-Certified Master Arborist (BCMA) under the International Society of Arboriculture, holds the LANTRA Professional Tree Inspector qualification, is a registered user of the Quantified Tree Risk Assessment (QTRA) methodology and has been a subject expert for the International Society of Arboriculture BCMA examination board. He is a professional member of the International Society of Arboriculture and an associate member of the Institute of Chartered Foresters, where he holds the designation of Registered Consultant. He has worked in the public and private sectors of the Arboricultural industry for two and a half decades.

2.0 Site Visit and Data Collection

2.1 Site Visit Details

2.1.1 A site survey was performed over one (1) day on the 6th of May 2026. The weather was fair, bright and cool on the day. The weather conditions did not hinder my ability to see the trees or collect the tree data. All observations were made from ground level following the recognised VTA methodology (Mattheck and Breloer, 1994).

2.1.1 The proposed development will be for a single (1no.) dwellinghouse.

2.1.2 The design includes a driveway and garage.

2.2 Description of the Site

2.2.1 The application site comprises a parcel of land located at the end of Poyser Lane, within the rural village of Kirk Langley, near Derby. The site lies in a predominantly agricultural and low-density residential setting, characterised by open countryside, farmed fields, and scattered dwellings typical of the rural fringe—figure 1.

2.2.2 To the north, the site is bounded by dwellings and open agricultural land, with large arable fields defined by hedgerows and intermittent tree belts. To the east is rural land and occasional residential properties set within spacious plots. The southern boundary is similarly defined by agricultural fields, contributing to the open and undeveloped character of the wider landscape. To the west, the site is bordered by the rear gardens and land of the residential dwellings on the south side of Poyser Lane, and by further countryside, with farmland and natural vegetation forming the dominant land-use pattern.

2.2.3 The site itself comprises undeveloped or semi-rural land, generally consisting of grassed or naturally vegetated ground. The surface is predominantly soft, with no built development

across the parcel. Any existing surfacing is limited to informal access tracks and compacted ground associated with agricultural or maintenance use and footfall, rather than formalised hardstanding.



Figure 1. Site Location. Yellow line indicative of the access road. Red line indicative of construction activity limits. Blue line indicative of the wider site – Prepared using Google images.

2.2.4 Access to the site is taken from the termination of Poyser Lane, which provides a rural highway connection to the surrounding road network serving Kirk Langley and nearby settlements. The access is typically narrow and reflective of its countryside context, with limited footway provision and a character consistent with lightly trafficked rural roads. Pedestrian access is also possible directly from the lane.

2.2.5 The site is approximately five and a half (5.5) miles north west of Derby town centre. Primary access to the site is via the A52 Mackworth Road.

2.3 Data Collection Details

2.3.1 Following BS 5837 recommendations, each tree was surveyed and given a sequential number on the survey and corresponding plan. Trees without existing tags would ordinarily be tagged

during the survey, but all trees were inaccessible. Additionally, large shrub masses and hedges, where present, were recorded. The data was collected under the headings:

- Tree species (common and scientific names)
- Tree height in metres (m)
- Stem diameter at breast height in millimetres (mm)
- Crown spread at four cardinal points in metres (m)
- Height (m) and compass direction of the first significant branch
- Height of average canopy clearance (m)
- Tree life stage (maturity)
- Structural and physiological condition of the tree
- Remaining safe useful life
- Retention category
- Preliminary management recommendations

2.3.2 Each tree was issued one of four primary retention categories (U, A, B, C) with associated colour and followed by one of three subcategories (1, 2, 3) as per the BS 5837:2012 recommendations to identify the quality and non-fiscal value of existing trees. Table 2 shows a summarised explanation of these criteria:

Table 2. BS 5837:2012 summarised categories and criteria

Category	Description	Colour used on plans
A	High-quality trees whose retention is most desirable.	LIGHT GREEN
B	Moderate-quality trees whose retention is desirable.	MID-BLUE
C	Low-quality trees that could be retained but should not significantly constrain the proposal.	GREY
U	Very poor-quality trees that should be removed unless they have high conservation value.	DARK RED

Sub Category	
1	Mainly arboricultural qualities
2	Mainly landscape qualities
3	Mainly cultural values, including conservation

2.4 BS 5837 Data Interpretation

2.4.1 The radius of the root protection area of each tree has been calculated as per section 4.6 of BS 5837:2012, from the stem diameter measurement of single-stemmed trees or the combined diameter measurement of multi-stemmed trees. Based on the calculations, the TCP identifies constraints to the design. The design, in principle, in conjunction with the RPAs, then informs the position of the construction exclusion zone/s and the location of protective measures

3.0 Arboricultural Impact Assessment

3.1 Presence of Tree Preservation Orders and Conservation Area Designations

3.1.1 An online search of the Amber Valley Borough Council website on May 7th, 2026 indicates that they do not have an interactive mapping system, and no trees under a TPO designation could be found for Poyser Lane, Kirk Langley. A written request should be made (Figure 2).

3.1.2 An online search of the Amber Valley Borough Council website on May 7th, 2026 indicates that they do not have an interactive mapping system, and no trees under a Conservation Area designation could be found for Poyser Lane, Kirk Langley. A written request should be made.

3.1.3 Before acting on this information, it would be prudent to gain written confirmation from the Local Authority.

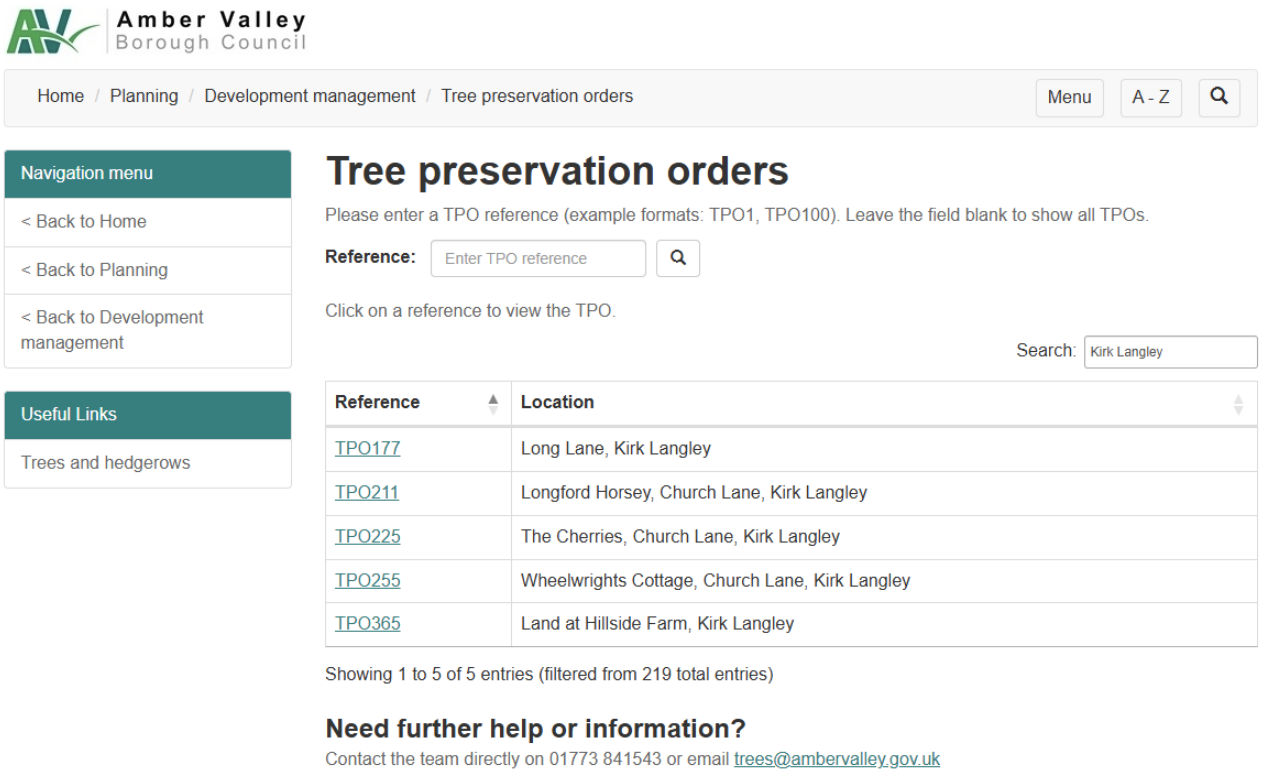


Figure 2. Screenshot from the AVBC website on May 7th 2026.

3.2 Summary of Trees and Hedgerows Recorded at the Site

3.2.1 Fourteen (14) individual trees were recorded during the survey. Full details are provided in the Tree Survey Schedule in Appendix 1.

3.2.2 Eleven (11) of the individual trees were recorded within or immediately on the boundary of the site redline limits. Thirteen (13) trees were on the periphery and potentially within the influence of construction vehicle activity. A full schedule of trees is attached in Appendix 1, and their locations are represented in the tree survey plan, Appendix 2.

3.2.3 There is one (1) tree group recorded during the survey.

3.2.4 There are two (2) hedges or hedgerows at the site within redline limits.

3.3 Potential Incompatibilities Between Trees for Retention and Site Layout

3.3.1 **Root Protection Areas:** As per BS 5837:2012 standards 4.6.2, the normal format for drawing root protection areas (RPA) is a circle centred on the position of the tree stem. Where pre-existing structures close to trees dictate otherwise, RPAs may be modified as an asymmetrical polygon of equivalent area.

3.3.2 One (1) tree has had its standard BS 5837 RPAs modified.

3.3.3 The proposed design will cause incursions on the RPAs of four (4) trees, T003, T004, T005, and T014.

3.3.4 In no cases did the incursions exceed the limits of viably retaining the trees. For these trees, RPA incursions are at or below the 20% limit as per BS 5837:2012 Standards 7.4.2, and with care will be of a minimal and acceptable nature.

3.3.5 Tree protective fencing will be required to prevent damage to RPAs by construction teams.

3.3.6 Table 3 below lists out the RPA intrusions and impacts by individual tree.

Table 3 – RPA Impact Levels

Tree No.	BS5837 Category	RPA (m2)	Excavation Intrusion (m2)	Surface Intrusion (m2)	Total %	Impact Level	Comments
T003	C	41	0	3.4	0.08	Low	Minimal impact – no significant effect anticipated.
T004	B	55	0	4	0.07	Low	Minimal impact – no significant effect anticipated.
T005	C	72	0	10	0.14	Low	Minimal impact – no significant effect anticipated.

Table 3 – RPA Impact Levels – Continued.

Tree No.	BS5837 Category	RPA (m2)	Excavation Intrusion (m2)	Surface Intrusion (m2)	Total %	Impact Level	Comments
T014	C	30	0	6	0.20	Moderate	Hand dig only within the RPA using ground protection. Arboricultural supervision will be required. No-dig solutions should be considered. If significant roots are found, the supervising Arboricultural Consultant will address the issues.

3.3.7 Tree Canopy Conflicts: There are no canopy conflicts between the entrance driveway and trees.

3.3.8 There is one (1) tree, T014, within or immediately adjacent to the site with a low crown that will require sensitive pruning at the pre-construction stage for pedestrian clearance and safety.

3.3.9 G001 will also require a degree of crown raising on the east side for clearance and safety reasons

3.3.10 No facilitation pruning is needed to enable access for the proposed installations.

3.3.11 Any canopy conflicts on the site are eliminated through recommended mitigation pruning or the positioning of protective fencing for construction exclusion zones.

3.4 Site Access

3.4.1 Site access to the site will be via the dedicated entrance at the end of Poyser Lane. See Tree Protection Plan Appendix 4

3.5 Effects on Amenity Value by Development and Facilitation Pruning

3.5.1 **Trees to be Retained:** It is expected that the amenity value of the trees proposed for retention will be improved over time by good management and the pre-construction maintenance of poorer trees. Where pruning is required, it will be sensitively completed following BS 3998:2010 Standards.

3.5.2 There will be no significant change to the appearance of trees on the frontage of the site or from any other public vantage points.

3.5.4 All trees for retention have been marked in the Tree Survey Schedule, Appendix 1, and plan Appendix 2.

3.5.5 **Facilitation Pruning:** There are no trees within range of the site that will require sensitive pruning at the pre-construction stage for the facilitation of construction traffic, machinery or materials. The height clearance work for pedestrians will generally be 3m. All tree work is to be sensitively done to BS 3998:2010 Standards.

3.5.7 **Trees to be Removed:** No trees are proposed for removal. All trees for removal have been marked in the Tree Survey Schedule and plan in Appendix 1, and in Appendix 2, and the tree work schedule in Appendix 7.

Table 4. Individual trees to be removed

	U	A	B	C
Trees	0	0	0	0
Groups	0	0	0	0
Hedges	0	0	0	0

3.6 Infrastructure Requirements – Highway safety, lighting, services, CCTV, etc.

3.6.1 No infrastructure requirements will have any impact on the trees to be retained.

3.7 Proximity of Trees to Structures

3.7.1 Where trees can be demonstrated to remain viable, section 5.3 of BS 5837:2012 allows for the implementation of technical solutions that reduce the impacts on trees to within acceptable levels, and section 7.4.2.3 of BS 5837:2012 gives a 20% figure as the suggested maximum encroachment of new hard surface over unsurfaced ground within RPAs. Table 3 of this report summarises the intrusions into the RPAs of the trees and the proposed mitigation methods, which are considered, in conjunction with existing contiguous surrounding areas of suitable rooting area and the known robustness of the tree species, to meet the tolerable levels required for tree retention.

3.7.2 The footprint of the proposed dwelling will not intrude on the RPAs of any trees.

3.7.2 The footprint of the proposed entrance hardstanding will moderately intrude on the RPAs of T005 and T014, but this is within acceptable levels as per BS 5837:2012.

3.7.3 The footprint of the proposed driveway hardstanding will moderately intrude on the RPAs of T003 and T004, but this is within acceptable levels as per BS 5837:2012.

3.7.4 To allow space for construction to take place without damaging other RPAs, it is necessary for protective fencing to be installed before the commencement of any construction activities. The protection fencing design should follow BS 5837:2012 Standards, and allow space for ground protection to be installed (where required) so that room to work is available while protecting the RPA. The initial ground preparation work shall be done under the supervision of an Arboriculturist. See Tree Protection Plan Appendix 4

3.8 Mitigation of Tree Loss/ New Planting

3.8.1 The site will have space post-construction for any required replanting to replace trees and/or shrubs planned for removal.

3.9 Conclusion and Items to be Addressed by the Arboricultural Method Statement

3.9.1 **Conclusion:** Assuming strict adherence to the recommendations outlined in this report, the construction processes are not expected to negatively impact the health or amenity value of the retained trees or tree/shrub groups. For instance, placing a sturdy fence between the retained trees and construction activities before commencing work, and ensuring it remains intact throughout the construction duration, is crucial in mitigating potential adverse effects.

3.9.2 **Protective fencing**: To be established to prevent access to the RPAs of retained trees within the site and to contain and protect the tree stems and canopy of all retained trees. The fencing shall follow BS 5837:2012 Standards. See Appendix 5a and 5b for specifications.

3.9.3 **Ground protection**: Ground protection suitable for the maximum load to be applied will be required to be placed within and around the RPA of trees where access is needed during the construction phase. As long as there is strict adherence to the recommendations outlined in this report, then the impacts on trees will be negligible.

4.0 Arboricultural Method Statement

4.1 Scope

4.1.1 This Arboricultural Method Statement is provided to demonstrate how any clearance and construction operations, within the RPA, including access, can be undertaken such that there is minimal risk of negative impacts on trees to be retained. It covers tree protection throughout the clearance and construction works and includes a Tree Protection Plan (TPP) to identify:

- Trees to be retained – Identified with a solid green line.
- Construction Exclusion Zone/s (CEZ) via the positions of protective fences.
- Any ground protection requirements.
- Suitable positions for the staging of materials (if any).
- Location/s for excavation by hand digging.
- Key measurements from the tree centre to fence positions.

4.2 Tree Works

4.2.1 For site safety purposes, all tree works must be completed before any construction activities or the delivery of any building materials.

4.2.2 All tree works are to comply with BS 3998:2010, Recommendations for Tree Work. Stumps in RPAs must be ground out. Arisings may be removed from the site, used for mulching trees, or, if chipped, provide a compressible layer below ground protection boards. Access/exit arrangements to the site are to comply with this Arboricultural Method Statement and the Tree Protection Plan (Appendix 4).

4.2.3 Unmade ground on the site is mainly covered by bramble, grass or is bare soil; care should be taken of the ground around trees to prevent any unprotected soils from becoming compacted.

4.2.4 No vehicles or equipment, i.e., lorries, tractors, chippers, cranes, MEWPs, etc., shall be driven or parked under the crowns of any trees to be retained.

4.3 Construction Planning

4.3.1 Table 5 below lays out a simple schedule for the sequence of construction activities that should be followed to ensure trees are properly protected throughout the project.

Table 5. Summary of the sequence of construction.

Stage Event	Action
Stage 1	Pre-construction site meeting.
Stage 2	Carry out the tree works as specified within the summary of tree works.
Stage 3	Installation of protective measures by the approved tree protection plan.
Stage 4	Undertake the clearance and preparation of the site.
Stage 5	Undertake and complete construction works of the dwelling and hard surfaces.
Stage 7	Removal of all machinery and materials from the site.
Stage 8	Dismantling and removal of protective measures.
Stage 9	Sign off from the project arboriculturist.

4.4 Site Access Details

4.4.1 Road access to the wider site is to be via the existing entrance adjoining Poyser Lane. Please see the Tree Protection Plan in Appendix 4.

4.5 Responsibilities

4.5.1 **Preconstruction site meeting**: Before any work takes place, a toolbox talk must be given by the Arboricultural Consultant to all workers on site to explain the importance of the trees and how to work around them. This must be given to any new contractor on site after the initial information distribution. The pre-start meeting is key to ensuring familiarity with the tree protection requirements of this document. A copy of this method statement and the TPP (Appendix 4) should be provided to inform staff of the requirements when operating any plant, or vehicles or performing unloading, mixing or pouring activities.

4.5.2 **Site Manager**: The site manager will be responsible for the day-to-day running of the site, for ensuring compliance with this document, for the protection of retained trees and for contacting the Arboricultural Consultant regarding any tree-related matters and before commencing activities that may affect tree canopies or RPAs of retained trees.

4.5.3 **Accidents or emergencies involving trees**: Any accidents, incidents or emergencies involving the trees on the site, including any spill of liquids or chemicals within 5 meters of the RPA of any retained tree, MUST be reported to the Arboricultural Consultant by the Site

Manager within two hours. Following the discussion, the Arboricultural Consultant will produce a plan of action, which may involve non-routine site visits and follow-up visits to make the site safe. All accidents are to be reported. This report must be sent to the Site Manager, Project Manager and the LPA within five working days.

4.6 Tree Protection Measures

4.6.1 **Install tree protection fencing as a priority before any other construction activities**: See Appendix 4 (TPP) for the location, and Appendix 5a and 5b for the specification of fences. The placement of the fence must align with the specifications detailed in the Tree Protection Plan provided with this method statement. It should conform to the standards outlined in Figure 2 of BS 5837:2012 (see Appendix 5a) and be robust enough to effectively prevent any construction-related activities. The protective fence should utilise heavy-gauge 2m tall galvanised tubular and welded mesh infill panels, such as heras fence panels or similar (to be fastened from within the tree exclusion zone). Where above-ground stabilising systems for the fencing are required, they should conform to the standards outlined in Figure 3a or 3b of BS 5837:2012 (see Appendix 5b) as appropriate and be robust enough to effectively prevent any construction-related activities. On hard standing, they are to be anchored by way of stabiliser strut mounts on block trays. The use of any alternative fence or barrier must also meet the criteria of being fit for the intended purpose and be approved by the Arboricultural Consultant. The area/s protected by fencing is the Construction Exclusion Zone (CEZ). A detailed specification for fences can be found in Appendix 5a and 5b.

4.6.2 **Attach the CEZ all-weather notices to the tree protection fencing**. See Appendix 6a and 6b for examples to be used.

4.6.3 All areas of the CEZ are sacrosanct and not to be used for access or the storage of vehicles, machinery, materials or spoil.

4.6.4 **Install tree ground protection as a priority before any other construction activities**: See Appendix 4 (TPP) for the location. The placement of the ground protection for the RPA of trees must align with the specifications detailed in the Tree Protection Plan provided with this method statement. The ground protection must be fit for purpose and designed to take the heaviest load expected to be moved across it. It must prevent soil compaction without being distorted. BS 5837:2012 Specifications suggest the following:

a) **For pedestrian traffic only** – A driven scaffold framework with single boards to create an elevated platform. We strongly suggest that a geotextile groundsheet be used below the walkway as a barrier to prevent soil contamination by spilt substances, i.e., mortar, falling

through any gaps. Alternatively, a geotextile fabric, pinned to the ground and overlayed with a 10cm deep layer of woodchip over which are laid proprietary ground protection mats, scaffold boards or 25mm marine plywood sheeting. The mats, boards or sheeting must be pinned into place to prevent movement or distortion.

b) **For plant machinery with a gross weight up to 2t** – A geotextile fabric pinned to the ground and overlayed with a 15cm deep layer of woodchip over which are laid proprietary interlocking ground protection mats.

c) **For construction traffic with wheels or tracks that exceed a gross weight of 2t** – A specialised bespoke system specifically made in conjunction with Arboricultural advice and to engineering specifications for the loads it is expected to carry, i.e., a pre-cast concrete slab.

4.7 Contractor Vehicle Parking

4.7.1 Limited onsite, on hardstanding only.

4.8 Site Welfare Facilities

4.8.1 No current onsite facilities known.

4.9 Storage space and Staging

4.9.1 Limited storage for small amounts of dry materials will be restricted to the hard standing area at the entrance the site as shown on the tree protection plan Appendix 4 (TPP). All materials should be stored on ground protection mats or boards. No chemicals or fuels are to be stored onsite. Cement and concrete mixes are primarily prepared off-site and piped in. Small batches of such mixes may be prepared in designated areas of the site at least two (2) meters from the extent of the RPA of retained trees and ideally with ground protection sheeting to mitigate any spills contaminating the soil.

4.10 Site clearance and preparation

4.10.1 Before site clearance and preparation, all tree works must have been completed and tree protection measures put in place per the tree protection plan, Appendix 4 (TPP).

4.10.2 Before the ground protection can be properly installed, the removal of some existing bramble and other herbaceous vegetation will be required. This work is to be completed by hand, initially working from the footpath and laying ground protection over bare soil or cropped grass as work proceeds forwards. See 4.6.4 above and Appendix 4 (TPP).

4.10.3 These prior activities must then be signed off and sent with a copy of the method statement for the clearance activities to the Arboricultural Consultant.

4.11 Construction

4.11.1 **Begin and complete the construction of the hard surfaces and animal housing**: Bring in materials and store them away from RPAs of retained trees. Prepare markouts for any foundations and piles. Cement products should be piped in as a premixed product to avoid dust, mixing on site, and the need to store materials. Small batches of cement-based mixes, where unavoidable, may be prepared within the designated area at least two (2) meters from the extent of the RPA of retained trees and ideally with ground protection sheeting to mitigate any spills from contaminating the soil.

4.11.2 Arboricultural supervision and hand digging will be required for work within RPAs. Where significant-sized tree roots or a large number of closely growing tree roots are found, issues will be addressed by the supervising Arboricultural Consultant.

4.12 Services and Infrastructure Requirements

4.12.1 No new service runs or infrastructure items into the property will impact RPAs.

4.13. Landscaping

4.13.1 It is proposed that if post-construction tree planting takes place, then these considerations will be detailed in separate Landscape Drawings.

4.14 Other Considerations

4.14.1 It is recommended that, before arboricultural / construction operations occur, a full consultation between the client, the Architect, the Arboricultural Consultant and other relevant contractors take place on-site. This will help promote the suggested safe working systems and answer any questions related to the undertaking of this project.

4.14.2 We would also suggest an open site policy for ad-hoc visits by local authority officials concerned with the undertaking of this project.

4.14.3 **Trees subject to statutory controls:** The Town and Country Planning Act 1990, as amended, requires that, except in certain circumstances, “no work shall be carried out which will affect trees which are situated in Conservation Areas”. Six weeks’ notice of intent has to be given to the local authority before the work is carried out. This provides an opportunity for the local authority to make a Tree Preservation Order (TPO) under this Act, to protect the trees, or permit the works to proceed.

4.14.4 **Tree Preservation Orders** allow for trees to be protected either as individuals, groups, areas, or woodlands. The orders have the effect of preventing the cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction of trees, except in certain circumstances, other than with the consent of the local authority.

4.14.5 As stated in 3.1.1, the Local Authorities does not have an interactive mapping system to identify trees within influencing distance covered by a Tree Preservation Order (TPO). A written request must be made.

4.14.6 As stated in 3.1.2, the Local Authorities does not have an interactive mapping system to identify trees within influencing distance covered by a Conservation Area (CA) designation. A written request must be made.

4.14.7 **Protected Species:** The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2010 (as amended), provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions, and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

4.14.8 **Occupiers' Liabilities Act 1957 and 1984**: An occupier of premises owes the same duty, the “common duty of care”, to all his visitors whether by invitation or otherwise. The common duty of care is a duty to take such care as, in all the circumstances of the case, is reasonable to see that the ‘visitor’ will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there or for purposes other than that which they have been invited (trespassers).

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