



Arboricultural Impact Assessment

**Hutton Bank
Ripon
North Yorkshire**

Report reference: R-3628-03.1 AIA
06.09.18
Revised 18.10.18

Report Title: Arboricultural Impact Assessment
Hutton Bank
Ripon
North Yorkshire

Report Reference: R-3628-03.1 AIA

Written by Victoria Black FdSc Arb
Arboricultural Consultant

Technical review: Laura Buckley BA(Hons) Dip LA MSc Arb & Urb For
TechArborA

Date 06.09.18
Revised 18.10.18



Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX

Phone: **01943 884451**

01943 879129

Email: admin@brooks-ecological.co.uk

www.brooks-ecological.co.uk

Registered in England Number 5351418

Contents

CONTENTS	3
SUMMARY STATEMENT	3
ARBORICULTURAL IMPACT ASSESSMENT.....	4
TREE WORKS.....	6
PROPOSED TREE REMOVAL TO FACILITATE DEVELOPMENT	6
IMPLICATIONS FOR RETAINED TREES	6
APPENDIX 1: D-3628-03.1 TREE PROTECTION PLAN	8

Summary Statement

The Site is within an overgrown disused industrial site. Nineteen individual tree and three groups of trees were surveyed.

The trees on this site were generally in fair condition with a low amenity value.

This report should be read in conjunction with the attached Tree Protection Plan Ref: D-3628-03.1 Tree Protection Plan and issued Tree Report Ref: R-3628-03 TS.

Arboricultural impact assessment

1. The proposed development is the construction of forty-three new residential dwellings within associated garden space, car parking and landscaping. In addition, the existing buildings will need to be demolished. The Contractor's access and egress is proposed to utilise the existing site access road. The Contractor's Site compound location is yet to be confirmed.

The following schedules identify the impact the proposals would incur on the trees surveyed;

Tree ref	Common name	Retention category	Proposal feature	Impact
T1	Birch	C	Residential property	Remove to facilitate development. Too close to protect.
T2	Birch	C	Residential property	Remove to facilitate development. Too close to protect.
T3	Sycamore	B	Residential property garden space	Protected by fencing. No ground levels to be changed within RPA.
T4	Oak	B	Residential property garden space	Protected by fencing. No ground levels to be changed within RPA.
T5	Oak	C	Residential property	Remove to facilitate development. Too close to protect.
T6	Oak	C	Residential property	Remove to facilitate development. Too close to protect.
T7	Hawthorn	C	Residential property	Remove to facilitate development. Too close to protect.
T8	Ash	C	Residential property	Remove to facilitate development. Too close to protect.
T9	Hawthorn	C	Residential property	Remove to facilitate development. Too close to protect.

Tree ref	Common name	Retention category	Proposal feature	Impact
T10	Sycamore	C	Residential property	Remove to facilitate development. Too close to protect.
T11	Ash	C	Residential property	Remove to facilitate development. Too close to protect.
T12	Oak	C	Residential property	Remove to facilitate development. Too close to protect.
T13	Hawthorn	C	Residential property	Remove to facilitate development. Too close to protect.
T14	Sycamore	B	N/A	None anticipated.
T15	Maple	C	N/A	None anticipated.
T16	Maple	C	N/A	None anticipated.
T17	Goat Willow	C	Residential property	Remove to facilitate development. Too close to protect.
T18	Sycamore	C	N/A	None anticipated.
G19	Mixed	C	Residential property	Remove to facilitate development. Too close to protect.
T20	Goat willow	C	N/A	None anticipated.
G21	Birch	C	Residential property	Remove to facilitate development. Too close to protect.
G22	Mixed	C	Car parking area	Remove small section of this group to facilitate development. The remaining items will need protecting.

Tree Works

2. Prior to any development commencing on site the first operation will be to carry out the necessary tree works. All tree works should conform to BS 3998:2010 – Recommendations for tree works. All tree works should be formally approved from the local planning authority before beginning.
3. Those trees which overhang the public footpaths or public highways shall require future maintenance to maintain clearance heights for vehicular or pedestrian traffic. These heights should be 5.6m above a road and 2.5m above a footpath.

Proposed tree removal to facilitate development

4. T1, T2, T5, T6, T7, T8, T9, T10, T11, T12, T13, T17, G19, G21 and sections of G22 will require to be removed to facilitate the development. All but one tree highlighted for removal were assigned retention category 'C' and are seen as easily replaceable with a good landscape scheme.

Implications for retained trees

5. The following procedures should be put in place to protect the retained trees.

Tree works

6. Prior to any development commencing on site the first operation will be to carry out the necessary tree works. All tree works should conform to BS 3998:2010 – Recommendations for tree works. All tree works should be formally approved from the Local Planning Authority before beginning.
7. Necessary tree works are detailed at above and within the tree data section of issued R-3375.01 TS.

Protection

8. Once the necessary tree works are complete, the protective barriers should be fully installed. No other work should commence until this happens – this includes movement of materials, supplies or machinery onto the site and any excavations or soil stripping. Once the barriers are properly erected in their correct positions, they should not be removed or altered in any way without prior approval from the Local Planning Authority.
9. All tree protection barriers should be constructed in accordance with BS 5837:2012. This fencing will create construction exclusion zones in order to protect the retained trees root protection areas. No pedestrians, vehicles, materials or equipment should be allowed within these fenced areas at any time.

Demolition

10. In this case, two buildings are proposed to be demolished. They should be collapsed onto their existing footprints and in a direction away from any retained trees to prevent any damage occurring. This method is called 'top down, pull back'.

Drainage and Utilities

11. It is our understanding that any drainage and utilities will not be installed within the root protection area of any tree on this site.

Appendix 1: D-3628-03.1 Tree Protection Plan