ARBORICULTURAL METHOD STATEMENT
For
Proposed construction of a block of four apartments, with means of access and parking within the grounds of Clayton Manor

At

Ribchester Road, Wilpshire BB1 9HU

For Submission to
Ribble Valley Borough Council

Planning References
2/2010/0414
3/2013/0759

On the Instructions of:
Mr Philip Heaton

Report Ref:
DTCL.298.AMS.2023

Report Date:
08 February 2023

Arboricultural ASSOCIATION Fellow Member

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Disclaimers

General - Trees

Unless otherwise stated tree inspections have been undertaken from ground level and using non-invasive techniques only. Comments on the condition and safety of any tree relate to the condition of the tree at the time of survey. It should be recognised that tree condition is subject to change due to, for example, the effects of disease, wind, or nearby development works. Changes in land use are also significant in respect of risk assessment. Trees should therefore be inspected at intervals relative to identified site risks.

Unless otherwise specified, no checks have been carried out in respect of statutory controls that may apply, e.g., Tree Preservation Orders, Conservation Areas or planning conditions. In addition, prior to undertaking any tree works, it is necessary to ensure due diligence is followed in respect of protected species and habitats.

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1 Introduction & Background

1.1 A planning application for consent to erect a block of four apartments together with means of access and associated parking within the grounds of Clayton Manor, Wilpshire, Blackburn BB1 9HU is to be submitted to Ribble Valley Borough Council (the Council). Previously, the Council granted full planning permission for two new dwelling houses at the same site under planning references 3/2010/0420 and 3/2013/0759. The planning permission was subject to seven (7) conditions, one of which, Condition No. 7 was concerned tree protection measures.

1.2 There are no trees on the site of the proposed development but there are four mature trees close to the boundary wall between the application site and the neighbouring property that are the subjects of '*The Glendene Tree Preservation Order*'. In granting the previous permission the Council attached a condition requiring that proper tree protection measures were implemented. The protection measures were to be in line with the guidance contained within the current applicable British Standard, BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*'. I understand that this condition attached to the previous consent (No. 7) was discharged in 2013.

1.3 The current proposal is to erect a block of four apartments on the site with a new means of access off Knowsley Road, an access road into the site and the provision of six (6) parking spaces and a turning head, (Drawing Ref No.).

1.4 As there are no trees growing on the site of the proposed development an Arboricultural Implications Assessment (AIA) report is not required in this instance. The protection measures for the four mature trees in the neighbouring property, close to the boundary wall, are set out in this Arboricultural Method Statement (AMS), which follows the guidance contained in BS5837: 2012.

2 The Site & Surroundings

2.1 The site is located within the grounds of Clayton Manor, which is a residential area, and I am informed that it is not within a Conservation area. To the north is Clayton Manor, to the west is Clayton Manor Lodge, to the east is Knowsley Road and to the south is the neighbouring property on Glendene Park, (Photograph 1)

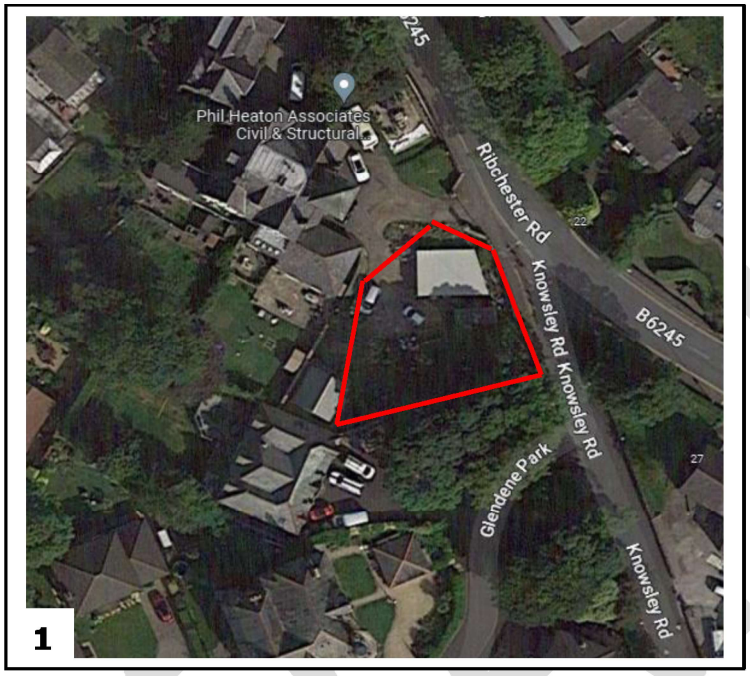


Photo 1: An aerial view of the site, edged in red, taken form Google Maps™ dated August 2022.

2.2 At the southern end of the site there is a stone boundary wall between the site and the neighbouring property on Glendene Park. The wall is 1.4 m high along most of its length but increases in height where it joins the adjacent property, (Photograph 2).

Photo 2: A view of the proposed development site showing the boundary wall, arrowed, and the four mature trees in the neighbouring property, circled.

2 The Site & Surroundings (Continued)

2.3 The boundary wall is in the ownership of Clayton Manor and is not a party wall. It was built when Clayton Manor was constructed in 1860. It is a sturdy wall showing no signs of movement, disturbance or damage, (Photograph 3)

Photo 3: A view of the boundary wall taken at ground level. The mature trees in the neighbouring property are visible in the background.

2.4 There is a change of level between the site and the neighbouring property, i.e., the garden of the neighbouring property is approximately 500mm lower that the proposed development site. It can therefore be concluded that the wall has substantial and robust foundations.

3 The Trees -Impacts

3.1 The boundary wall predates the trees by a considerable period of time. Because the wall is not showing any signs of movement, damage or disturbance, it can be concluded that the roots of the trees do not pose a threat to the wall and are unlikely to have grown under the wall and into the proposed development site. It is therefore concluded that very little, if any, of the root protection area (RPA) of the trees is located within the development site.

3.2 On that basis it is obvious that protective fencing on the development site is not required to protect the notional RPAs of the neighbouring trees that are unlikely to be within the development site. The area between the proposed new building and the stone wall would form the access road into the site and parking spaces. In order to minimise any impact this might cause to any roots that might be present a 'no dig' or cellular confinement system would be used as a base layer.

3 The Trees -Impacts (Continued)

3.3 BS5837 allows for new and permanent hard surfacing to be installed within RPAs at §**7.4** of the Standard. At §**7.4.2** the Standard recommends that 'no dig' cellular confinement systems can be used to extend hard surfacing into RPAs. Experience shows that cellular confinement systems can be installed in most situations without significant impact on the adjacent trees. There are a number of systems available such as CellWeb™ from Geosynthetics Ltd (www.geosyn.co.uk) and ProtectaWeb™ from Wrekin Products Ltd (www.wrekinproducts.com) have been shown to be the most reliable.

3.4 The products are made of heavy-duty re-cycled plastic that are pulled apart to open into cells. The open cell structure is spread out over the ground and pinned into place. The cells are then filled with washed type 2 roadstone without any fines. This structure forms a base layer or raft which spreads the load across the width of the construction. The base layer can be finished with a variety of acceptable finishes such as porous tarmac, block paviours, Grasscrete® blocks on sand; and/or gravel, Figure 1. The edges of the raft are held in place with steel pins and the surface graded down over the pins.

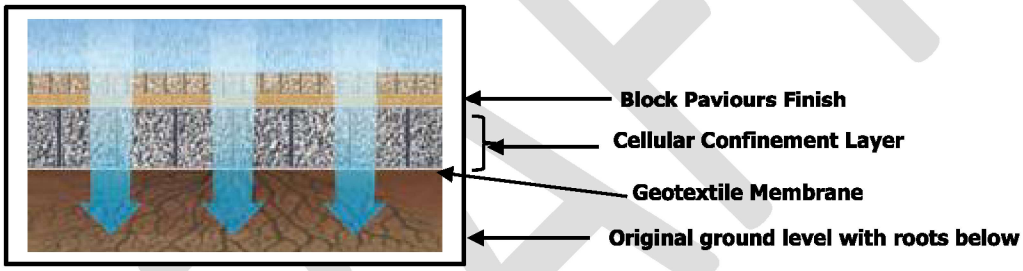


Figure 1: A schematic diagram showing how a cellular confinement system allows the percolation of air & water to the roots below.

See also Section 4.5 of the Arboricultural Method Statement within this report.

4 Arboricultural Method Statement

4.1 Scope of Works

General

- Construction works would have a minimal impact the retained trees as detailed in Section 3 above.
- This Arboricultural Method Statement supplies the information on the protection of the neighbouring trees during the construction phase.
- The workflow diagram governing this method statement is at **Figure 2** below.

1) No Dig Surfaces

- In order to minimize the impact of the hard surfaces, particularly in the construction of the new access road and car parking areas, the surface shall be of the 'no dig' method using a proprietary cellular confinement system.
- The systems recommended are the CellWeb™ (www.Geosyn.co.uk) or ProtectaWeb™ from Wrekin Products Ltd (www.wrekinproducts.com) which spread the load and prevent compaction of the root zones, as detailed in **Figures 3** and Photographs **4**, **5**, **6** & **7** below.
- The final surface for the cellular confinement system shall be a porous finish to allow water and air to penetrate to the root zones.

2) Services

- The services shall connect to those existing at Clayton Manor under the existing hard surface area and driveway and not impact the neighbouring trees in any way.

3.2 *Control Measures & Supervision*

- Appropriate control measures to keep unauthorised people away from the work areas shall be implemented.
- Each operation will be assessed prior to the commencement of any on-site works and appropriate barriers / warning signs erected.
- An Arboricultural Clerk of Works will be appointed to liaise at all times with the Site Manager and with the Council Arboricultural Officer.
- The Arboricultural Clerk of Works will be on site at all times relevant to the task being undertaken, e.g., when the cellular confinement system is being installed; and on a regular basis as required.

4 Arboricultural Method Statement (Continued)

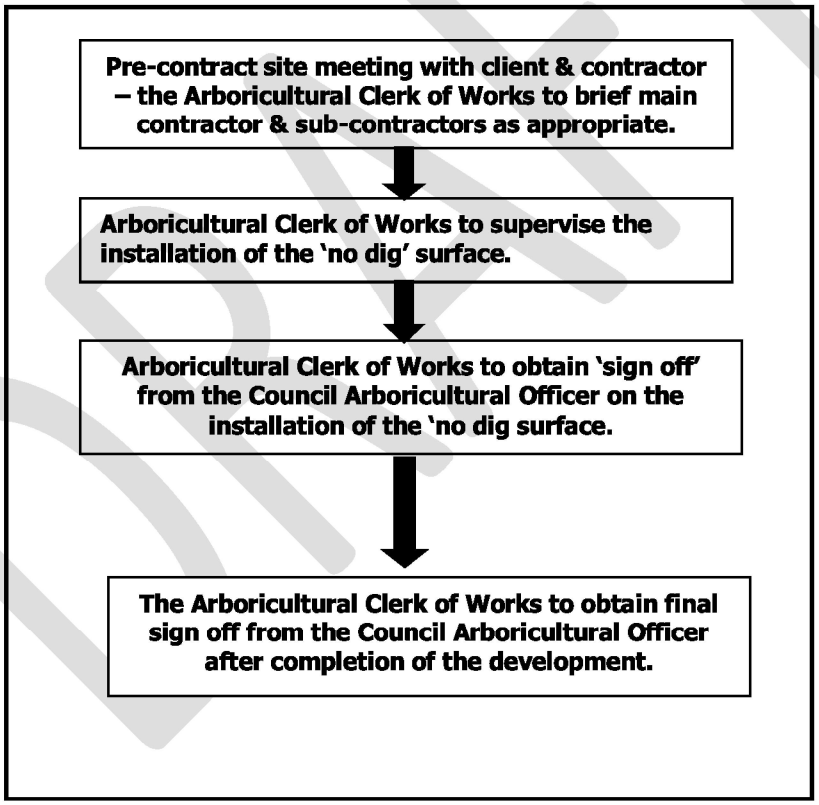
4.3 *Sequencing*

- The Council Arboricultural Officer shall be advised prior to the commencement of work on site.
- All sub-contractors, site managers and relevant operatives shall be briefed of proposed works prior to commencement.
- Contractor/Site Manager shall ensure delivery/availability of all relevant materials prior to the commencement of onsite works.

The Appointed Arboricultural Clerk of Works is to be confirmed.

4.4

Figure 2: Workflow Chart



4 Arboricultural Method Statement (Continued)

4.5 Cellular Confinement Systems

Figure 3: CellWeb™ Root Protection System

4 Arboricultural Method Statement (Continued)

Photo 4: A view of a GeoWeb™ installation for a car parking area to protect the RPAs of two trees.

Photo 5: A closer view of the GeoWeb™ surface showing the cells filled with road stone and the geotextile membrane base layer.

Photo 6: A view of the detail of the GeoWeb™ no dig cellular confinement system. Note the cells, road stone fill and geotextile base layer.

4 Conclusions

4.1 The proposed development would not impact on the root zones of the neighbouring trees.

4.2 The proposed development can be accommodated with minimal, if any, impact on the roots of the neighbouring trees.

4.3 Any possible roots of the neighbouring trees would be protected by the installation of a 'no dig' cellular confinement system for the proposed new access road and parking bays.

Attachments: Tree Constraints & Tree Protection Plan.

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Chartered Arboricultural Consultant

08 February 2023

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