

Arboricultural Method Statement

For proposed development at:
Broadstone, Agar Grove Estate



Prepared by:
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Date:
7th December 2015

Project Ref: 159

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1 INTRODUCTION

- 1.1 The site to which this report relates forms part (phase 1) of the redevelopment of The Agar Grove Estate, which benefits from the extant planning consent reference 2013/8088/P.
- 1.2 This Arboricultural Method Statement is an amendment to the Arboricultural Impact Assessment of Oisín Kelly dated 31st August 2015. The amendment arises to enable installation of a surface water run-off attenuation tank at the periphery of the RPA of London Plane T8 (Figure 1, below). This report only amends the Arboricultural Impact Assessment dated 31st August 2015 insofar as it relates to the installation of the attenuation tank and associated tree protection methods.

Figure 1 – London Plane T8



2 IMPACT ASSESSMENT & METHOD STATEMENT

Analysis

- 2.1 The Tree Protection Plan at **Error! Reference source not found.** shows the location of the surface water attenuation tank. The tank is 2m deep, with a minimum of 0.6m cover. As such and in order to protect against collapse of the excavation, it is necessary to terrace the excavation, with a 1m border excavated to 1m, and the footprint excavated to the full 2.6m.
- 2.2 The excavation encroaches 1.5m into the RPA of T8, affecting less than 4% of the RPA.
- 2.3 London Plane is generally tolerant of root and shoot pruning. In this instance at its closest point the excavation will be around 9.3m from the stem centre. At this distance there is no real prospect of the works de-stabilising the tree. Impacts on tree health are also likely to be low, particularly given the species, the tree's good health and recent heavy pruning (see Figure 1 above), which will have resulted in an increase in the root:shoot ratio.
- 2.4 The impact of the excavation can also be mitigated by appropriate working methods within the RPA of T8 as follows.
1. Works to be undertaken under the watching brief of an Arboricultural Clerk of Works.
 2. Remove Tree Protective Fencing to allow access for excavation works.
 3. Mark out line of excavation using ground paint or similar.
 4. Place construction grade plywood on ground on tree side of the excavation in order to protect the ground against compaction.
 5. Excavate the edge closest to the tree to 600mm using hand tools, e.g. spade.
 6. Cut any roots encountered back to the face of the excavation using clean, sharp pruning tools, e.g. secateurs, loppers, pruning saw or bow saw.
 7. Using a tracked mechanical excavator, operating from outside of the RPA of T8 or from ground protected as directed at item 4 above, excavate to 1m depth or to such depth as otherwise indicated by the Arboricultural Clerk of Works. The Arboricultural Clerk of Works may at any time direct excavations to cease temporarily until such time as roots encountered have been exposed and cut cleanly back to the face of the excavation.
 8. Reinstall protective fencing at the edge of the excavation to protect the RPA of T8 from further development pressure.
- 2.5 The Arboricultural Clerk of Works shall maintain a photographic record of the works for submission to the Local Planning Authority in order to demonstrate proper control and undertaking of works.

APPENDIX 1

Mr Oisín Kelly, Arboricultural Consultant (Freelance)

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PROFILE

I am an Arboricultural Consultant with 24 years' experience across planning, subsidence, tree-risk management, aviation and utility sectors. I have regularly acted as an Expert Witness in relation to tree-related subsidence, tree-related property damage and personal injury, and alleged contraventions of tree preservation orders and felling licenses. I have appeared in Magistrates Court, County Court and High Court (including the Technology and Construction Court). I have provided written representations on planning appeals and have appeared at Hearings and Public Inquiries.

I provide arboricultural services to solicitors, planners, developers, local authorities, architects and their agents including

- Expert Witness in Arboriculture
- Tree Surveys (BS5837, hazard, subsidence)
- Arboricultural Impact Assessments
- Arboricultural Method Statements
- Arboricultural Clerk of Works
- Public Consultation
- Local Authority Consultation

EXAMPLE PROJECTS

Notable Court Cases:

Loftus-Brigham v Ealing LBC [2003] EWCA Civ 1490,

Eiles v Southwark LBC [2006] EWHC 1411 (TCC)

Berent v Family Mosaic Housing [2011] EWHC 1353 (TCC)

Lovett, Newman and Barton v Epping Forest District Council in Harlow Magistrates Court

Planning & Development Cases

Bolingbroke Park is the former Middlesex University Cat Hill Campus site that is to be redeveloped for 231 residential units. I supported the Arboricultural elements of this sensitive project through planning consultation and during its construction (ongoing) by the production of Arboricultural Impact Assessments, Arboricultural Method Statements, Veteran Tree Management Plans and as an Arboricultural Clerk of Works.

Bell School Development Site is a residential development of 270 dwellings, comprising houses and apartments, including affordable housing and 100-bed student living accommodation for the Bell Language School. The site is in the Southern Fringe Growth Area of Cambridge. I supported the scheme from design through to planning consent, including consultation meetings with the local planning authority.

West Park and St Ebbas are ex-NHS Hospital Sites in Epsom that that were redeveloped in phases for residential housing of several hundred units. I supported the project through planning to construction.

I have supported various Councils in the redevelopment and infill development of sites on the Housing Revenue Account for affordable housing. I have provided support on these sensitive projects by provision of preliminary advice to inform feasibility and design, public consultation and consultation with the local planning authority.

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ACADEMIC QUALIFICATIONS

BSc Forestry (hons)
Diploma in Management Studies

ACCREDITATIONS

Utility Arboriculture UA1, UA2.1, UA5.1, UA5.2 – expired 18/02/2014
BESC PERSON Lines – expires 15/09/2015
CSCS Construction Site Operative – expires April 2019
Street Works - Signing, Lighting and Guarding – expires 06/06/2016
QTRA Trained – License expired

MEMBERSHIPS

Member of the Academy of Experts
Chartered Biologist, Member of the Institute of Biology
Associate member of the Institute of Chartered Foresters

CAREER HISTORY

Landscape Planning Group Limited 1997 – February 2015

Principal Consultant: 2013 – 2015

To line manage and lead the Planning Team of Arboriculturists, Ecologists and Landscape Architects to meet sales and revenue targets. To manage projects within agreed deadlines, making maximum use of potential revenue opportunities, whilst maintaining client satisfaction.

Principal Consultant: 2008 – 2013

As above for delivery of Tree Risk Management services.

Regional Manager: 2006 – 2008

Regional Manager of Colchester Officer providing Arboriculture, Ecology and Landscape Services across planning, local government and risk management sectors.

Director of Technical Services: 2004 – 2006

To provide a focus for commercial innovation in technical skills, system evolution, equipment, software, hardware and R&D.

Head of Insurance of Services: 2002 – 2004

Main client contact and technical authority for provision of tree-related subsidence services to loss adjusters, engineers and insurers across the UK. Line Management of Arboricultural Consulting Staff and administrative support.

Consulting Arboriculturalist: 1997 - 2002

Fee earner specialising in tree-related subsidence.

London Borough of Hounslow 1994-1997

Senior Arboricultural Officer

London Borough of Redbridge 1991 - 1994

Assistant Arboricultural Officer

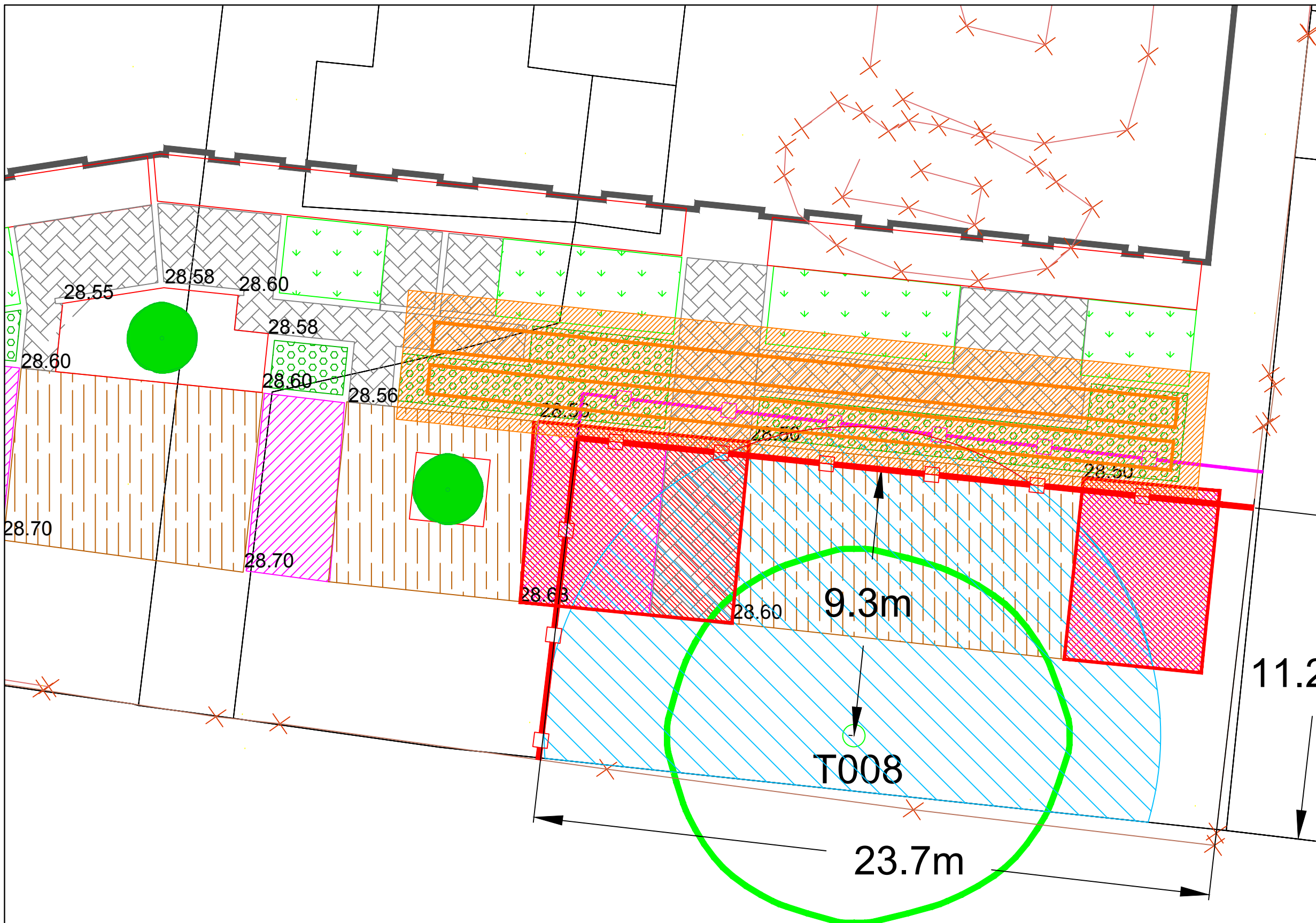
REFERENCES - Available on request.

APPENDIX 2

Tree Survey at Broadstone, Agar Grove Estate

Tree No.	Species	Stem Diam @ 1.5m (mm)	Height (m)	Crown Spread				Age Range	Physiological Condition	First main branch	Crown Clearance	Comments (incl. Structural condition)	Recommendations	Remaining contribution (Yrs)	Amenity	RPA Radius	RPA Area
				N	S	E	W										
T008	London Plane	770	16	6.5	6.5	7.5	6.5	MA	F	3.5W	4.5	Regularly and recently reduced. Adjacent boundary wall.	Retain.	40+	B1	9.2	266

APPENDIX 3



Key

- Trees to be retained
- Proposed new trees
- Tree Protective Fencing
- Superseded line of Tree Protective Fencing
- Reduced-dig paving / play surface
- Root Protection Areas
- Grass
- Block paving
- Shrub beds
- Play surface
- Timber deck
- Footprint of surface water run-off attenuation tank
- Footprint of excavation for attenuation tank



REVISIONS				
No	Description	By	Date	Chkd
A	Attenuation tank and footprint of related excavation added	OK	07/12/15	OK

Prepared by:
 Oisín Kelly
 Arboricultural Consultant
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ISSUE:
 For Information

CLIENT:
 Hill

LOCATION:
 Agar Road Estate (Broadstone)

DRAWING TITLE:
 Tree Protection Plan

SCALE: -	DATE: December 2015
DRAWN BY: OK	CHKD BY: OK
DRAWING No: 159-02	REV: A

See AMS dated 7th December 2015 for tree protection methods associated with installation of the surface water run-off attenuation tank

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Arboricultural Consultant

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