

Bucks Plant Care Ltd

Arboricultural Consultancy Service

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ARBORICULTURAL REPORT

For

**37 St Margarets Grove, Twickenham
Middlesex, TW1 1JF**

A tree report for planning purposes to :

To build a small extension at the rear of the property

25th June 2024

**Updated 17th October 2024 as the local authority required
other planted to be included**

Ref BPC 21237

By

Patrick Prendergast

DHE, MArborA, MIHort, Tech Cert(ArborA)



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1. Introduction

1.1 Bucks Plant Care Ltd was instructed by Kay Mortimer to carry out a survey of all trees on and bounding the site at 37 St Margarets Grove, Twickenham Middlesex, TW1 1JF in line with **BS5837- 2012 – Trees in relation to design, demolition and construction - Recommendations**. Then produce an arboricultural report with an impact assessment plan in line with the recommendations of BS5837 in relation to the proposal.

1.2 It is proposed to build a 3 metre single storey extension at the rear of the property.

1.3 The work will include the :

- survey from ground level, individually, or in groups, all on-site trees, identifying species, physiological condition and structural morphology, tree dimensions, preliminary management recommendations and BS: 5837 (2012) 'Retention Categories'. Estimate as far as possible off-site trees.
- Number all trees, either individually or in groups:
- Prepare a Tree Schedule.

1.4 The process will take the form of three stages:

1.4.1 **Phase 1** The initial stage for trees within the development process is a survey of those trees that should be retained and those that may/should be removed. Retention trees are allocated Root Protection Areas (RPAs) that are then detailed on a Tree Constraints Plan (TCP). The RPAs provide for sufficient rooting (soil) volume to ensure that trees are successfully retained during and after the completed development. It indicates a notional development footprint for any given site but moreover, it **may affect the value of land** earmarked for development. The AIA1 is **only** a baseline

survey. It is not intended to represent, in isolation, the supporting information for an LPA* application: to obtain full planning permission.

1.4.2 **Phase 2** The next stage is for 'site layout master planners' to factor the tree constraints into draft layout proposals. This draft is then referred to the consulting Arborist for further implication assessment, to arrive at a 'best fit' scheme, which achieves site proposal viability whilst allowing for the retention of appropriate trees. Once it has been agreed, the consulting Arborist can then prepare a supporting report to accompany the planning application. This report should demonstrate that the trees have been properly considered such that the site layout is defensible in arboricultural terms, both at the application stage and also, if necessary, at Appeal.

1.4.3 **Phase 3** All the effort put into the pre-application phases to protect retention trees is likely to fail without effective site supervision. Arboricultural Implications Assessment (AIA3) covers the **on-site project implementation**, including arranging (LPA) approved tree removal/ pruning, overseeing the installation of tree protection fencing, ground protection and any special engineering works through to periodic reporting on the retention of tree protection measures. Many if not all of the latter are usually specified as LPA Planning Conditions that need to be formally discharged. All personnel associated with the construction process must be familiar with the specified Tree Protection Plans (TPP) and Arboricultural Method Statements (AMS) that affect the site. The TPP and AMS should be retained on site at all times and they should be included in the site's Project Management Plan.

1.4.4 Phases 1–3 are in line with BS:5837 '*Trees in relation to design, demolition and construction - Recommendations*' (2012).

* Local Planning Authority

1.5 **Tree safety matters**

The BS:5837 tree survey is carried out in sufficient detail to gather data for and to inform the current project. Our appraisal of the structural integrity of

trees on the site is of a preliminary nature and sufficient only to inform the current project. The tree assessment is carried out from ground level – as is appropriate for this type of survey - without invasive investigation. The disclosure of hidden tree defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious visual defects that are significant in relation to the existing and proposed land use.

Lastly and to further clarify, this BS:5837 survey does not constitute a full *Visual Tree Assessment* (= TRAM* Level 2 - *Basis Assessment*) that would ordinarily be carried out for Tree Risk Assessment reporting. In effect, this BS:5837 survey equates to a TRAM Level 1 *Limited Visual Assessment*.

* *“Tree Risk Assessment Manual” Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly (2013) International Society of Arboriculture*

1.6 The **British Standard 5837 ‘Trees in relation to design, demolition, construction - Recommendations’ (2012)** provides “guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees.....with structures”. The Standard recommends that trees with categories A-C (where A is the highest quality) are a material consideration in the development process. Such trees may then become a constraint for a planning proposal. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process (i.e. no more than 10 years). The tree categories are shown on plan by colour-coding:

- Category A (green colour-coded): Good examples of their species with an estimated life expectancy of at least 40 years.
- Category B (blue colour-coded): Not suitable for an ‘A’ category due to impaired condition or a tree lacking special ‘A’ qualities: with an estimated life expectancy of at least 20 years.

- Category C (grey colour-coded): Unremarkable trees of very limited merit or with a significant impaired condition not warranting an 'A' or 'B' category: with an estimated life expectancy of at least 10 years. See young trees below.
- Category U (red colour-coded): Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Reasonably young trees below 150mm stem diameter would normally be given a C category (if they satisfy the retention quality criteria). However, as they are small they could be replaced/transplanted and as such they should not be regarded as a significant constraint on a development.

1.7 **Wildlife legislation**

The Wildlife and Countryside Act (1981) Chapter 69 forms the basis for the legal wildlife protection in Great Britain. Amongst other protected flora and fauna, nesting birds and all species of bat are afforded statutory protection.

In brief, it is an offence to:

- Intentionally kill, injure or take a bat.
- Sell, hire, barter or exchange a bat, dead or alive.
- Be in possession or control of a bat or anything derived from them.
- Disturb a nesting bird.

It is recommended that the client and/or their agent review the Act - <http://www.jncc.gov.uk/page-3614> - for further information and guidance.

1.8 **Wildlife habitats**

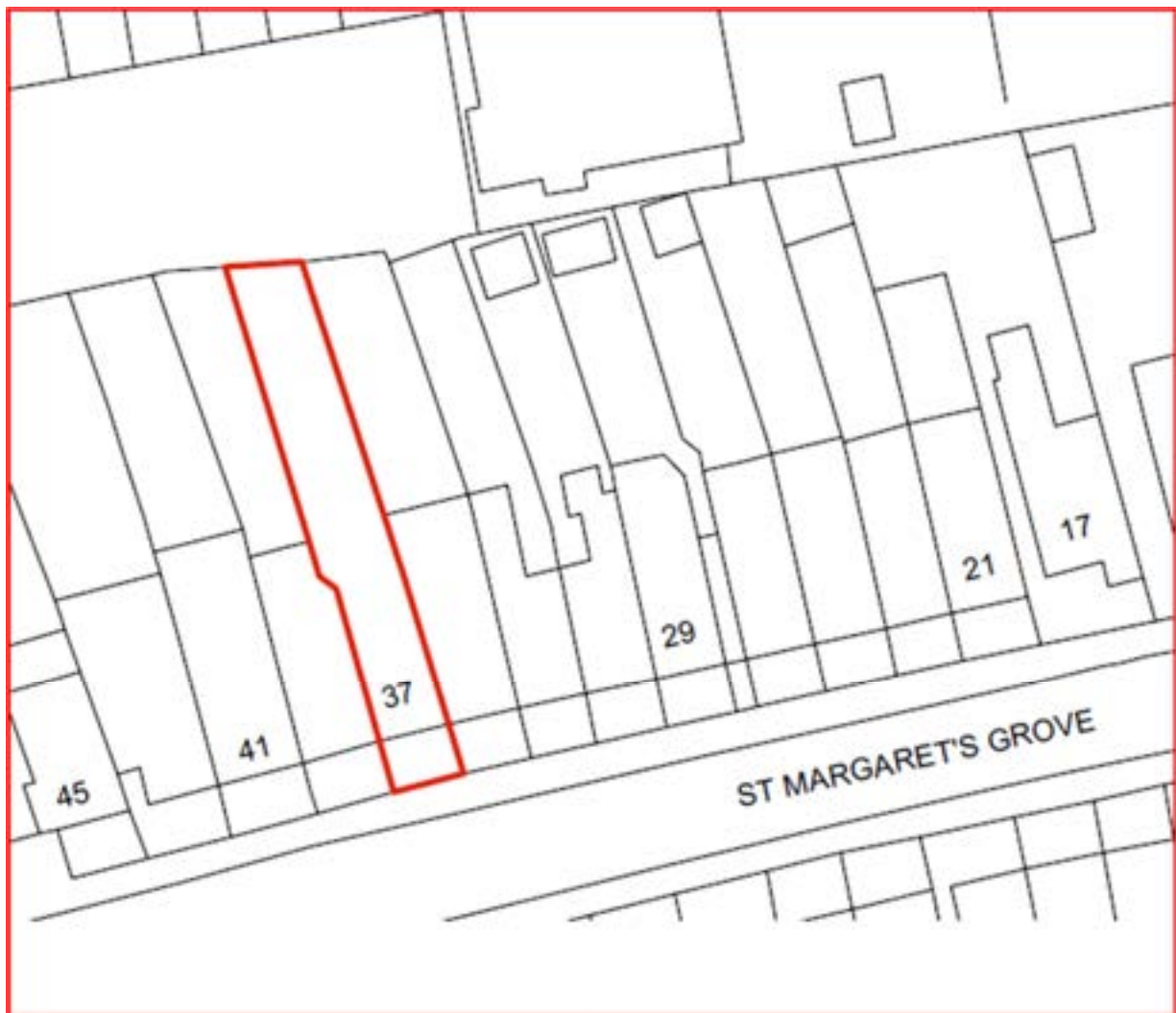
A cursory assessment of wildlife habitat values of trees and hedgerows on the site was carried out during the survey. No protected or exceptional habitats were identified and details were not recorded. However, trees and hedgerows of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September. We have not been made aware of the presence

of roosting bats and have not identified any obvious signs of roost sites. However, this does not mean that roost sites are absent.

- 1.9 There is one small ornamental purple cherry plum in the rear of the property, which has fungal decay on each limb. It is planned to remove this tree to facilitate the development.

2. Site description

- 2.1 The site consists of a mid terrace house with a narrow garden.



2.2 **The proposal:** It is proposed to build a single storey rear extension to the property.



The location and detail of the proposed development and the positioning and numbering of the trees can be found plotted on the AIA plan at Appendix 2 and separate document Ref : AIA/21237. NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

3. Tree survey

- 3.1 The survey was carried out on the 20th June 2024.
- 3.2 The details of the tree survey can be found in Appendix 1 with the tree location in Appendix 2.
- 3.3 One small tree was surveyed, which is a purple leaf cherry plum T01 - U



3.4 The tree has active fungal decay on all limbs.



3.5 The local authority have stated that more trees and plants need to be included in the survey as per the areas highlighted in the photo below.



It should be noted that the tree in the neighbouring garden behind the purple plum consists of suckers from the purple plum as can be seen below.



3.6 In the front of the property there is a climbing wisteria and a privet hedge in the neighbouring property.



3.6 In the rear of the neighbouring property there is a small olive tree



4. Statutory controls

4.1 Planning legislation (Trees)

4.2 Statutory tree protection

Trees can be protected in law – via Tree Preservation Orders (TPOs) or by virtue of them growing in a Conservation Area – by the Government's Town & Country Planning Act 1990 (the Act). Trees may also be protected by Planning Conditions. In all these instances, written LPA permission/consent is required before protected trees can be pruned or felled*. Contravention of the Act may carry a fine of up to £20,000 and a criminal record.

* Exceptions include those trees that are dead/hazardous or those that are causing an actionable nuisance to a third-party. In any event, evidence must be provided to defend the removal of such trees.

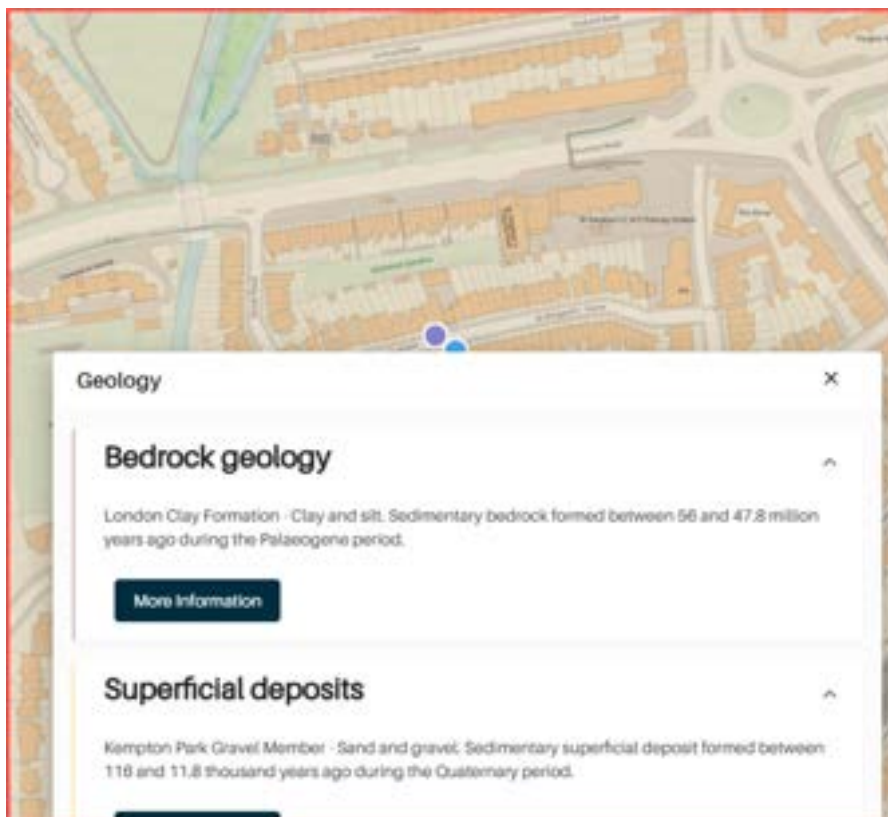
4.3 **Trees on this site**

The tree is not protected.

5. Soil assessment

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. **Bucks Plant Care Ltd** cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.

According to the British Geological Survey for this site the bedrock geology is Clay, silt and sand with the superficial deposits as sand and gravel.



6. Arboricultural impact assessment

It is proposed to remove tree T01 due to its condition and close proximity to the proposed extension.

6.1 **IMPACT PROPOSAL ON TREES** (to be read in conjunction with the Arboricultural Impact Assessment- AIA - at Appendix 2)

6.2 **Root Protection Areas (RPAs)**

Not applicable.

7 Conclusions

7.1 It is proposed to build a single storey rear extension to the property.

7.2 There is one small tree to the rear of the property. This tree is close to the rear of the property and has fungal decay on each limb.

7.3 It is proposed to remove this tree to facilitate the proposal.

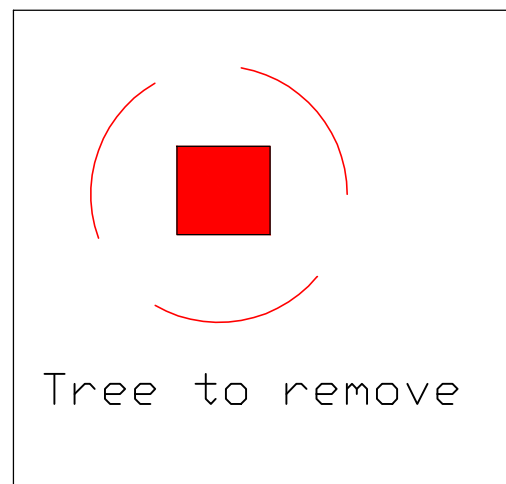
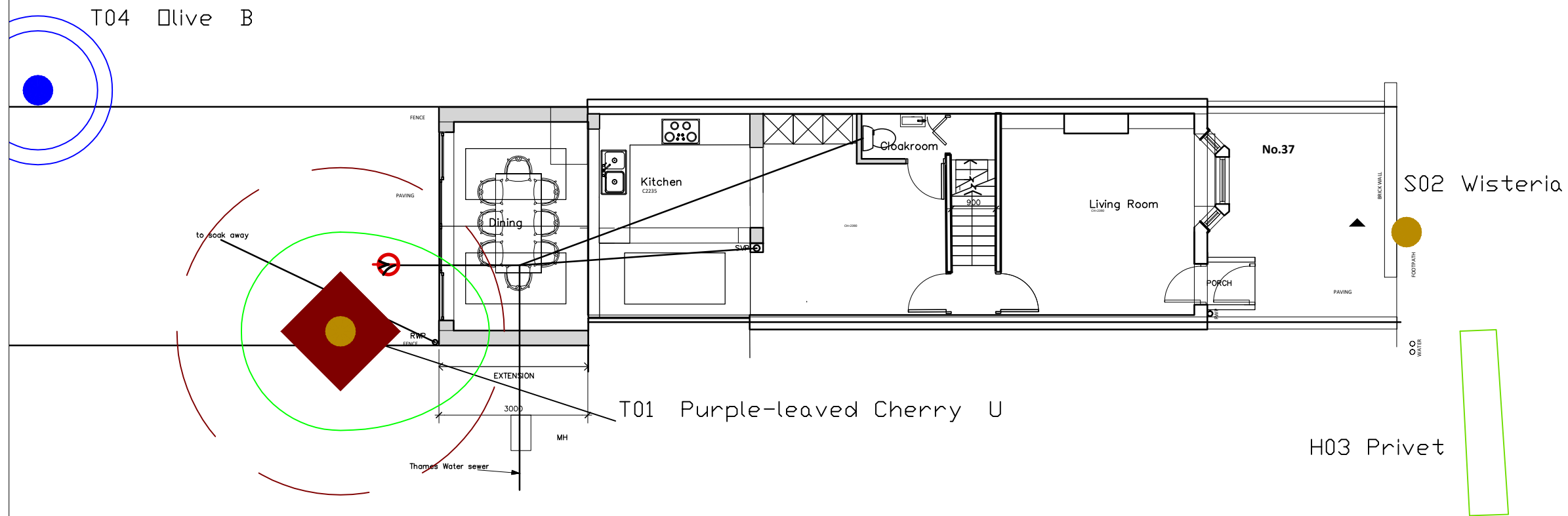
7.4 The local authority have highlighted other plants, which should have been included in the survey.

- The “tree” in the neighboring property behind the purple plum consists of suckers from the plum tree.
- There is a climber and a hedge in the front, which will not be impacted by the works.
- There is a small olive tree in the rear garden of the neighbouring property, which will also not be impacted.

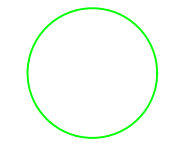
APPENDIX 1
TREE SURVEY SCHEDULE

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Condition	Recommendations
T01	Cherry plum 'Pissardii' (<i>Prunus cerasifera</i> 'Pissardi')	Height (m): 8 2 stems (mm): 180,200 Spread (m): 2N, 2E, 3S, 2W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: <10 years	The small tree, which is close to the rear of the property and on the boundary with the adjacent property had fungal decay brackets on each limb	U	No RPA due to Retention Category of U.	Fair	Remove for development
S02	Wisteria climber	3 metre high	a shrub which has been trained up the front of the property		NA	Good	No action required
H03	Privet hedge	Height (m): 2	a hedge which is managed at a height of 2 metres		NA	Good	No action required
T04	Olive (<i>Olea europaea</i>)	Height (m): 4 stem diam (mm): 100 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: 30 years +	The small tree, which is close to the rear of the property and on the boundary with the adjacent property had fungal decay brackets on each limb	B	Radius: 1.2m. Area: 5 sq m.	Good	No action required

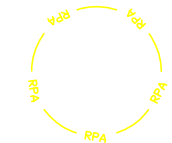
APPENDIX 2 ARBORICULTURAL IMPACT ASSESSMENT PLAN



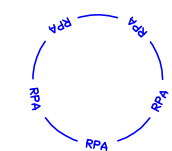
General Notes



Tree canopy



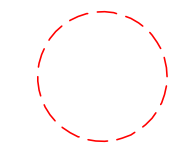
RPA Cat A



RPA Cat B



RPA Cat C



RPA Cat U

No.	Revision/Issue	Date

Firm Name and Address
 Bucks Plant Care Ltd
 Wylderne
 Bridge Street
 Great Kimble
 HP17 9TW

Project Name and Address
 37 St Margarets Grove
 Twickenham
 Middlesex
 TW1 1JF

Project BPC - 21237	Sheet 01
Date 17.10.2024	
Scale 1:100 in A3	

Appendix 9

Author qualifications:

Patrick Prendergast, DHE, MArborA, MIHort, Tech Cert(ArborA)

Patrick has 40 years experience in arboriculture, working in local authorities managing trees in the public realm and private sectors. He studied commercial horticulture in Ireland and amenity horticulture in Edinburgh Botanic Gardens. In 1987 he decided to become a tree surgeon / arborist and worked for 2 years for the London Boroughs of Brent and Harrow, being involved in clearing up the 1987 storm. For the following 5 years he worked for Enfield Council as a tree officer. As well as dealing with general tree management issues he dealt with rehabilitation of the landscape following the storm in '87. He then moved to the City of Westminster where he spent most of his 12 years there working in the Housing Department managing the trees and ground maintenance. He left there to spend 10 years at Harrow Council managing all the public realm trees. Over the last 8 years he has been developing his own arboricultural consultancy business, which also deals with post development landscape design. He spent the first 3 year job sharing at Cherwell District Council dealing with both public realm and private tree issues. He dealt with development applications relating to trees and processed tree works applications for protected trees. He also managed the review of the Area TPO orders. Over his 25 years managing trees in local authorities he has organised the planting of thousands of trees.

He is a professional member of relevant institutes, attends conferences and seminars to ensure that he keeps up to date with current industry developments.

Qualifications:

- National Certificate in Commercial Horticulture, Kildalton, Co Kilkenny 1982
- Diploma in Horticulture from Royal Botanic Gardens Edinburgh 1987 –(D.H.E.)
- Technical Certificate in Arboriculture - Arboricultural Association 2003 - Tech Cert (ArborA)
- Profession Tree Inspection Certificate 2014

Professional membership

- Member of the Chartered Institute of Horticulture (MCIHort)
- Member of the Consulting Arborist Society
- Member of the Arboricultural Association (MArborA)
- Associate member of the Chartered Institute of Foresters