

## **Arboricultural Impact Assessment**

**Gallagher Retail Park  
Scunthorpe**

Report reference: AR-4401-02  
January 2020

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Report Title: Arboricultural Impact Assessment  
Gallagher Retail Park, Scunthorpe

Report Reference: AR-4401-02

Written by: Victoria Black FdSc Arb  
Principal Arboricultural Consultant

Technical review: Victoria Black FdSc Arb  
Principal Arboricultural Consultant

QA review: Charlie Foreman BSc (Hons) Grad CIEEM  
Arboricultural Assistant

Approved for issue: Victoria Black FdSc Arb  
Principal Arboricultural Consultant

Date: 18.03.2020



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Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX  
Phone: **01943 884451**  
**01943 879129**  
Email: [admin@brooks-ecological.co.uk](mailto:admin@brooks-ecological.co.uk)  
[www.brooks-ecological.co.uk](http://www.brooks-ecological.co.uk)  
Registered in England Number 5351418



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Tree Survey including Tree Constraints Plan DR-4401-01  
Tree Protection Plan DR-4401-02

## Summary Statement

The tree survey revealed a single large group of trees along the southern boundary. The group was identified as retention category 'B'.

This report should be read in conjunction with the attached Tree Protection Plan Ref: DR-4401-02, Tree Constraints Plan Ref: DR-4401-01 and Tree Survey AR-4401-01.

## Introduction

### *Purpose of the report*

1. This report has been commissioned to provide professional independent, detailed arboricultural advice on relevant trees present at land at Gallagher Retail Park, Scunthorpe.
2. Plans have been provided by the architect/client to enable an impact assessment of the proposed works on the existing relevant trees within the Site. The proposed development consists of nine units for retail, restaurants, hotel, drive through restaurants and gym/leisure use. In addition to this, car parking areas and landscaping.

## Impact Schedule

The following schedule identifies the individual tree and its retention category with the main feature(s) of the proposed works likely to cause an impact. The tree references are shown on the tree constraints plan and the tree protection plan. Any mitigation measures are noted.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
<b>G1</b>	Ash Sycamore Whitebeam Cherry Beech Field Maple	B2	Retail park and car parking spaces.	Very minor encroachment into RPA with retail unit and car parking spaces. No special construction required.  Some canopy overhang.	None required. No Tree Protection Fencing required if concrete post and wire fence is to be retained.  Light crown reduction on northern side

## **Implications for retained trees**

### *Tree protection*

3. Normally trees and tree groups should be protected from unwanted damage during construction works with temporary tree protection barriers. However, on site there is already a concrete post and wire fencing in situ. Further fencing is deemed unrequired.
4. If the existing boundary concrete post and wire fencing is to be removed this AIA and TPP will need updating.

### *Tree work*

5. Where pruning work is necessary and authorised to roots or branches of retained trees to enable facilitation works, it should be carried out by a competent contractor in accordance with BS 3998: 2010 Tree Works – Recommendations.
6. Roots smaller than 25mm diameter may be pruned back where necessary, making a clean cut with a suitable sharp tool, except where they occur in clumps. Roots in clumps or larger than 25mm diameter should be severed only following consultation with an Arboriculturist, as such roots may be essential to the health and stability of the tree.
7. The canopy overhang may need reducing in places to facilitate the proposed development.

### *Drainage and utilities*

8. Drainage and utilities are expected to be included within the proposed Site works and should not involve digging or trenching within RPA's.

## **Trees to be removed**

9. No tree require removal to facilitate the development.

## Appendix 1: Tree Survey



### **Tree Survey**

**Gallagher Retail Park  
Scunthorpe**

Report reference: AR-4401-01  
January 2020

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Report Title: Tree Survey  
Gallagher Retail Park, Scunthorpe

Report Reference: AR-4401-01

Written by: Victoria Black FdSc Arb  
Principal Arboricultural Consultant

Technical review: Charlie Foreman BSc (Hons) Grad CIEEM  
Arboricultural Assistant

Approved for issue: Victoria Black FdSc Arb  
Principal Arboricultural Consultant

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Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX  
Phone: **01943 884451**  
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## Summary Statement

The Site is located along the western edge of Scunthorpe, near the Gallagher Retail Park. The Site represents a small plot of undeveloped land, which has been prepared for future development, but left unmanaged for many years. Most of the site is covered with impenetrable scrub. The dominant species is bramble, with scattered dog rose, hawthorn, and saplings of goat willow, ash, field maple and cherry.

Only one group of trees, identified at retention Category 'B', was surveyed on this site. The group is situated on adjacent land, on a grass verge adjacent to a car park at Scunthorpe United Football Club. The boundary consists of a wire fence with concrete posts. There is some canopy overhang onto the Site (max. of 4m in some places).

A few scrappy self-sown trees are present on Site. None are considered noteworthy.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-4401-01.

## Introduction

### *Purpose of the report*

10. This report has been commissioned to provide professional independent, detailed arboricultural advice on all relevant trees present at land near to Gallagher Retail Park, Scunthorpe (grid reference SE86421093).
11. This report has been undertaken in accordance with BS 5837:2012 Trees in relation to construction – Recommendations.
12. The client has provided a topographical plan.
13. All findings and recommendations are based on visual observations conducted from ground level during the Site visit only. No other diagnostic procedures were used to establish any extent of internal decay nor was a climbing inspection undertaken.
14. All measurements were obtained with the use of a clinometer and an electronic distometer. On occasion it is not viable to provide accurate measurements due to restricted access or other mitigating circumstances on site, and the data may be estimated.

### *Legal implications of work to trees*

15. Due to the potentially large penalties for illegally carrying out work to protected trees, it is recommended that a check with the local planning authority is carried out prior to any tree works being undertaken and any required consents such as for work to trees with Tree Preservation Orders and/or Conservation Areas are obtained before work to trees on site. Additionally, work to trees at certain times of the year may contravene sections of the Wildlife and Countryside Act regarding nesting and roosting of protected species.
16. Every tree owner has a general duty of care to ensure their tree(s) does not pose an unacceptable risk to other people on or adjacent to their land. The landowner will only be liable for injury or damage caused by trees if they are found to be negligent.



17. There is no legal obligation for a tree owner to cut back growth from a neighbouring property. However, under Common law of tort of nuisance, an affected neighbour has the right to cut back roots or branches that encroach onto a neighbouring property back to the boundary of the land owned by the person abating the nuisance without the neighbour's consent (with the exception of TPO's or CA's). The person abating the nuisance has a duty to exercise reasonable care in carrying out work as a failure to do so may lead to liability in negligence (for example where removal of roots makes a tree unstable).

*Site description*

18. The Site is located along the western edge of Scunthorpe, near to the Gallagher Retail Park. The Site represents a small plot of undeveloped land, which has been prepared for future development, but left unmanaged for many years.
19. It is enclosed by built out plots to the north, east and south, with SUDS land to the west. Beyond the retail park is residential development to the east, a railway line with well vegetated embankments to the south, the M181 to the west and agricultural land to the north.

*Survey conditions*

20. The trees were surveyed in cold, bright conditions on 27<sup>th</sup> January 2020.

**Tree data abbreviations and survey methodology**

T	Tree	GL	Ground level
G	Tree group	MS	Multi-stemmed
H	Hedge	AFP	Access facilitation pruning
OSB	Outside Site boundary	Ave	Average dimension
#/est	Estimated dimension	Typ	Typical dimension
N	North	E	South

S	South	W	West
Min	Minimum	Lwr	Lower
adj	Adjacent	Ht	Height

21. The trees were assessed visually from ground level. Where access to a tree is restricted this is noted in the schedule.
22. The tree reference numbers refer to the attached Tree Constraints Plan (TCP) references. The trees were not tagged for this survey.
23. The tree species is listed by common name in the schedules, with a key to scientific names below:

Common name	Botanical name	Common name	Botanical name
Alder (common)	<i>Alnus glutinosa</i>	Goat willow	<i>Salix caprea</i>
Alder (grey)	<i>Alnus incana</i>	Hawthorn	<i>Crataegus monogyna</i>
Apple	<i>Malus domestica</i>	Hazel	<i>Corylus avellana</i>
Aspen	<i>Populus tremula</i>	Holly	<i>Ilex aquifolium</i>
Ash	<i>Fraxinus excelsior</i>	Hornbeam	<i>Carpinus betulus</i>
Beech	<i>Fagus sylvatica</i>	Larch	<i>Larix decidua</i>
Birch (silver)	<i>Betula pendula</i>	Lime (common)	<i>Tilia x europaea</i>
Birch (downy)	<i>Betula pubescens</i>	Lime (small-leaved)	<i>Tilia cordata</i>
Chestnut (sweet)	<i>Castanea sativa</i>	Maple (field)	<i>Acer campestre</i>
Chestnut (horse)	<i>Aesculus hippocastanum</i>	Maple (Norway)	<i>Acer platanoides</i>
Cherry (wild)	<i>Prunus avium</i>	Poplar (black)	<i>Populus nigra</i>
Cherry (bird)	<i>Prunus padus</i>	Oak (sessile)	<i>Quercus petraea</i>
Cherry (Japanese)	<i>Prunus serrulata</i>	Oak (pendunculate)	<i>Quercus robur</i>
Leyland Cypress	<i>X Cupressocyparis leylandii</i>	Rowan/mountain ash	<i>Sorbus aucuparia</i>
Elm (English)	<i>Ulmus procera</i>	Sycamore	<i>Acer pseudoplatanus</i>
Elm (wych)	<i>Ulmus glabra</i>	Weeping willow	<i>Salix chrysocoma</i>
		Whitebeam (Swedish)	<i>Sorbus intermedia</i>



24. Measurement of the existing height above ground level of the first significant branch and the direction of growth and the height of the canopy. This informs ground clearance, crown/stem ratio and shading.
25. The stem/trunk diameter is measured with a diameter tape at 1.5m from ground level around the stem for single stem trees and for multi-stemmed trees and other variants in accordance with Annex C of the British Standard. Where access restricts measurement of the tree, an estimate has been made, denoted by '#'.
26. Canopy spread is measured with an electronic distometer. The close-spacing of some of the trees impeded measurements of canopy spread and height and estimates were made.
27. The age of the tree is based on the typical longevity of the particular tree species. The age classes are: young (Y), semi-mature (SM), early mature (EM), mature (M), over-mature (OM) and veteran (V).
28. The physiological condition of the tree is an assessment of its likely health, vigour and stress. The classes for physiological condition are: good, fair, poor and dead.
29. Structural condition includes tree form, visible defects, irregularities and influencing factors.
30. Preliminary management recommendations note work (with prior approval where necessary) to promote the health and longevity of the tree and/or improve safety and/or increase habitat potential.
31. The life expectancy (life exp.) is the estimated remaining contribution in years, (<10, 10+, 20+, 40+).
32. The retention category (ret cat) for each tree is assessed in accordance with BS 5837: 2012 Table 1, summarised as below:

- |                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Category A</b> | Trees of high quality with an estimated remaining life expectancy (ERC) of at least 40 years. Green canopy outline on plan. |
| <b>Category B</b> | Trees of moderate quality with an estimated ERC of at least 20 years. Blue canopy outline on plan.                          |



**Category C**

Trees of low quality with an ERC of at least 10 years, OR young trees with a stem diameter below 150mm. Grey canopy outline on plan.

**Category U**

Trees 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. Trees unsuitable for retention. Dark red canopy outline on plan.

33. Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

**Sub-category 1** trees are those with 'mainly arboricultural value'

**Sub-category 2** trees are those with 'mainly landscape value'

**Sub-category 3** trees are those with 'mainly cultural or conservation value'.

34. The root protection area (RPA) in m<sup>2</sup>is for layout purposed and indicates the 'minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority'. The RPA is calculated in accordance with BS 5837: 2012 Annex D. Where Site features are likely to have distorted the typical RPA, a polygon of the same area is estimated on plan to reflect a more realistic shape, in accordance with the British standard.

### **Tree data**

35. The following schedule contains the tree data obtained on site:

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physiological	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
<b>G1</b>	Ash Sycamore Whitebeam Cherry Beech Field Maple		To 18	0+	To 350	See plan	Good	<p>Fair. The group is situated on adjacent land, on a grass verge adjacent to a car park. The boundary consists of a wire fence with concrete posts. There is some canopy overhang onto the Site (max. of 4m in some places). Some trees are covered in ivy. Minimal deadwood and stubs evident throughout the canopy. Limited inspection.</p> <p>A few scrappy self-sown trees are present on Site. None are considered noteworthy.</p>	No action required.	20-40	B2

## Findings

### *Tree descriptions and recommendations*

38. Only one group of trees, identified at retention Category 'B', was surveyed on this site. The group is situated on adjacent land, on a grass verge adjacent to a car park at Scunthorpe United Football Club.

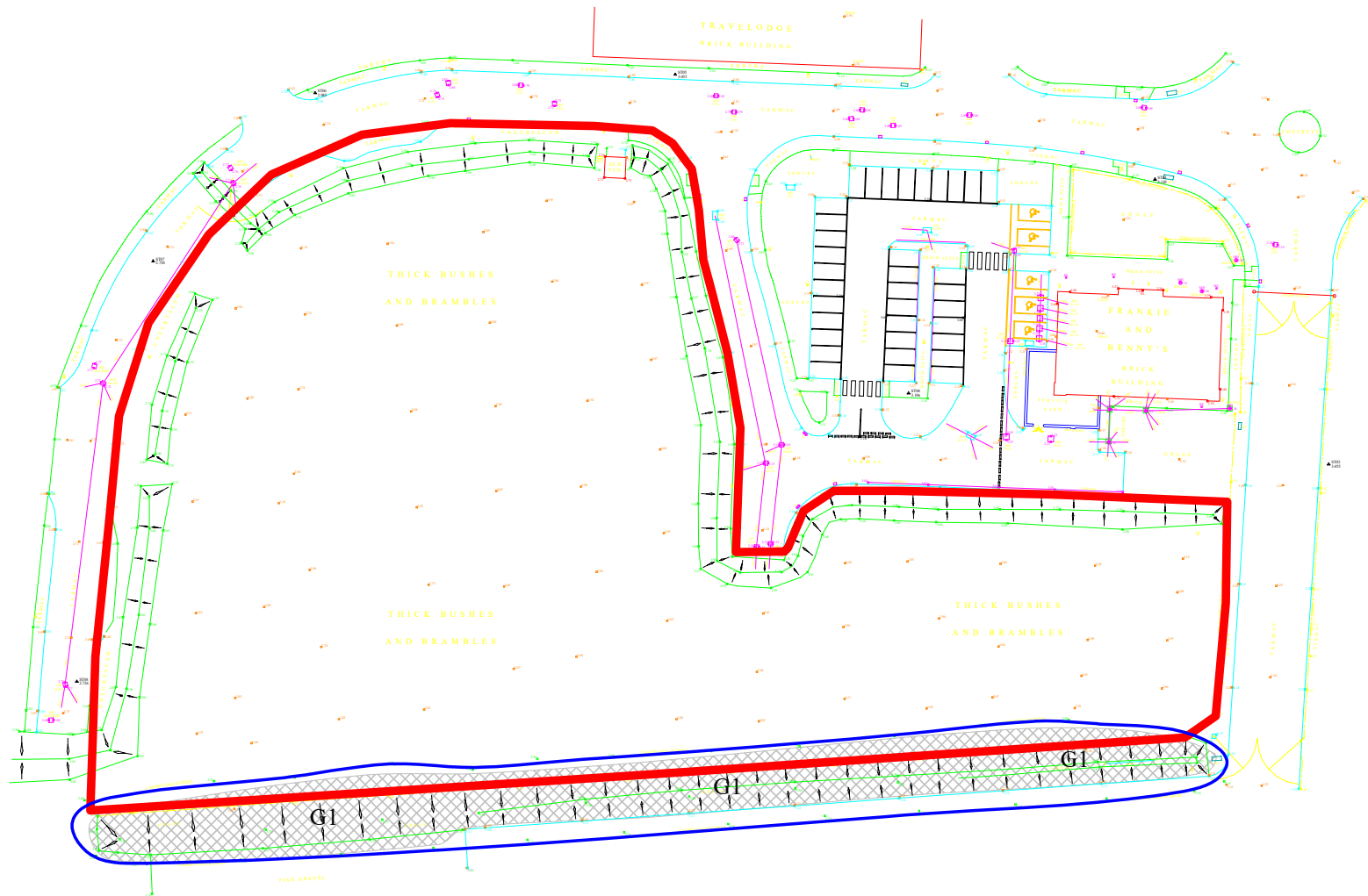
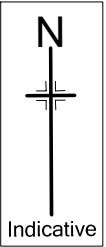


**Figure 1**

Looking south at G1.



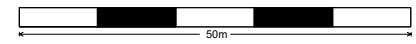
## **DR-4401-01 Tree Constraints Plan**



Email: vb@brooks-ecological.co.uk Tel No: 01943 884 451 www.brooks-ecological.co.uk	
<b>DR-4401-01</b>	
<b>Site: Gallagher Retail Park, Scunthorpe.</b>	
<b>Paper Size: A2</b>	<b>Scale: 1:500</b>
BS 5837: 2012 Retention Categories	
	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	ROOT PROTECTION AREA
	TREE STEM

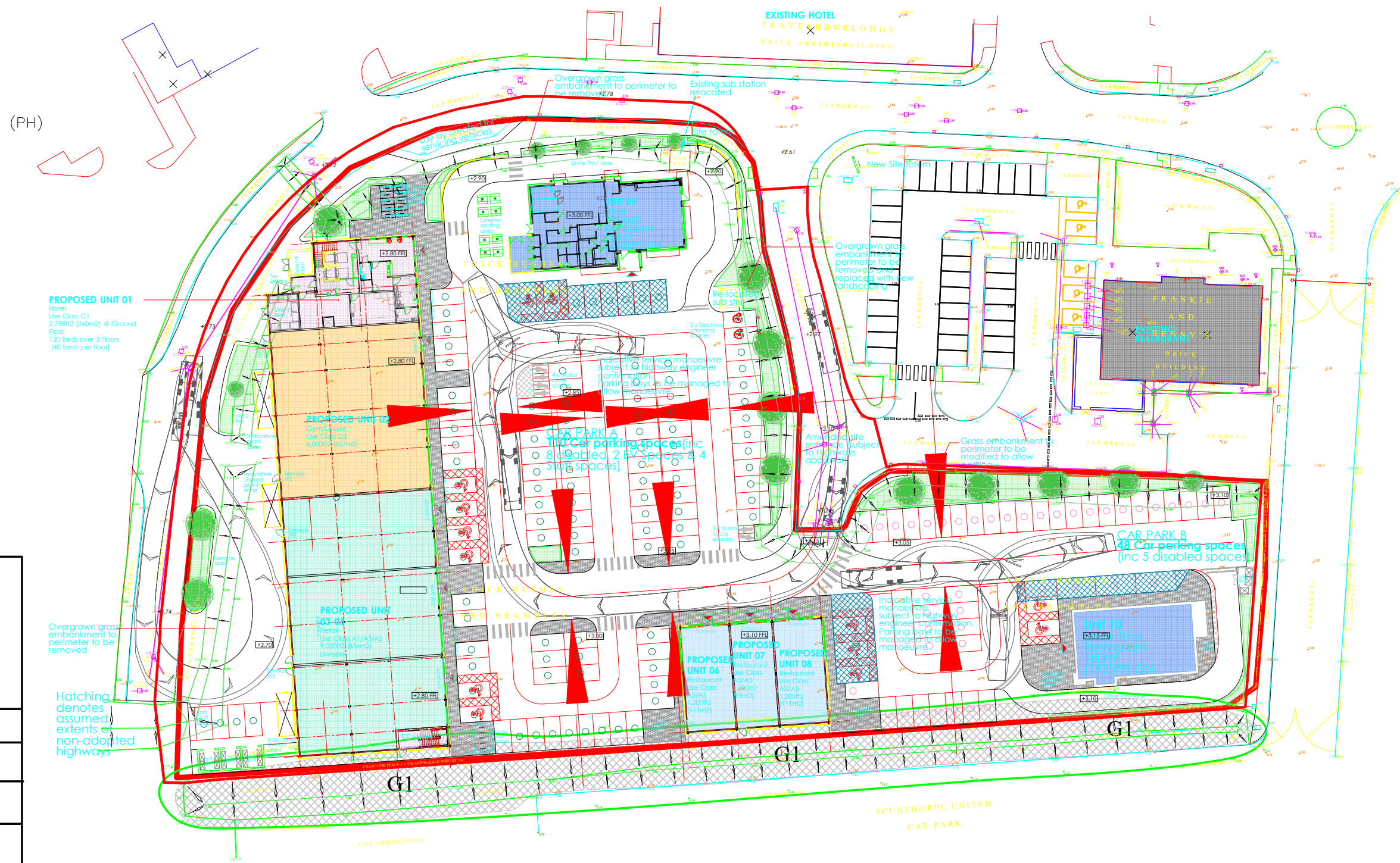
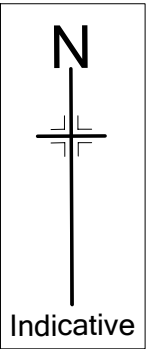
Please note:  
 The plan is for guidance only  
 and should not be scaled from.

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 relied upon.





## **DR-4401-02 Tree Protection Plan**



**Brooks**  
Ecological  
Grounded advice

Email: vb@brooks-ecological.co.uk  
Tel No: 01943 884 451  
www.brooks-ecological.co.uk

DR-4401-02 TPP

Site: Gallagher Retail Park, Scunthorpe.

Paper Size: A2      Scale: 1:500

BS 5837: 2012 Retention Categories

	Trees to be retained
	Trees to be removed
	ROOT PROTECTION AREA
	TREE STEM

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