oakland rose
ARCHITECTURE

Tree Survey

BS5837:2012

17 xxxxx LANE, WIRRAL, CH43

John Cunningham BSc
01/05/2025

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1 SUMMARY

1.1 The proposed development is for the erection of a ground & first-floor extension to the rear elevation; replacement of timber cladded areas with render; new fenestration throughout; erection of a garage within 2m of the boundary, including the proposed removal of trees.

1.2 To prevent compaction and to protect the root radial areas of the trees, all trees will be afforded protection (see Arboricultural Method Statement and Tree Protection Plan). Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority.

1.3 To accommodate the garage there will be a requirement for five trees to be removed. All of these are 'C' category which are categorised as low quality.

1.4 The Root Protection Area of the tree (T12) is within the proposed garage (see Tree Protection Plan). Raft style foundations are proposed to be used as an alternative to strip foundations. These engineering solutions are in accordance with the BS5837:2012 guidelines '*The insertion of specially engineered structures within RPAs may be justified if this enables the retention of a good quality tree that would otherwise be lost*.'

2 INTRODUCTION

2.1 John Cunningham is a Building Surveyor with Oakland Rose Architecture. He has been awarded an Honours degree in Building Surveying from the School of the Built Environment, John Moores University. He has 18 years' experience within the industry.

2.2 Oakland Rose have been instructed by [the client] to produce a Tree Survey Plan in accordance with BS5837:2012. The survey was carried out on the 8th of May 2024. The weather conditions were cloudy and mild.

17.5 Trees should always complement the architecture, historic environment and the local landscape in the longer term. Colour of backdrop should also be taken into consideration, (for example a Birch will not be clearly visible against a light background).

17.6 Suitability of species and planting positions adjacent structures such as walls and buildings to avoid the risk of structural damage as the tree grows.

17.7 The soil type, to include drainage, should be such that tree roots are able to grow and function adequately. Any non-native planting schemes should comprise a high percentage of species of known wildlife value.

17.8 The extent of mitigation planting will ultimately be determined in agreement with Wirral Borough Council. Native tree species should be increased by planting native broadleaf trees that are of local provenance to the site and appropriate size. Examples are: Birch *Betula pendula* or *Betula pubescens*, Blackthorn *Prunus spinosa*, Rowan *Sorbus aucuparia*, Hawthorn *Crataegus monogyna*, Wild Cherry *Prunus avium* and or Apple *Malus* sp.

18.0 CONCLUSION

18.1 Providing that the methodology prescribed on this Arboricultural Method Statement and Tree Protection Plan is strictly adhered to I would expect there to be no harmful effects on the retained trees, their health and condition should be as if there had been no development.

18.2 *Contact Details for all Relevant Parties*

Name	Contact Details
Name 1 Position	
Name Position	
JOHN CUNNINGHAM (ARBORICULTURAL CONSULTANT)	07565 788 821

SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD 5837: 2012 DATE 08/12/2021													
Ref No	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig. branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T1	Yew *Taxus baccata*	6m	302mm	3	2	2	3	9(N)	9m	S/M	10+	C2	1. Appears healthy with no apparent defects. 2. Multi-stemmed with dense foliage. Remove to facilitate access for driveway
T2	Laburnum *Laburnum anagyroides*	10m	200 mm	0	4	2	2	3 (S)	3m	M	10+	C2	1. Single-stemmed and leaning south. 2. Healthy foliage with no apparent defects. Remove to facilitate access for driveway
T3	Hornbeam Maple *Acer carpinifolium*	14m	277mm	4	4	3	2	3 (N)	1m	S/M	10+	C2	1. Appears healthy with no apparent defects. 2. Single-stemmed with dense foliage. Remove to facilitate access for driveway
T4	Mock Orange *Philidelphus*	4	40mm x 7	1	1	1	1	NA	1	S/M	10+	C2	1. Small tree/ shrub 2. Appears healthy with no apparent defects
T5	Holly *Ilex aquifolium*	18m	220mm	4	4	4	4	1 (N)	1m	Y	10+	C2	1. A semi-mature, example with no apparent defects. Remove to facilitate development

SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD 5837: 2012 DATE 08/12/2021

Ref No	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig. branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T6	Holly *Ilex aquifolium*	12m	175mm x 2	4	4	4	4	1 (E)	1	Y	10+	C2	1. Semi – mature tree. 2. Condition is fair with no apparent defects. Remove to facilitate development
T7	Sycamore *Acer pseudoplatanus*	14m	474mm	3	3	3	3	3 (S)	2m	M	20+	B2	1. A single-stemmed tree with large healthy canopy overhanging the lane 2. Fungus is located at the base of the trunk. Checked with sounding hammer and no audible sounds of decay were heard. Monitor for any signs of deterioration
T8	Sycamore *Acer pseudoplatanus*	14m	573mm	4	3	3	3	4(S)	4m	M	20+	B2	1. A single-stemmed tree with large healthy canopy overhanging the lane 2. Fungus is located at the base of the trunk. Checked with sounding hammer and no audible sounds of decay were heard. Monitor for any signs of deterioration

SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD 5837: 2012 DATE 27/11/2018

Ref No	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig. branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T9	Beech *Fagus sylvatica*	16m	700mm	5	5	7	5	2 (W)	2m	M	40+	A1	1. Large mature, excellent specimen 2. In good condition with large well balanced crown 3. Located within boundary fence.
T10	Silver birch *Betula pendula*	12m	250 mm	3	3	3	3	4 (S)	2m	S/M	10+	C2	1. Single-stemmed 2. Healthy foliage with no apparent defects.
T11	Beech *Fagus sylvatica*	12m	270mm x 2	3	3.	3	3	4 (W)	2m	S/M	10+	C2	1. Appears healthy with no apparent defects. 2. Dual stemmed with dense foliage.
T12	Sycamore	18m	1200mm	4	6	6	6	5 (E)	5m	M	20+	B1	1. A large, mature, healthy example with no apparent defects. 2. It is clad in ivy and bifurcates at 2m.
T13	Holly *Ilex aquifolium*	11m	210mm	4	4	4	4	1(E)	1m	Y	10+	C2	1. Semi – mature tree. 2. Fair condition with no apparent defects.

Drawings to be read in conjunction with the Written Specification. Measurements given on these plans should not be considered definitive and should be checked on site.

Structure and measurements should be checked on site by the appointed engineer

T1

Tree reference number

B1

A, B, C = Category of tree

1, 2, 3 =
[1] Aboricultural value
[2] Landscape value
[3] Cultural value

T12-B1
T2-C2
T1-C2
T3-C2
T5-C2
T6-C2
T4-C2
T7-B2
T8-B2
T13-C2
T9-A1
T11-C2
T10-C2

N

1:200
0 8m

DRAWING TITLE	TREE CONSTRAINTS PLAN
CLIENT	
SITE ADDRESS	17 XXXX LANE, WIRRAL, CH43
SCALE/ PAPER SIZE	1:200/ A3
DATE	MAY 2024
DRAWING No	TS - 01
DRAWN BY	JC
CHECKED	

oakland rose ARCHITECTURE

Trees
Canopy extent, category colour, and tag number (with categories)

Category A
Trees of high quality with an est. life expectancy of at least 40 years

Category B
Trees of moderate quality with an est. life expectancy of at least 30 years

Category C
Trees of low quality with an established life expectancy of at least 10 years, or a young trees with a stem diameter below 150mm.

Category U
Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years.

BS 5637: 2012 Root Protection Area

Drawings to be read in conjunction with the Written Specification. Measurements given on these plans should not be considered definitive and should be checked on site.

Structure and measurements should be checked on site by the appointed engineer

T1

Tree reference number

B1

A, B, C = Category of tree

1, 2, 3 =
[1] Aboricultural value
[2] Landscape value
[3] Cultural value

Materials & Storage Zone

T12-B1
T2-C2
T1-C2
T3-C2
MATERIALS & STORAGE
T5-C2
T6-C2
T4-C2
T7-B2
T8-B2
T13-B2
T9-A1
T11-C2
T10-C2

N

1:200
0 8m

DRAWING TITLE	TREE PROTECTION PLAN
CLIENT	
SITE ADDRESS	17 XXXX LANE, WIRRAL, CH43
SCALE/ PAPER SIZE	1:200/ A3
DATE	MAY 2024
DRAWING No	TS - 02
DRAWN BY	JC
CHECKED	

oakland rose ARCHITECTURE

Trees
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BS 5637: 2012 Root Protection Area

Tree Protective Fencing

Trees to be removed