

## Tree Protection Plan.

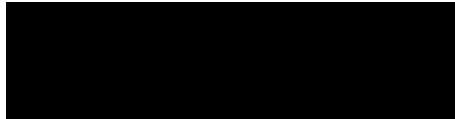
Arboricultural Survey to BS 5837 (2012) – Trees in Relation to Design, Demolition  
and Construction

### 36 South Oswald Road.

In relation to planning application:  
23/00238/FUL and 23/00240/LBC

Date: 06/06/24  
Version: 1.0

Philip Lees  
36 South Oswald Road  
Edinburgh  
EH9 2HG



Site Address: as above

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Unit IC  
The Old Sawmill  
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TD11 3SF

Future Tree Care were instructed to conduct a Tree Protection Plan for the 2 trees in  
the garden of 36 South Oswald Road.

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## **Introduction.**

This Tree Protection Plan (TPP) is to be read in conjunction with the Tree Survey, Arboricultural Impact Assessment & Arboricultural Constraints Report, and Arboricultural Method Statement that was previously produced for the client.

It specifically relates to the proposed development at 36 South Oswald Road, Edinburgh in relation to planning applications: 23/00238/FUL and 23/00240/LBC

## **Development Description**

Extension of existing building to north of dwelling.

The TPP has been prepared to assist in having high Health and Safety standards throughout the design and build process, in relation to the trees on the site.

This report must be made available to all contractors and operatives on the site during the final design, demolition, and construction process so that they fully understand the importance of the measures set out for tree protection.

The information contained within this Tree Protection Plan (TPP) conforms to BS 5837:2012: Trees in Relation to Design, Demolition and Construction.

This AMS relates only to the site 36 South Oswald Road.

## Summary.

This report has been compiled from data gathered during the initial Arboricultural Impact Assessment using the Visual Tree Assessment (VTA Type 1, Mattheck & Breloer 94) method which is an internationally recognised method of tree inspection wherein potentially hazardous symptoms are analysed, defects are confirmed and measured, and the probability of failure is assessed.

As the development is almost entirely within the Root Protection Areas (RPA) of the trees, it is of utmost importance that care be taken during the construction phase of the development.

As per advice laid out in the Arboricultural Method Statements:

- Floor joists should be positioned above the ground allowing 70mm clearance between underside of joists and ground level.
- Ground within RPA should not be disturbed any more than absolutely necessary.

In addition:

- No machinery to be allowed within the RPA.
- Protective fencing to be installed around the trees as shown on plan below. NOTE: the position of the protective fencing should be as close as possible to the outline of the extension. It is understood that building workers will require some space within which to work. Clearance of 50cm should be allowed.
- Slow-release tree feed pellets applied to RPA that will be covered by extension.
- A permeable, weed suppressing membrane to be installed within the RPA under the new development.

## I. Events Sequence.

Events to be agreed at the pre-commencement meeting, these recommended events may be subject to change. Any change to this sequence that may directly or indirectly impact on the retained trees may be approved by the Local Planning Authority (LPA) arboriculturist.

### Pre-development Stage

- Pre-commencement site meeting between LPA, client and developers' architect. Work plan drafted and agreed.
- Remedial tree works as recommended in the Tree Survey.
- Tree protection measures installed around retained trees according to attached plan. Plastic personnel barriers to be used. As no machinery will be allowed on site if it is felt that this type of barrier will be sufficient. The extract below from BRITISH STANDARD BS 5837:2012 should be used for guidance.
- Site to be inspected by LPA arboriculturist and works approved.

### **1.1. Development Stage**

- This stage is subject to site monitoring visits by the appointed arboriculturist at intervals as agreed at the pre-commencement site meeting. These visits are to ensure that the agreed protection measures are functional and correctly achieving their purpose.
- Site not to be accessible to demolition and construction traffic other than by foot and wheelbarrow.
- No materials stored withing RPA or within protective fencing.

### **1.2. Post Development**

- Removal of Protective Fencing as agreed by the appointed arboriculturist.
- Landscape operatives to be briefed by project arboriculturist.

### **Notes.**

- This supervision will require the arboriculturist to be present throughout the tasks, to ensure all the arboricultural objectives are met.
- Supervision may be reduced to telephone contact between the site Project Manager and the arboriculturist on mutual agreement.
- The local authority arboriculturist will have access to the site and pass any recommendations direct to the developer's arboriculturist.
- Any alterations to the Protective Fencing should be approved by the developer's arboriculturist and Local Authority arboriculturist.

## **2. Root Protection Areas**

- This document is produced in conjunction with the Tree Survey, Arboricultural Impact Assessment & Arboricultural Constraints Report for 36 South Oswald Road (AIA). The RPA's detailed in the maps of this document are designed to protect at least a functional minimum of tree root mass to ensure that the trees survive the construction process.
- The construction zone is shown to be entirely within the RPA of the retained trees. This creates a significant conflict. The proposed construction method is understood to suspend joists between existing building and garage wall leaving a clearance of no less than 70mm.
- The ground beneath the extension, that is within the RPA should be left as undisturbed as possible before the installation of the permeable membrane.
- It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

## **3. Restrictions within Tree Protection Areas**

- The exclusion area of the Protective Fencing, follows the drawing in the TPP, with in this area the following shall apply:
- No mechanical excavation
- No excavation by any other means without arboricultural site supervision.

- No ground level changes whatsoever.
- No storage of plant or materials.
- No storage or handling of any chemicals.
- No vehicular access.

#### **4 Tree Protection Fencing**

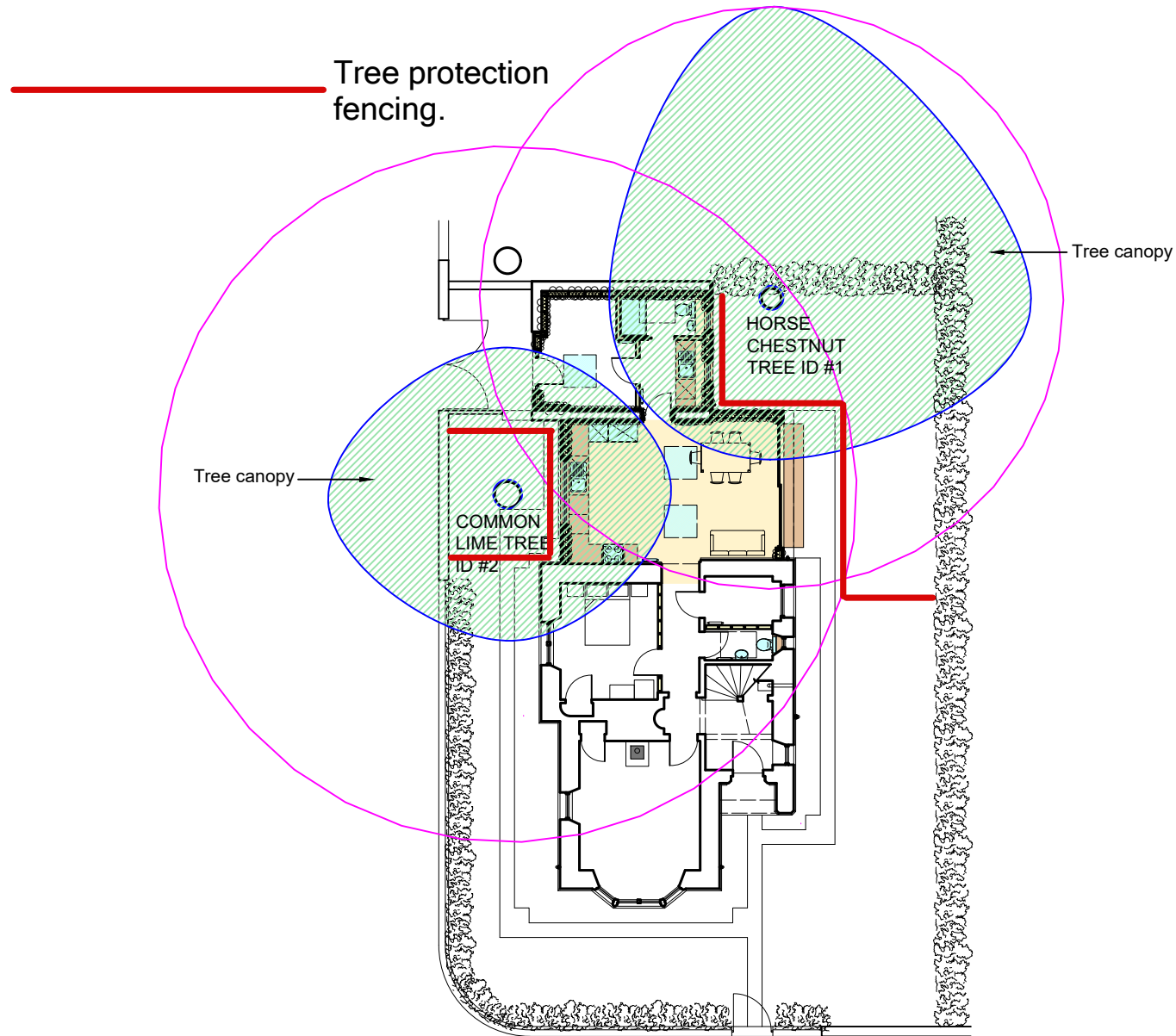
- The Tree Protection Plan (TPP) shows the position of the Tree Protection Fencing. An guide for appropriate fencing is detailed below.
- The Protective Fencing should be erected before any materials are brought onto site and before any development commences.
- Once erected these barriers will be regarded as permanent and will not be removed or altered without prior agreement of the appointed arboriculturist and written approval of the local planning authority.
- Tree protective fencing will be fit for the purpose of excluding constructive activity, regular checks must be made of the fencing to ensure its stability and structure. Scheduled site visits of the appointed arboriculturist or the LPA will record these checks.
- The barriers will consist of plastic, interconnecting personnel barriers.
- Once the construction exclusion zone has been protected by the barriers, construction can commence. Signs should be fixed to the fencing panels with the words: "Construction Exclusion Zone – No Access" or similar.

#### **5. Avoiding Damage to Retained Trees.**

- Under no circumstance shall construction personnel undertake any tree pruning operations.
- Great care must be exercised when working close to retained trees. Plant and machinery with booms should be controlled by a banksman to maintain adequate clearance.
- If further pruning is necessary, the works will be reviewed by the appointed arboriculturist and approved by the LPA arboriculturist in writing.

#### **References**

The Body Language of Trees (Mattheck/Breloer 1995)  
The Principles of Tree Hazard Assessment (Londsdale 1999)  
BS 5837:2012 Trees in Relation to Design, Demolition and Construction  
BS 3998:2010 Tree work: Recommendations.



TREE PLAN 1:200

<p><b>Kyla Martin</b> <small>BDes (Hons)</small>  <b>Architectural Services Ltd</b>  <small>Registered in Scotland. Company number SC589048.</small>            97 Newington Road, Edinburgh, EH9 1QW            Tel: 0131 629 0060            Email: <a href="mailto:admin@kylamartinarchitecturalservices.co.uk">admin@kylamartinarchitecturalservices.co.uk</a>            Web: <a href="http://www.kylamartinarchitecturalservices.co.uk">www.kylamartinarchitecturalservices.co.uk</a></p>	<p><b>SERVICES OFFERED:</b>            FREE CONSULTATION            SKETCH PROPOSALS            PLANNING APPLICATIONS            LISTED BUILDING APPLICATIONS            BUILDING WARRANT APPLICATIONS            AMENDMENT TO WARRANT APPLICATIONS            DEED PLANS            LIQUOR LICENSING DRAWINGS</p>	<p><b>THIS DRAWING WAS PREPARED TO OBTAIN BUILDING CONTROL AND/OR PLANNING PERMISSION AND CAN ONLY BE USED AS A WORKING DRAWING WITH PERMISSION FROM KYLA MARTIN. THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT PERMISSION.</b></p> <p><b>CONTRACTOR NOT TO DEVIATE FROM THE APPROVED DRAWING WITHOUT INFORMING KYLA MARTIN.</b></p> <p><b>ALL SIZES AND DIMENSIONS TO BE VERIFIED.</b></p>	DRAWING TITLE: Tree plan				REV:	DATE:	DETAILS:
			JOB TITLE: 36 South Oswald Road, Edinburgh, EH9 2HG				CLIENT: Philip & Karen Lees		
		DRAWING NO: 1441 TREE PLAN		DATE: 23.11.2023	STATUS: PL & LB	SCALE: 1:200 @A4			

## 6.2 Barriers and ground protection

### 6.2.1 General

1. All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).
2. Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.
3. The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.
4. Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate (see also 8.8.1).
5. It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

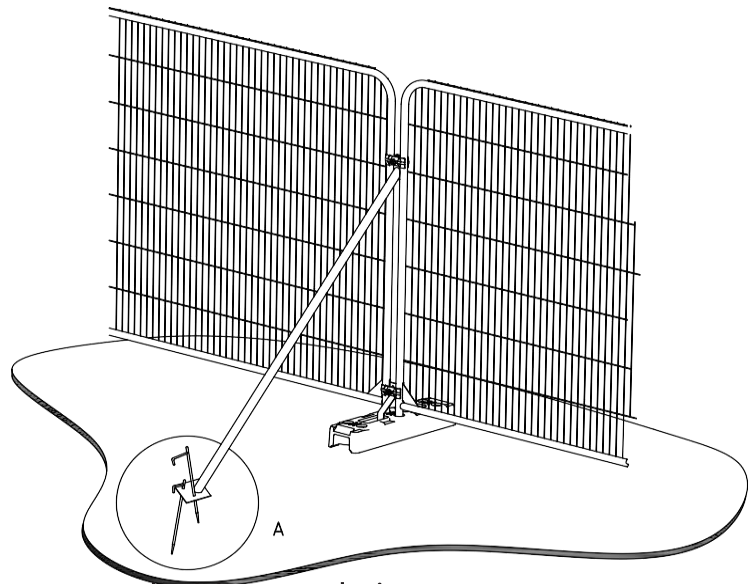
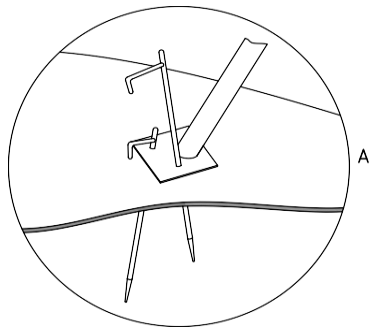
### 6.2.2 Barriers

1. Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.
2. The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.
3. Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist and, where relevant, agreed with the local planning authority. For example, 2 m tall, welded mesh panels on rubber or concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases, the fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1 m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).
4. *NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.*
5. *NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.*

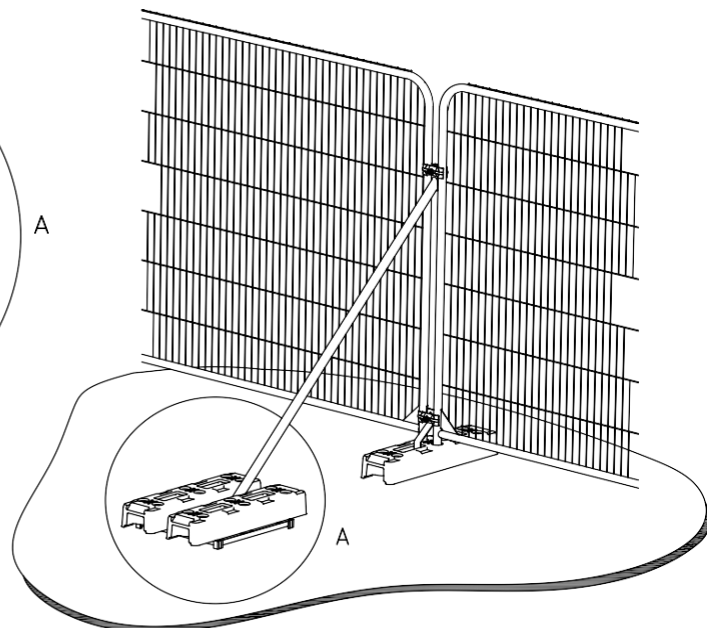
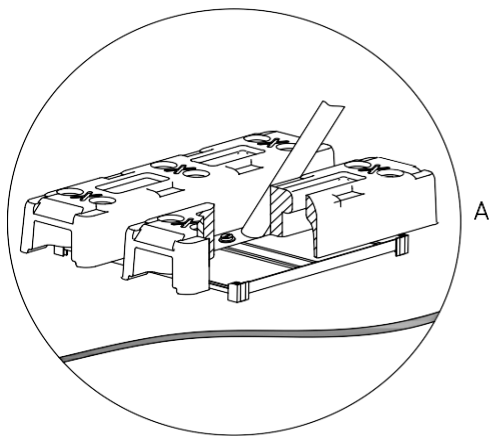
6. All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS"



Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins.



b) Stabilizer strut mounted on block tray.

- **Ground protection during demolition and construction**
- Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.