



DONALD RODGER
ASSOCIATES LTD

**Arboricultural Implication Assessment
and
Tree Protection Proposals**

for

**Proposed Residential Development
Kingsmeadows House
Peebles**

for and on behalf of

Granton Homes

February 2022

ARBORICULTURAL CONSULTANTS

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1 INTRODUCTION

This arboricultural implication assessment and tree protection report relates to proposals for the construction of new dwellings on land immediately to the east of Kingsmeadows House, Peebles. It was commissioned by the owner and developer, Granton Homes.

A detailed tree survey to BS 5837:2012 has been undertaken by Donald Rodger Associates Ltd in April 2021. This is submitted as a separate document and forms the basis of this report. It provides a comprehensive and detailed pre-development inventory carried out in line with **British Standard 5837:2012** '*Trees in Relation to Design, Demolition and Construction - Recommendations*'. It describes the nature and character of the tree cover and also sets out initial proposals for arboricultural management. Arboricultural constraints in terms of root protection area are calculated and graphically illustrated on the tree survey plans.

This **Arboricultural Implication Assessment** assesses the impact of the proposals on the tree cover and sets out recommendations regarding tree removal and protection, consistent with the recommendations contained within BS 5837:2012. The layout and road alignment is informed by the findings of the tree survey and on arboricultural advice and input at an early stage in the project. The over-riding objective in developing the layout has been to minimise the impact on the tree cover and to preserve the wooded character of the site as far as possible given the development objectives.

2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Development Proposal

It is proposed to construct new dwellings on a parcel of land to the east of Kingsmeadows House. These are to be served by an access road off the B7062 Kingsmeadows Road, which utilises an existing gate and historical drive. Detailed proposals have been prepared by EMA Architects and these are referred to here.

The footprint of the proposed layout in relation to the tree survey is illustrated on the appended Tree Proposals Plan, which should be read in conjunction with this report. Root protection areas, as per BS 5837:2012, are graphically illustrated on the plan, as is the measured canopy spread.

2.2 Tree Removal

It is proposed to remove trees 3102 to 3135 which stand to the east of Kingsmeadows House. A further eleven trees are to be removed to permit the upgrading of the access drive. Trees proposed for removal are outlined in red on the Tree Proposals Plan.

In the context of the larger site, which is very well-wooded, the removal of the above trees will not significantly affect the overall landscape and amenity of the area. Indeed, their removal will not be obvious when viewed from outwith the site.

2.3 Tree Retention and Management

The remaining tree cover will be retained and brought into sound arboricultural management. Trees to be retained are outlined in green on the Tree Proposals Plan. This will continue to provide a wooded setting and prominent landscape feature on the streetscene. The Tree Survey report of April 2021 sets out initial management works to address dead, dying and dangerous trees.

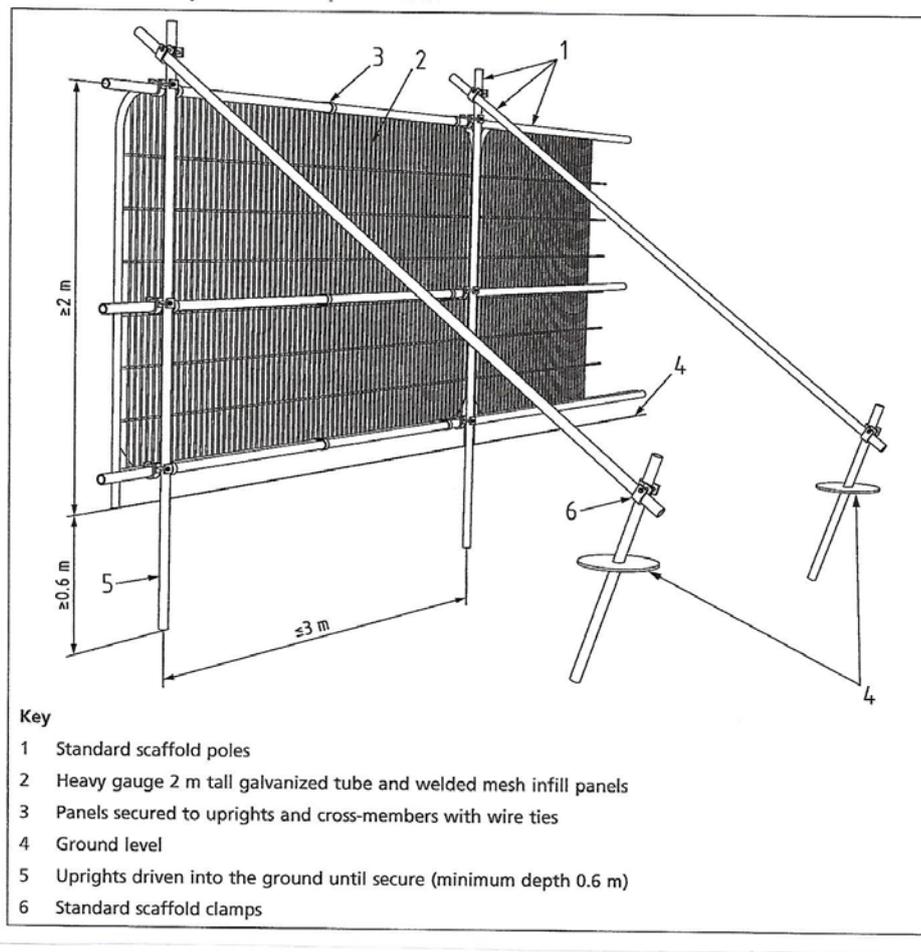
2.4 Tree Protection

The trees to be retained must be protected prior to and throughout the construction phase. This should be achieved by creating a fenced **tree protection area** within which no development takes place and the root systems remain undisturbed. Clear guidelines on this matter are contained within British Standard 5837:2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*' and this document is referred to as a baseline on which recommendations are made.

Based on the trees concerned, existing site conditions, RPA, root morphology and proposed work, the recommended tree protection area is indicated by a bold magenta line. This will protect the trees *en masse* and prevent root damage and disturbance. The ground within the tree protection area must remain undisturbed. No development or storage of soil, materials and plant must take place within the tree protection area.

Providing the tree protection areas are established **prior** to works commencing on site and maintained sacrosanct until completion, the tree cover to be retained will not be significantly affected. With the protection fencing in place as specified above, there exists a clear and defined area for development with adequate working and storage space.

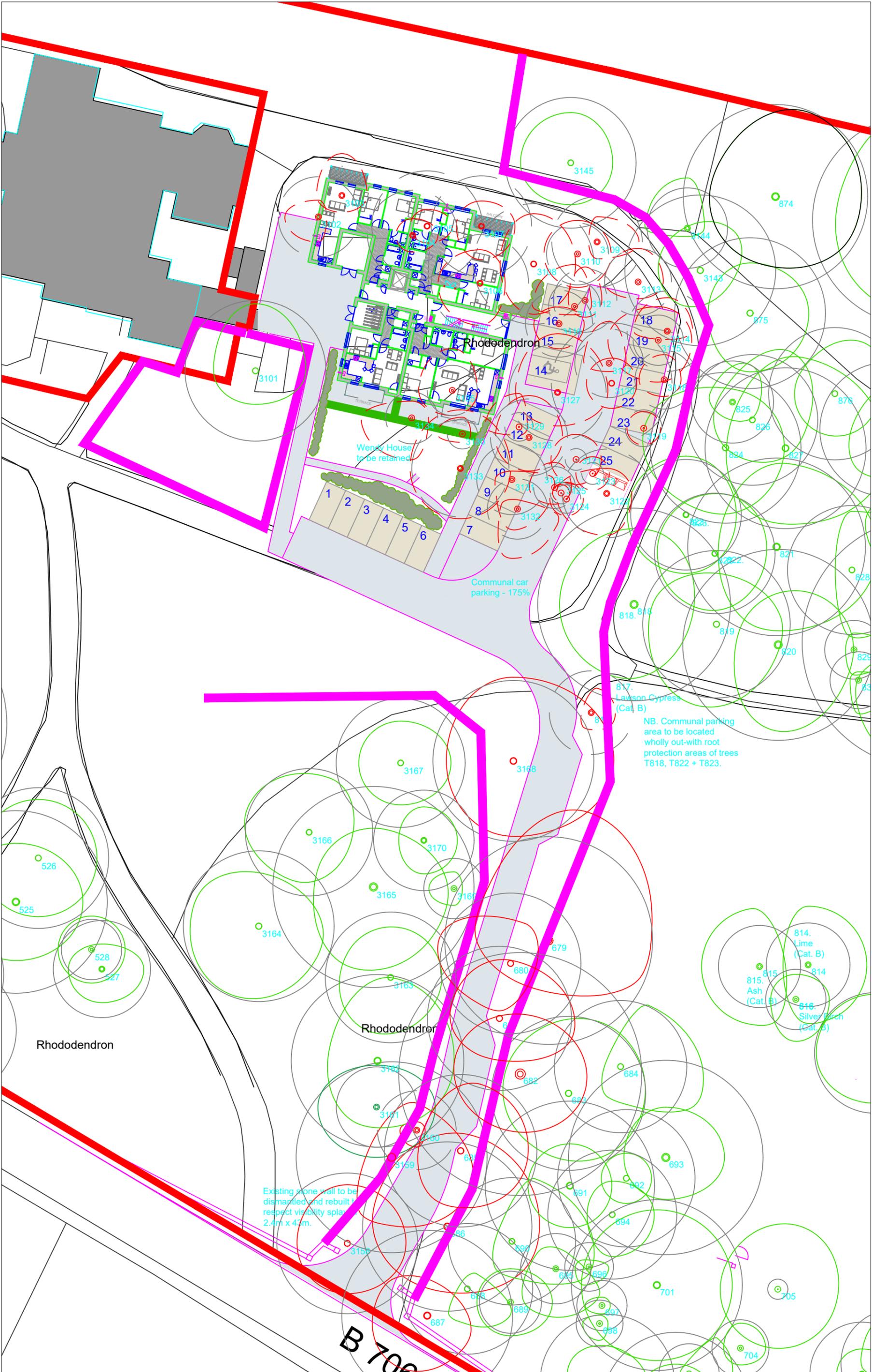
Robust fencing must be used to define the tree protection areas. This must be, as a minimum, as specified in section 6.2.2 of BS 5837:2012 and consist of a fixed scaffolding framework 2.3m in height set into the ground and well-braced to withstand impacts. Onto this, weldmesh panels (Heras fencing) will be securely fixed. ***Protective fencing must be erected prior to any construction works commencing on site and maintained throughout to completion.***



Extract from BS 5837:2012.

PLAN

- Tree Proposals and Protection



Rhododendron 15

Wendy House to be retained

Communal car parking - 175%

817. Lawson Cypress (Cat. B)

NB. Communal parking area to be located wholly out-with root protection areas of trees T818, T822 + T823.

Rhododendron

Existing stone wall to be dismantled and rebuilt to respect visibility splay 2.4m x 43m.

814. Lime (Cat. B)
815. Ash (Cat. B)
816. Silver Birch (Cat. B)

Rhododendron

B 706