

Arboricultural Appraisal Report

Impact Assessment & Method Statement to Inform Development

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Former Public House
97 Newcastle Road
South Shields
NE34 9AA



CLIENT:

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MWA REF:

DEV250820-1341 Rev01

MWA CONSULTANT:

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REPORT DATE:

22/05/2026

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Introduction

1 Scope

- 1.1 This report has been produced to address changes to the site access required by the Local Planning Authority after construction has commenced. These requirements have resulted in a revised plan for the vehicle access and internal layout which introduces new impacts on trees which this report will address.
- 1.2 The arboricultural component of the site was initially addressed by Elliott Consultancy Ltd in September 2023 and this report uses their data to inform the proposed mitigation. This report does not replace the original report and plans by Elliott Consultancy Ltd except in so far as they address the revised site layout.
- 1.3 A walkover survey was conducted by MWA in May 2026 to assess the current situation and noted only small changes to the remaining trees such that it was considered that the original survey data was still sufficiently accurate to permit its use here.
- 1.4 No responsibility is assumed by MWA Arboriculture Ltd for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless additional contractual arrangements are made.
- 1.5 This report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.
- 1.6 The vegetation has been assessed from ground level only. Assessment of condition is based on a visual tree assessment (VTA). No detailed inspection of the upper crown has been carried out. No decay detection equipment (destructive or non-destructive) has been used to further assess the condition of the vegetation, which is beyond the scope of the survey. Any dangerous trees requiring further assessment on safety grounds will be identified.
- 1.7 Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 3-year period. Any alteration to the application site or any development proposals could change the current circumstances and may invalidate this report and any recommendations made. Should this be the case this report will require revision to reflect the development proposals.
- 1.8 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.
- 1.9 All measuring instruments were used in accordance with appropriate user guides.
- 1.10 No site investigations to identify underlying soils and geology have been undertaken. This information may have a bearing upon existing and proposed foundations and landscape design. The project engineer is to be consulted regarding impacts from the recommendations contained within this report.

- 1.11 Any legal description or information given to MWA Arboriculture Ltd is believed to be accurate.
- 1.12 Where solutions to arboricultural problems are specified which require the use of a third-party product e.g., no dig roadway construction, no liability is assumed for the performance or suitability of the product and specialist advice as to the suitability or installation of the product should be sought from the manufacturer or other specialist.
- 1.13 No responsibility is assumed by MWA Arboriculture Ltd for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless additional contractual arrangements are made.
- 1.14 Any alteration or deletion from this report shall invalidate it as a whole.

2 Supporting Documents

- 2.1 We have been supplied with .pdf files showing the existing situation and the proposals. Tree locations were plotted from the proposed site plan and using the information supplied by our client.

3 Components of Report

- 3.1 This report comprises the following elements:

Arboricultural Method Statement

- Arboricultural Method Statement (AMS) - preliminary
- Tree Protection Plan (TPP)

Site Assessment

4 Statutory Controls, Policy and other Constraints

- 4.1 A check with South Tyneside Council returned that trees on the site are subject to a Tree Preservation Order (TPO) and that the site is not located within a Conservation Area (CA).
- 4.2 It would therefore be necessary to request permission to conduct works that may impact the offsite TPO trees. Full planning permission would supersede this requirement in relation to works necessary to implement the development only.
- 4.3 We understand that the site is partially built at the time of writing and that the current changes need to be addressed to permit construction to be completed.
- 4.4 The site has been subject to ongoing negotiation as trees to the west of the access road have been implicated in damage to a third-party wall. An assessment of the trees and wall concluded that several would need to be removed to facilitate repairs to the wall.

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- 4.5 The current TPP (TPP02) therefore shows tree retention and removals based not just upon the requirements of the development, but also in relation to the wall. Permission has been granted for removal of T2, T3, T5, T6, G1 and G2 in the Notice of Grant of Consent to Tree Work, Application No. 250637 issued 31/03/2026.
- 4.6 We understand that some works to unprotected trees and those TPO trees for which permission for works was granted under the initial planning permission have already been conducted.
- 4.7 T9 and T10 have been shown removed due to Ash Die-back Disease which is affecting both trees with T10 being in very poor condition and T9 showing significant effects. These trees are therefore of significantly reduced potential and should be regarded as Category U, although still listed as Category C in TPP02 to remain consistent with the initial survey data.

Arboricultural Method Statement

5 Arboricultural Method Statement (subject to revision following comment from the LPA)

- 5.1 Our assessment identifies that the proposed development will require works to be conducted within the RPAs of retained trees based on the current information. Extra care is therefore required to prevent damage to retained trees.
- 5.2 The following sections provide information relating to the order of implementation and proposed works. This assessment is based upon the plans available at the time of writing. As such the recommendations below may be subject to revision in response to additional information or revisions required to discharge planning conditions.

5.3 Restrictions to operations within RPAs

- 5.4 Where development activities occur within the RPAs of retained vegetation the following shall apply within the RPA:

- All excavation will be by hand and completed under direct arboricultural supervision of the project arboriculturist, following a written method statement that has first been approved by the local planning authority.
- No mechanical excavation is to take place within the RPA. In some circumstances it may be permissible under strict arboricultural site supervision and with a site-specific method statement.
- No lowering of levels for any purpose (except removal of grass sward using hand tools).
- No storage of plant or materials.
- No storage or handling of any chemical including cement washings.
- No vehicular access unless specified when those needed for construction works such as light diggers, mini dumper mini piling machinery shall advance only over ground protection or existing hard surfaces (if present) subject to loads.
- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders' sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees.
- No fire is permitted at any time.
- Whacker plates will not be used within the RPAs of retained trees. Non vibrating rollers will be used to compact materials if required. Hand tampers should be avoided as they can also damage roots, but these may be employed if access prevents the use of a roller.

5.5 Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained.

5.6 **Enabling works**

5.7 Fencing will be erected and ground protection installed as shown in the Tree Protection Plan, MWA TPP Access Road, as far as existing structures will allow. This will conform to the full specification shown below, but rubber feet may be used if site constraints prevent the use of the full bracing. All weather notices will be attached to the barriers stating that no access is permitted to the fenced area; an example is also shown below.

Figure 1: Fencing Specification

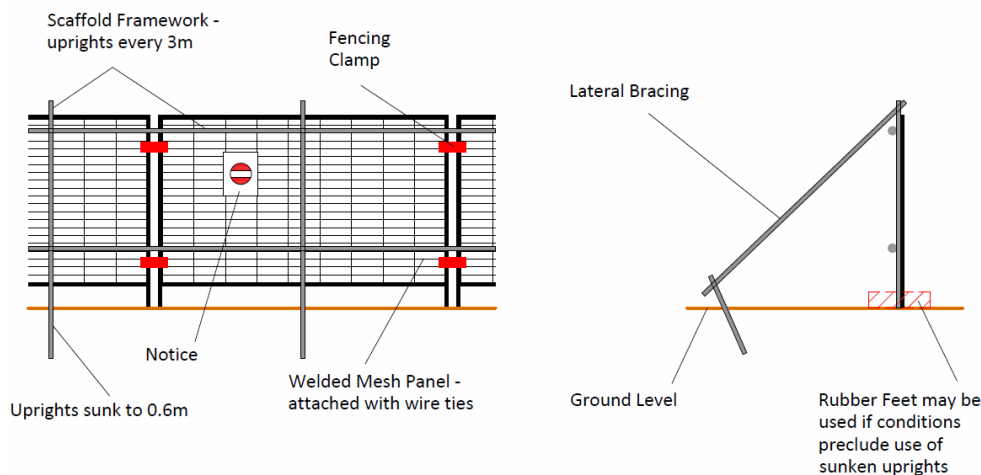


Figure 2: Fencing Warning Sign



- 5.8 The proposed changes to the access road will require the existing kerb edge to be moved closer to the existing trees. This would normally require excavation for kerb edges and to lower the ground level to match the existing access. This is not however possible in this instance as the new kerb edge would be located within the RPA of the retained trees and potentially within the root plate (the part of the root system providing mechanical support).
- 5.9 In order to minimise the potential damage to the rooting environment arising from the proposed driveway, and to provide additional, long-term protection to the trees, the proposed driveway will be constructed using a cellular confinement system installed according to the manufacturer's specification.
- 5.10 This will be installed over the existing drive and stacked as required to raise levels to permit the proposed increase in width to be installed without excavation. Traditional kerbs will not be needed as this type of surfacing is self supporting, and wooden edging is therefore proposed adjacent to the trees.
- 5.11 We show the proposed cellular confinement system for those areas within RPAs. The adjacent areas outside the RPA of the retained trees may still be expected to have significant rooting present so the above soil surface could be used across the entire length of the road to avoid changes in materials and construction which could result in damage to the road over time. While this would assist trees, it would not be a requirement on arboricultural grounds.
- 5.12 In the case of Tree No. N1 it may be possible to install the proposed road without significant harm using standard construction techniques, and due to the extent of the incursion we advise the use of the above soil surfacing.
- 5.13 Some regrading may however be required as this area was not previously used for vehicles, in which case a toothless bucket should be used to scrape soil in layers from the area until a suitable level is reached or until significant rooting is found.
- 5.14 Further information regarding these systems is provided within the Arboricultural Association Guidance Note 12 'The use of cellular confinement systems near trees: A guide to good practice'.
- 5.15 A diagrammatic cross section of a typical cellular confinement system is shown below:

Figure 3: Cellular Confinement System Schematic

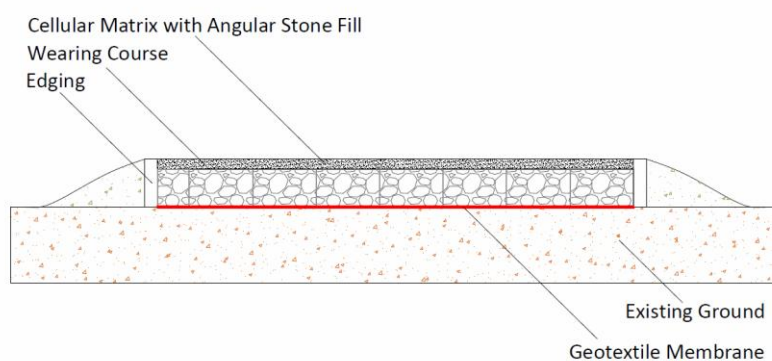
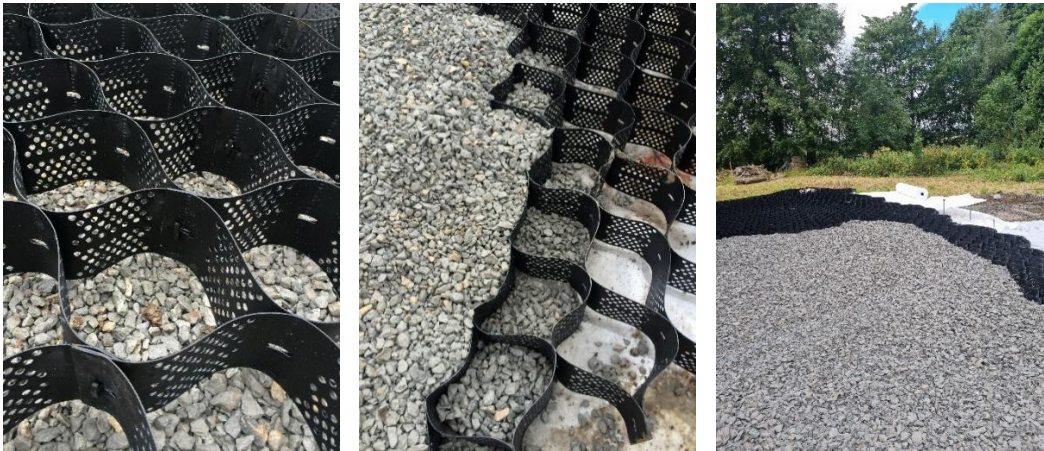


Figure 4: Cellular Confinement System Examples



6 Construction Phase

- 6.1 Protective fencing and other measures shown will be maintained in accordance with agreed plans for the duration of each particular phase / operation or until construction is complete (as applicable). No changes are permitted without consultation with the project arboriculturist and agreement of the Tree Officer.
- 6.2 **Excavations within the RPA**
- 6.3 Excavation will be required within the RPA of retained trees to tie in the proposed build with the adopted highway which will require the following methodology to be adhered to where shown in MWA TPP 01. Manual excavation would also be required for kerb edges within the RPA of Tree N1 if the cellular confinement system is not to be employed.
- 6.4 Manual excavation seeks to avoid this damage by exposing roots before severance and cutting them cleanly using appropriate tools when necessary. Exposed root ends are minimised and can be better protected from incidental damage.
- 6.5 Typically, 82% of the roots of broadleaved trees and 70% of conifer roots are found in the top 500mm of soil, with root networks usually decreasing rapidly below this depth. Excavations below 500mm may require trenches to be shuttered to protect operatives from injury if the walls collapse. Shuttering is likely to preclude retention of roots.
- 6.6 Proposed excavation within the RPA will be conducted by hand and under direct arboricultural supervision. Ideally an air spade should be used but this is often not possible in heavy soils when hand tools will be used instead.
- 6.7 Spoil should be removed from the RPA by hand. Motorised barrows may be used over ground boarding. Spoil may be loaded into the bucket of a digger as long as the digger itself is located outside the RPA and the bucket does not bear on the ground.

- 6.8 A trench will be dug in the positions shown in the MWA tree protection plan. Once exposed roots below 25mm diameter will be severed and the now isolated soil on the far side of the trench may be removed in the usual manner as any roots within this soil would no longer be attached to the tree.
- 6.9 Exposed roots will be severed by the project arboriculturist using secateurs or a hand saw to leave a wound of the lowest cross section possible. Exposed roots / cut faces will be protected by damp hessian (dry if frost is likely) and recovered with topsoil at the earliest opportunity. Hessian wraps should be dampened periodically in hot weather.
- 6.10 Protective materials will be removed and backfilling completed as soon as possible once operations are complete. Plastic sheeting will be used to prevent contamination by cement if this is required for adjacent construction.
- 6.11 If roots over 25mm are found the arboriculturist will determine if these may be severed in consultation with the Tree Officer. A record of the works, including photographs and the size and number of roots over 10mm diameter should be produced.
- 6.12 **Installation of Services (underground and above ground services)**
- 6.13 Since trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree, in the event of works being required, particular care will be taken in the routeing and methods of installation of all underground services.
- 6.14 Services should be routed on the far side of the proposed access road if possible. If this is not possible, the project arboriculturist will discuss the routing of underground services as soon as the requirement is identified. Guidance offered in NJUG will act as reference for working methods.
- 6.15 Extra precautions will be taken if it is necessary to use concrete near to or within the RPAs of retained trees. This is necessary to prevent potential soil contamination in areas where roots are likely to be present either directly (spillage) or leaching. These include:
- Holes will be excavated by hand;
 - An impermeable membrane will be used to line the hole to protect surrounding soil before pouring concrete;
 - No concrete is to be mixed within an RPA;
 - Excess/spilt concrete will be removed upon completion of works.
- 6.16 **Additional precautions outside the exclusion zone**
- 6.17 Planning of site operations will take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees.

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- 6.18 Such contact can result in serious damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees will be conducted under the supervision of a banks man, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning will be undertaken where necessary to maintain this clearance. NOTE: In some instances LPA consent for pruning may be required.
- 6.19 Fires are prohibited due to the likely proximity of retained vegetation. NOTE: Local environmental health authorities might also have specific restrictions relating to fires.
- 6.20 Any materials whose accidental spillage would cause damage to a tree will be stored and handled well away from the outer edge of its RPA. It is essential that allowance will be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- 6.21 We recommend that installation of the lowest layer(s) of the cellular confinement system which approach the trees is supervised, especially if level changes are required adjacent to Tree No. N1.
- 6.22 **SUPERVISION VISITS WILL BE RECORDED USING MWA SITE MONITORING FORM TO BE ACCOMPANIED BY PHOTOGRAPHS. THIS INFORMATION CAN BE MADE AVAILABLE TO THE LPA UPON THEIR REQUEST.**

Appendix 1 – Key Contacts

Position	Organisation	Name	Contact Info
Project Arboriculturist	MWA Arboriculture Ltd	TBC	0191 432 9560 office@mwaarboriculture.co.uk
LPA Tree Officer	South Tyneside Council	TBC	TBC
Site Manager	TBC	TBC	TBC

Appendix 2 – Site Monitoring Form

Arboricultural Monitoring & Supervision Record			
Site Address			
MWA Consultant			
Date of visit			
Also in attendance			
Purpose of Visit			
Monitoring	Supervision	Spot-Check	Meeting
Observations			
	As per AMS/TPP?	Breach?	S Manager aware?
Protective Fencing			
Ground protection			
Signage			
Storage			
Access/egress			
Tree Works			
Underground services			
Comments			
Signed:			
Dated:			

Appendix 3 – Example handout for site operatives when working with RPAs



Precautions When Working Close to Trees



The following points are designed to prevent damage to both the visible and below ground parts of the tree. Failure to work in line with the points set out below is likely to result in damage to trees and may result in action by the Local Planning Authority such as a stop notice or prosecution.

- Works stipulated in the approved **Tree Protection Plan** and Arboricultural Report will be completed before other works on the site begin. No other tree pruning is permitted without written permission from the Project Arboriculturist.
- If required **Protective Fencing** is to be installed in accordance with the approved Tree Protection Plan before the start of any construction activities, including demolition or placing of site offices.
- **Protective Fencing** will remain in place until the end of the build unless approval for its removal is provided in writing by the Project Arboriculturist.
- If required **Ground Protection** is to be installed in accordance with the approved Tree Protection Plan before the start of any construction activities, including demolition or placing of site offices.
- **Ground Protection will remain in place** until the end of the build unless approval for its removal is provided in writing by the Project Arboriculturist.
- **Excavations within the Root Protection Areas of retained trees (RPAs)** must be conducted in **strict accordance with the AMS** and in accordance with site specific briefing provided by the Project Arboriculturist.
- Only those **underground services** shown in the approved plans will be routed through the RPA of retained trees without consultation with the Project Arboriculturist. (See above regarding excavation within RPAs.)
- **No storage of chemicals or other materials** is allowed within the RPA of retained trees irrespective of ground protection. Materials should not be stored uphill of retained trees or their RPAs.
- **No mixing of concrete or other potentially toxic materials** is permitted within the RPAs of retained trees.
- **No fires are permitted within RPAs or close to retained trees**, irrespective of local Council policy.
- **Banksman** will be used whenever plant is operating close to retained trees.
- **No plant may operate within the RPA of retained trees** without appropriate ground protection in place.
- Details for the **Project Arboriculturist** may be obtained from the Site Agent.