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TREE CONDITION AND TREE CONSTRAINTS REPORT

**RELATING TO POTENTIAL DEVELOPMENT SITE
AT WHALLEY NEW ROAD AT BILLINGTON**

FOR

Acland Bracewell Ltd via Janet Dixon Town Planners Ltd

December 2009

**TREE CHECK LTD
252 LEYLAND LANE
LEYLAND
LANCS
PR5 3HL**

**TEL: 01772 621435
FAX: 01772 621462**

TREE SURVEY CONDITIONS

A site visit was carried in late November 2009. Conditions were damp and clear. The trees were dormant and leaf fall had finished. The trees were not climbed but the situation was viewed from ground level. Visual Tree Assessment Techniques was used throughout and hammer tests and digital microprobe tests were used where required to determine trunk integrity and the extent of any decay.

REPORT REMIT

The purpose of the survey is to prepare a condition report on the trees and indicate the nature of any constraints imposed on the site by tree roots and canopy. All tree locations have been plotted on plans provided by the client. Trees have been numbered identified on the plan T1-8.

THE INSPECTOR

I am Ken Linford, a consulting arborist, trained in Pre development Tree assessment, Quantified Tree Risk Assessment and Tree Defect identification. I have experience as a tree care contractor for more than 25 years and have been providing a consulting service for Local Councils, private persons and architects for 12 years. My CPD record is open to inspection if required. I am covered by PI insurance by Hiscox Insurance Brokers.

ARBORICULTURAL FEATURES AND COMMENTS.

1. The attached schedule details the condition of the trees on the site. The trees are roadside lime and beech with hedgeline oak and hawthorn. We are not aware if the trees are covered by any protection legislation.
2. The Trees are rated as per BS 5837 (2005).
3. The mature lime and beech on the Whalley New Road Boundary may have been planted as boundary markers in the past while the oaks and hawthorns in the hedgerows on the east and west boundaries are naturally seeded. The four trees on the northern boundary date from the late 19th Century.

TREE CONSTRAINTS PLAN

As attached.

The Four trees on the northern boundary have been rated A and B and the root protection areas required are shown as partial circles within which development and ground damage should not take place. The epicormic growth on the lower stem of T3 is a block to site access visibility but this can easily be removed with no detriment to the tree.

The location of T1-4 will impose limitations on the potential road access point onto the site from the north side

Ken Linford
Consulting Arborist

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252 LEYLAND LANE
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LANCS
PR25 1XL

01772 621435

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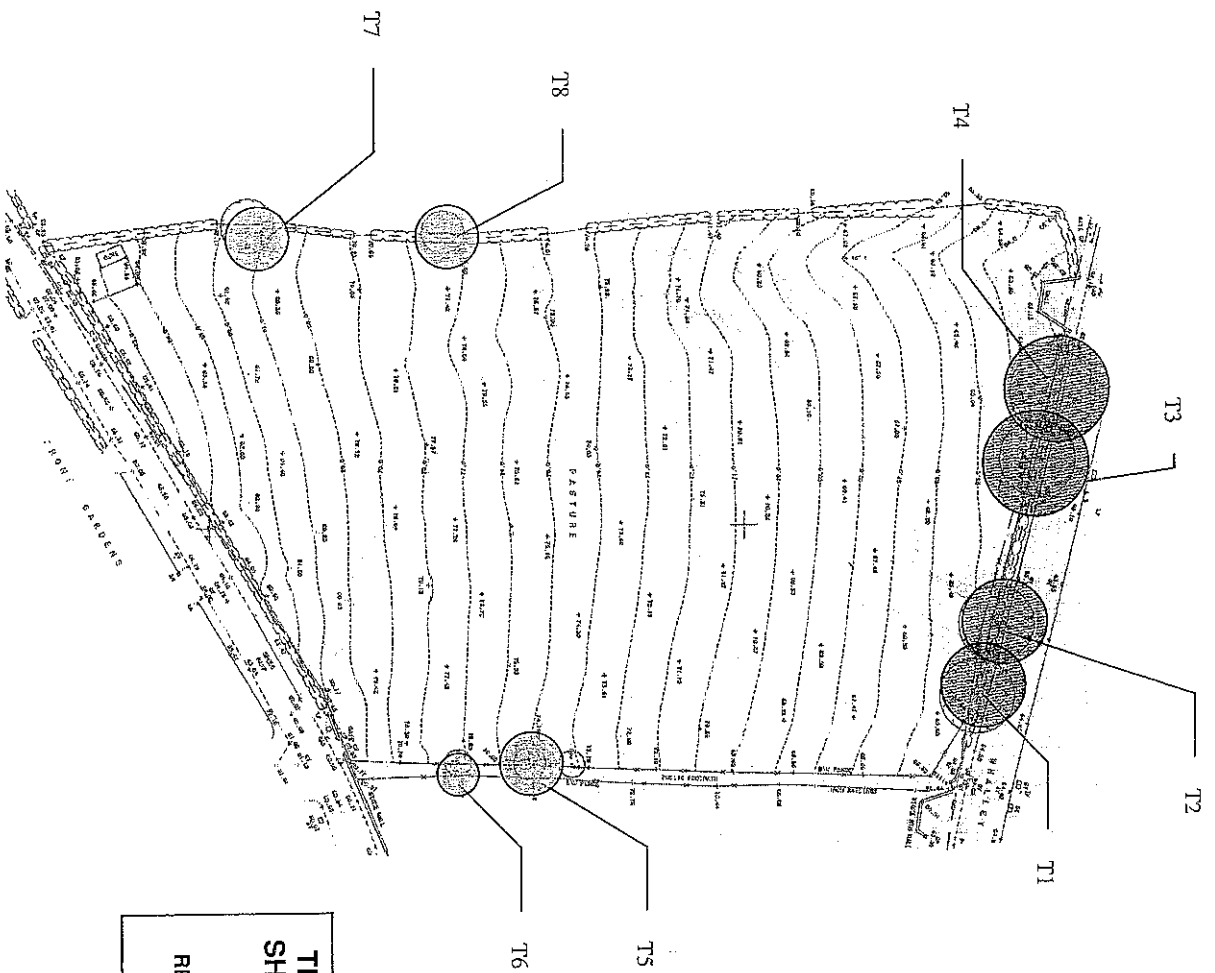
DATE: 25.11.09 WEATHER CONDITIONS: DAMP AND CLEAR. INSPECTOR CODE: KL

SPECIES	H G T	DBH (mm)	CANOPY SPREAD N.E.W	CANOPY CLEARANCE	AGE CLASS	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	SULE	RPA Radius (m)	BS 5837 RATING
	19	750	7	3	Mature	Good. Slight deadwood and upper epicormic growth	G	Remove deadwood stubs and epicormic sprout Canopy lift to clear 4.8m over road	30	9	A
	20	750	7	3	Mature	Good. Slight deadwood	G	Remove deadwood stubs Remove epicormic Canopy lift to clear 4.8m over road	30	9	A
	19	900	7	2	Mature	Good. Large epicormic growth. Slight deadwood	G	Remove deadwood stubs and all epicormic growth Canopy lift to clear 4.8m over road	30	11	A
	18	900	7	4	Mature	Good. decay on lowest limb. Wind burnt from the west	G	Remove lowest limb with stem decay and crown clean to remove small deadwood	30	11	B
	15	500	5	1.5	Mature	Good, multistem	F		20	6	C
Hawthorn		Base Diameter									
16	4	300 Base Diameter	2	1.5	Mature	Good, small multistem	F		20	4	C
Hawthorn											
17	8	500	6	2	Early Mature	Good. On eastern ditchside. Well balanced. Small deadwood	G		40	6	C
Oak											
18	5	300	4.5	1.5	Early Mature	Good/fair. Low profile located on eastern ditchside	G		40	4	C
Oak											

The condition of the southern and eastern hedges are fair with some gaps and elder within thorn. Evidence of laying in distant past. The northern hedge line is in better condition. All hedges have been felled cut in the past and with cutting and infill could be retained as a site boundary.

SULE refers to State Useful Life Expectancy

The BS ratings are A (Trees of significant amenity value and free from significant defects) B (Trees with defects which can be corrected by appropriate works and which by virtue of size and location provide significant local visual amenity) C (Trees which are sound but provide little in the way of amenity value by virtue of size species or location) and R (Trees which have defects rendering them liable to failure in the foreseeable future)



**TREE CONSTRAINTS PLAN
SHOWING EXTENT OF ROOT
PROTECTION AREAS**
REFER TO RPA RADIUS DETAILS IN
TREE CONDITION SCHEDULE