



RIBBLE VALLEY
BOROUGH COUNCIL

04 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120024P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MR AND MRS First name:

Last name: DRAKE

Company (optional):

Unit: House number: 21 House suffix:

House name:

Address 1: DORSETT DRIVE

Address 2:

Address 3:

Town: CLITHEROE

County: LANCS.

Country:

Postcode: BB7 2BQ

2. Agent Name and Address

Title: MR First name: STUART

Last name: HEED

Company (optional): SUNDERLAND PEACOCK & ASSOCIATES LTD

Unit: House number: House suffix:

House name: HAZELMERE

Address 1: PIMLICO ROAD

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Country:

Postcode: BB7 2AG

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF A SINGLE STOREY GARDEN ROOM EXTENSION ROOF ALTERATIONS OVER REAR KITCHEN TO CREATE AN ENSUITE BATHROOM & EXTRA BATHROOM SPACE EXTENSION OF EXISTING DETACHED GARAGE AND DRIVE ALTERATIONS.

(RESUBMISSION OF APPROVED SCHEME 3/2011/0271 WITH DESIGN AMENDMENTS)

Description of Proposed Works (continued)

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: SUNNY MEDE

Address 1: RIBBLESDALE AVENUE

Address 2:

Address 3:

Town: CLITHEROE

County: LANCS.

Postcode (optional): B87 2HZ

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

MISS CLAIRE BOOTH

Reference:

RV3/2011/0992P

Date (DD MM YYYY):

23/12/2011

(must be pre-application submission)

Details of the pre-application advice received:

TO SUBMIT THE PROPOSED CHANGES AS A NEW PLANNING APPLICATION.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

PLEASE REFER TO DRAWINGS:
4061-02A (EXISTING SITE PLAN)
4061-10B (PROPOSED SITE PLAN)
AND ARBORICULTURAL REPORT.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☒ Yes ☐ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

TAYLOR TREE SURVEYS ARBORICULTURAL REPORT ADVISED TO RAISE THE SECOND GROWTH CANOPY OF EX TREE REF. 0442

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	FACING BRICK AND TILE CLAD ABOVE	FACING BRICK AND TILE CLAD ABOVE TO MATCH EXISTING	☐	☐	4061-01A, 02A, 03A, 10B, 11B, 13B & 14B
Roof	TILE	TILE TO MATCH	☐	☐	AS ABOVE
Windows	UPVC & TIMBER	PAINTED TIMBER	☐	☐	AS ABOVE
Doors	UPVC & TIMBER	PAINTED TIMBER	☐	☐	AS ABOVE
Boundary treatments (e.g fences, walls)			☒	☐	
Vehicle access and hard-standing	TARMACADAM	TARMACADAM	☐	☐	AS ABOVE
Lighting			☒	☐	
Others (please specify)			☒	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

BAT SURVEY REPORT • LOCATION PLAN • EXTERNAL MATERIALS INFORMATION AND ARBORICULTURAL REPORT 22/01/2011. TREE MONITORING (PROTECTION) PROCEDURE (VERSION 2.01)
DRAWINGS 4061-01A, 02A, 03A, 10B, 11B, 13B & 14B

Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application for

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

320120024P

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ ~~The applicant certifies that~~ on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature]

Underland Peacock Associates Ltd

03/01/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ ~~The applicant certifies that I have~~/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature]

[Signature]

[Signature]

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ ~~The applicant certifies that:~~

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it but I have/ th unable to do so

The steps taken were:

[Signature]

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

[Signature]

[Signature]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature]

[Signature]

[Signature]

Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

B) Have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

3 copies of a completed and dated application form:



3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address (optional): 		

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address (optional): 		

320120024P

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

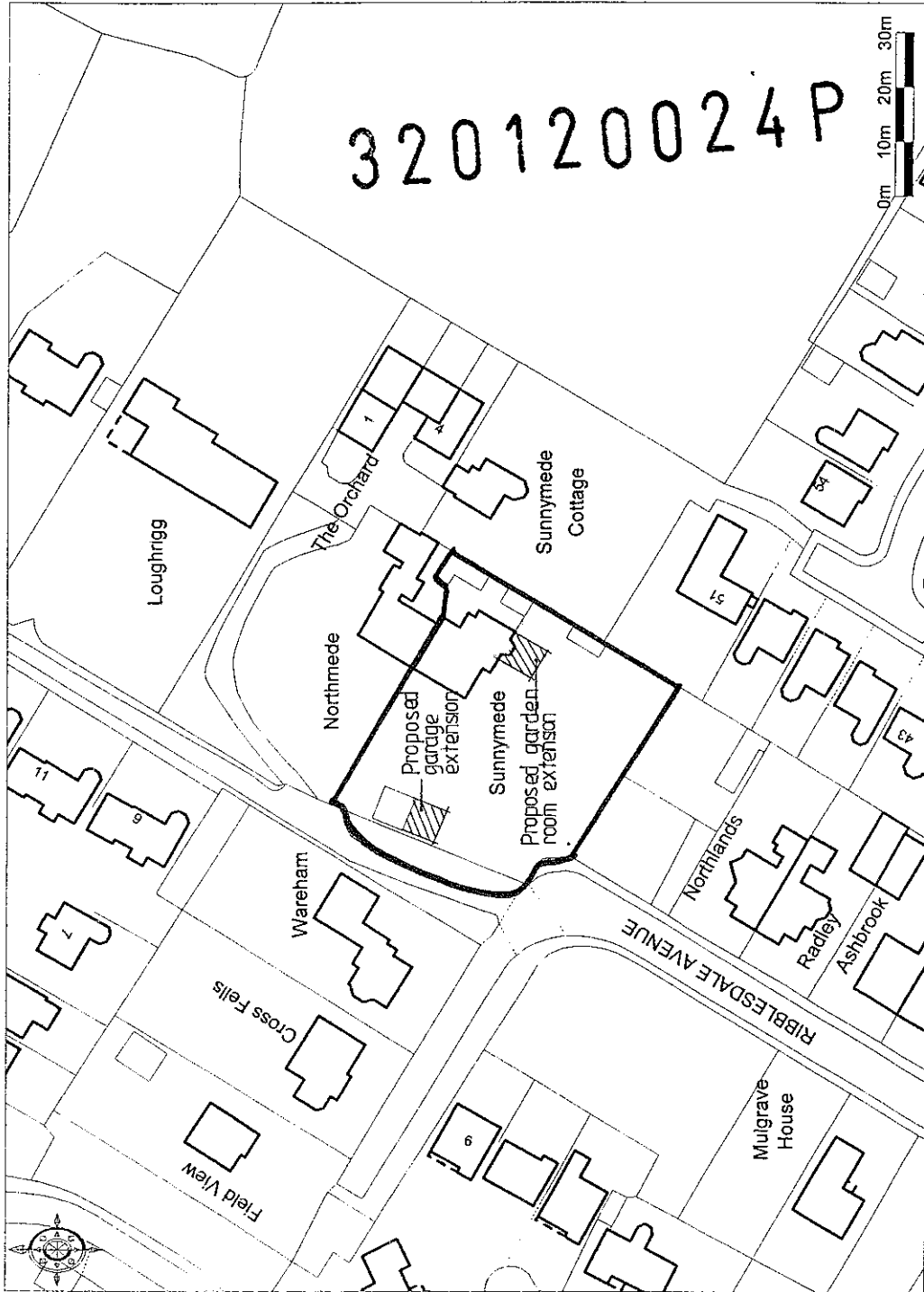
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

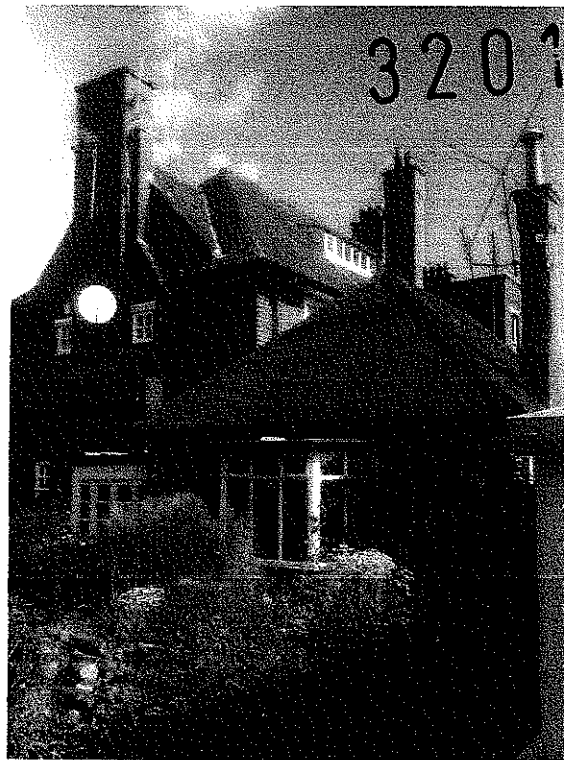
North



Ordnance Survey © Crown Copyright 2010. All rights reserved. Licence number 100020449. Printed Scale - 1:1250



**PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND
ERECTION OF A SINGLE STOREY GARDEN ROOM EXTENSION. ROOF
ALTERATIONS OVER REAR KITCHEN TO CREATE AN ENSUITE
BATHROOM AND EXTRA BATHROOM SPACE. EXTENSION OF
EXISTING GARAGE AND DRIVE (RE-SUBMISSION OF APPROVED
SCHEME REF. 3/2011/0271 WITH DESIGN AMENDMENTS)
AT SUNNYMEDE, RIBBLESDALE AVENUE, CLITHEROE BB7 2HZ
FOR MR AND MRS DRAKE**



320120024P

Date: 03 January 2012
Our Ref. 4061
Version: 2.01



Pl. 1 Photograph showing the sample of a tile (to match existing) which is to be used on the single storey garage, garden room and new roof over the kitchen. This is also to be used for cladding the first floor south west external walls of the extension over the kitchen.



PI. 2 Photograph which shows the sample panel of the brick that would be used to build the external walls of the garage, garden room extension and extended section of the north east wall.

TREE PROTECTION MONITORING PROCEDURE

The contractor is to strictly adhere to the following tree protection monitoring procedure during the course of the work:

Stage 1 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified, including the Beech Tree situated outside of the defined cartilage but within influencing distance of the garage, shall be protected in accordance with the BS5837.

The contractor is to set up the temporary 2.0m high Herras security fence in the garden to form a barrier between the building site and the tree root protection areas. Please refer to approved drawing 4061-10Rev. B

Stage 2 The contractor is to contact the council's tree conservation officer to inspect and agree the tree protection arrangements before any site works commence.

Stage 3 The contractor is to maintain all tree protection measures throughout the course of the works and ensure that no excavations or changes in ground levels within the tree protection areas. The contractor must not store or redistribute any building materials/ spoil/ soil/ rubble within the protection zone.

Stage 4 The contractor is to invite the council tree conservation officer at monthly intervals (or at other intervals to be agreed) to inspect the approved tree protection measures.

Stage 5 The contractor is only to remove the temporary protection when the building and external works are complete and when there will be no further excavations or changes in ground levels.

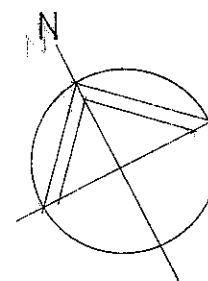
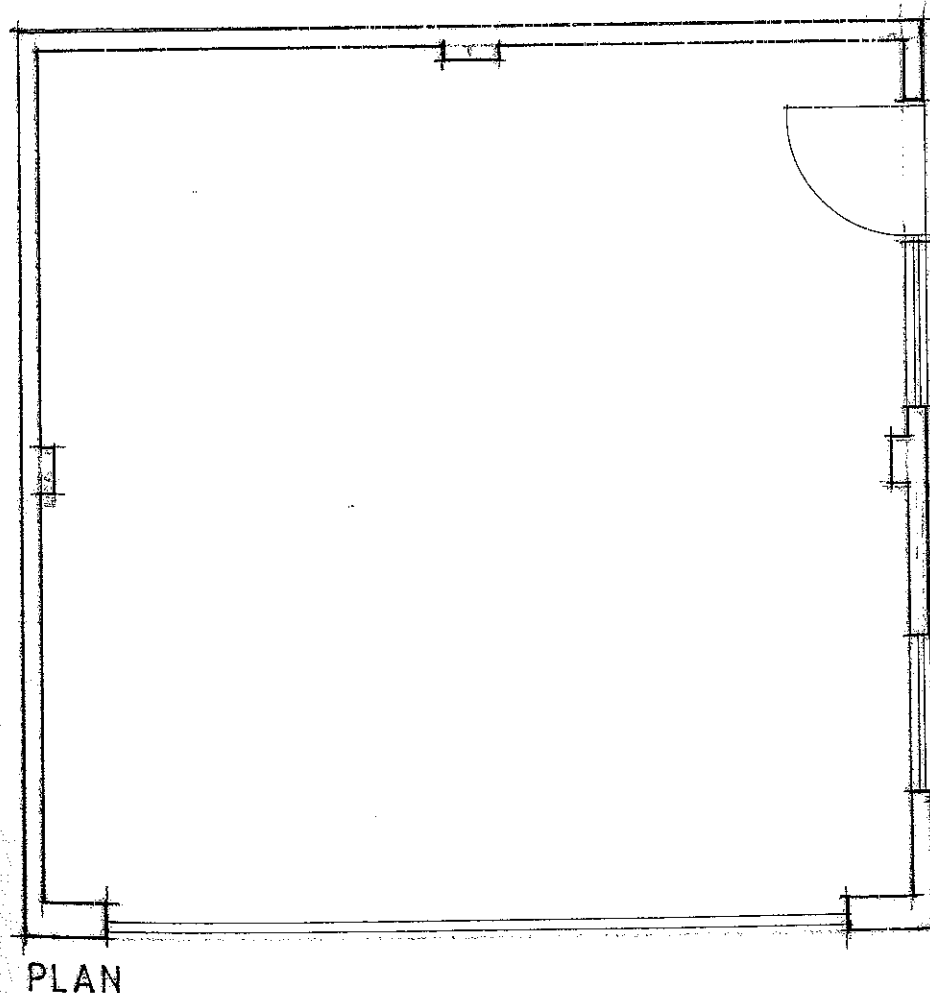
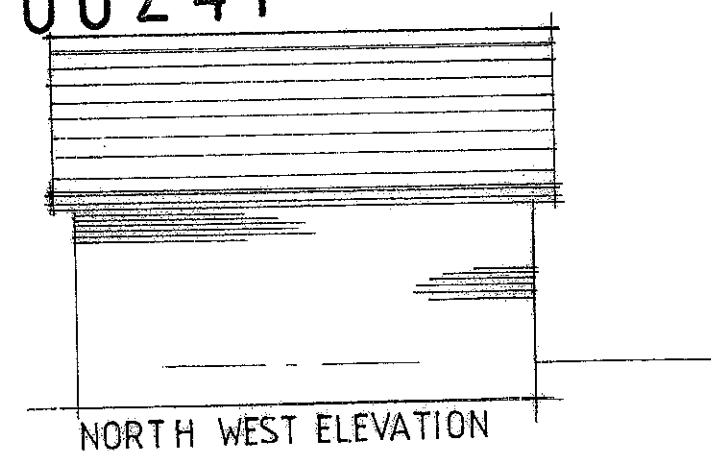
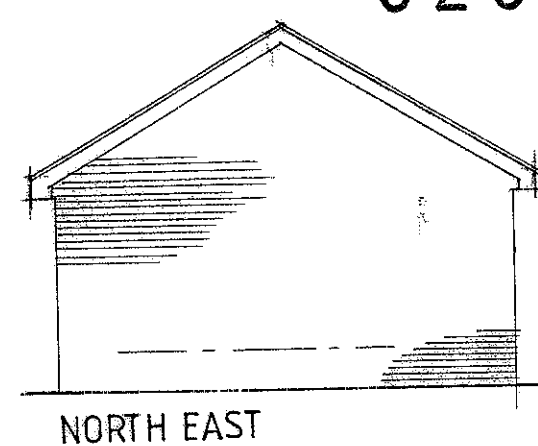
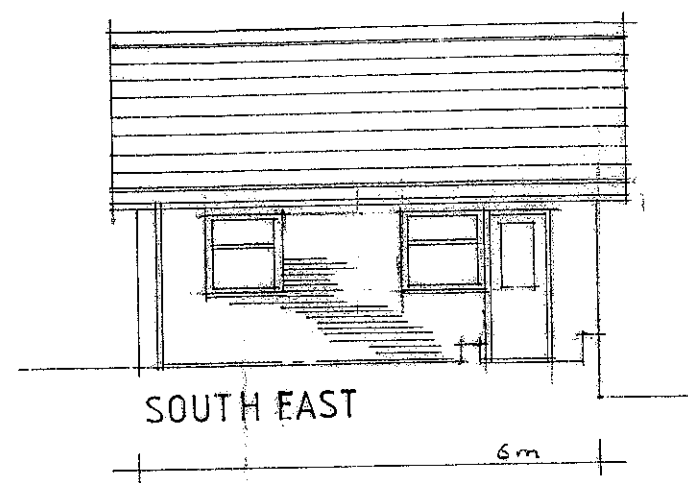
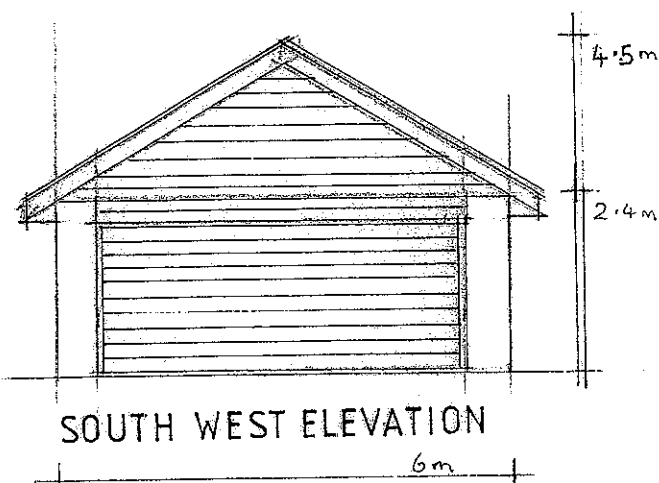
Stage 6 The contractor is to arrange a separate meeting with the tree conservation officer to agree the scope of and detail for any tree surgery or pruning works that are to be implemented.

Please note that a significant amount of tree pruning works were undertaken by an approved tree surgeon whilst the tree report was prepared for the planning application and it is unlikely that anything else will be required under the proposed building project.

Note

Dimensions shown on drawings prepared for planning purposes are indicative only and can vary.

320120024P



REV A- North point added 30/03/11 LG

Client

Mr and Mrs DRAKE

Job Title

PROPOSED ALTERATIONS TO
SUNNYMEDE
RIBBLESDALE AVENUE
CLITHEROE

Drawing Title

GARAGE PLAN AND ELEVATIONS
EXISTING

Scale 1:100 1:50 Date AUG 10 Drawn LKR

spa
ARCHITECTS

SUNDERLAND PEACOCK

SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE,
LANCASHIRE, E23 2AG
T: 01200 423176 F: 01200 427328
E: info@sunderlandpeacock.com
www.sunderlandpeacock.com



4061 - 03 a

BAT SURVEY
AT
SUNNYMEDE
RIBBLESDALE AVENUE
CLITHEROE

DATE AND TIME OF VISIT
13TH and 25th Aug

WEATHER CONDITIONS

Sun breaking through clouds, light breeze 15° C

REFERENCE NO. 4061

320120024P

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE. The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Two storey extension to the side of the house.

TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

COMMENTS: The property is a large semi detached house with various out-buildings to the rear built in the late 19thC. A detached garage and conservatory were probably built in the past twenty years.

LOCATION

	URBAN
X	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

COMMENTS: The house is located off Ribblesdale road on the outskirts of Clitheroe.

BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: There is a mature garden with trees to the perimeter.

WALL CONSTRUCTION

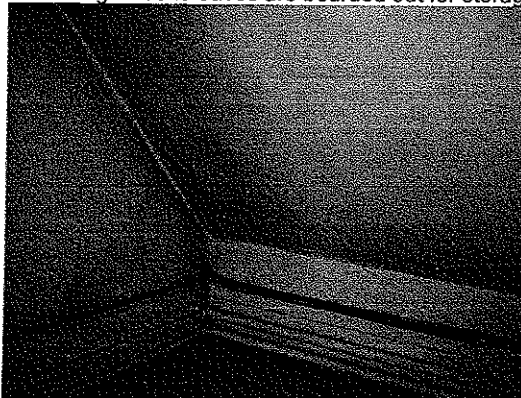
	STONE
X	BRICK
	STEEL
	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The walls are brick,

ROOF CONSTRUCTION

	SLATE
X	TILE
	GREY SLATE
	STEEL
	FLAT ROOF FELT

COMMENTS: The roofs are mainly hipped, and the house has a second floor within the roof space. The remaining voids to eaves are boarded out for storage.



BAT ACCESS POINTS IN WALLS

Yes No

	X
--	---

COMMENTS: All of the pointing is in good condition with no significant cracks or crevices

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes No

	X
	X
	X

COMMENTS: The ground surrounding the house is mainly paved or has a tarmac surface so it was possible to examine for dropping evidence, none was found. None where seen and the detector result was negative

ROOF SPACE TRUSSED
PURLINS
FELT

Yes No

X	
X	

COMMENTS: The second storey is in the roof space so the roof void is minimal and it was not possible to access it

BAT ACCESS POINTS IN ROOF

Yes No

	X
--	---

COMMENTS: The slates are in good condition with no access points



BAT SIGNS, INTERNAL SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above evidence was found.

CONCLUSION

The proposed extension to this house will not pose a threat to any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

PHOTOGRAPHS



Area of proposed extension.



TAYLOR TREE SURVEYS
FULLY INSURED PROFESSIONAL CONSULTANTS

Arboricultural Implications Assessment in respect of proposed alterations at
Sunnymede Ribblesdale Avenue Clitheroe

22nd January 2011

Client: Mr and Mrs Drake

320120024P

Introduction

This document has been prepared in support of the proposed alterations to Sunnymede Ribblesdale Avenue Clitheroe. The aim of the assessment is to consider how the proposed development and associated trees will co-exist in the present and future.

During the report the following items were considered:

- Tree root protection areas (RPA)
- Changes in ground level
- Tree planting
- Tree management
- Above ground constraints
- Construction exclusion zones (barriers and ground protection)

The site

It has been brought to my attention that the trees are not situated within a conservation area and there are no protected trees on the site.

However this should be confirmed with the LPA before any recommended tree work is carried out.

Tree Root Protection Areas (RPA)

The RPA for each tree has been considered and plotted on the Tree Constraints Plan (TCP).

Surrounding trees will be protected throughout the development reducing the risk of damage to the critical root zones see (construction exclusion zone: Barriers and Ground protection).

Due to the nature of the species being sensitive to root disturbance 20% has been added to the root protection area of each tree.

It is clear that the construction is well outside the root protection areas and no root disturbance will be caused (see TCP).

Changes in ground level

Trees to be protected during construction are located on the tree constraints plan; these trees are not to be subject to changes in ground level

Tree planting

The recent removal of dead and dying trees has created an opportunity for re-planting. It is always encouraged that long lived and appropriate trees are planted so that future generations can benefit from minimal tree maintenance and mature specimens.

Taking into account the fact that the majority of the trees on site are mature beech trees, consideration should be given to the amount of shading cast on the garden and property during summer months. The trees to be planted should complement the existing trees but should not deny the garden or property of light. Planting the wrong tree in the wrong place will lead to maintenance issues and eventually premature removal.

Before any trees are planted all stumps from previous tree removal should be ground out. I recommend that two fastigiata Oaks and two fastigiata Hornbeams are planted leading up the driveway with a spacing of 4.5 meters between each tree. The trees should be standard to heavy standard measuring 10-12 cm in girth. Planting larger trees will have an immediate impact and will compensate for the loss of the recently removed trees. All trees planted should be staked accordingly taking into consideration the size and position of the tree. To help the trees establish their roots in the first year of growing it is recommended that mulch is applied and that they are regularly watered.

The trees should be planted once the development is complete. Trees grown in rooting bags should not be planted any later than mid March, containerized (air pots) can be planted any time of the year.

(See map for planting location).

Tree management

During the survey several trees were found to have dead wood and stubs in the canopy. It is recommended that the trees requiring any remedial tree work are dealt with as soon as possible to reduce the risk of harm to persons or property. The removal of stubs will aid callusing of the tree which will help prevent the spread of decay.

Several trees on site were found to have included bark on minor and major stems, due to the age of these trees unions should be monitored regularly.

Above ground constraints

T 0442 is located to the Eastern side of the site access. Due to its location it is likely that larger vehicles will conflict with the lower branches of the tree. It is therefore recommended that the tree is lifted to 5.2m over the existing site access. secondary growth is to be removed to achieve this lift

Construction exclusion zone: Barriers and Ground protection

Barriers

All trees to be retained on site will be protected with barriers, these barriers should comprise of vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps. Weld mesh panels on rubber or concrete feet are not resistant to impact and should not be used.

A notice should be erected on the barriers saying "construction exclusion zone- Keep out" See BS 5837 2005 SECTION 9.2.

The location of the barriers can be found on the tree constraints plan

Ground protection

Ground protection is not necessary during this development; all operations are outside the root protection areas given.

Any pedestrian movements within the RPA should be protected by a single scaffold board on top of a compressible layer. In this situation very little pedestrian movement will take place within the root protection areas therefore wood chip would be substantial as a compressible layer.

INDIVIDUAL TREE RISK SURVEY

SITE:	SUNNYMEDE RIBBLESDALE AVENUE CLITHEROE
CLIENT:	MR AND MS DRAKE
BRIEF:	INSPECT TREES GENERAL CONDITION AND PRODUCE ROOT PROTECTION AREAS FOR TREES ON SITE

SURVEYOR:	ADAM TAYLOR
ASSESSMENT DATE:	22/01/2011
VIEWING CONDITIONS:	SUNNY / CLEAR
JOB REFERENCE:	

PAGE:	
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TREE NO.	SPECIES	AGE RANGE	HEIGHT (M)	CROWN SPREAD	STEM DIA. (MM)	VITALITY	COMMENTS	MANAGEMENT	ERC	CAT GRADE	RPA RADIUS (M)	RPA SQUARE (M)
T0431	Beech	M	16.5	N-9 S-2.5 E-7 W-2.5	890	M	40% of previous pruning cuts are healing - Moderate amount of dead wood in canopy - Large limb on lean towards NE strong union	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood	20+	B1/2	12.8	429
T0432	Beech	M	17	N-10 S-2.5 E-6 W-3	520	M	- Stem at base forms a moderate union with main stem - Stem curvature towards the North retains an axiom of uniform stress	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood	20+	B1/2	7.5	146
T0433	Beech	M	16	N-1.1 S-1.3 E-1 W-1	570	M	- Poor union at 2m where tree forks into two main limbs one limb leaning towards the North and one towards the South - Included bark at this union - Large amounts of dead wood	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood - Monitor squeeze	20+	B1/2	8.2	176
T0434	Beech	M	16	N-2.5 S-3.2 E-3.5 W-1.2	520	M	- Roots from T0433 are clearly interconnected to T0434 - Moderate amount of dead wood in canopy - Slight decay forming in old pruning wounds	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood	20+	B1/2	7.5	146
T0435	Ash	Y	8.5	N-4 S-4.2 E-2 W-3.8	250	M-P	- Poor form- limbs on heavy lean towards the South - Slight decay forming at base - Large amount of dead wood in canopy consider removal Little risk to persons or property although would benefit from removal	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Consider future removal	10	C1/2	3.6	33.6

TREE NO.	SPECIES	AGE RANGE	HEIGHT (M)	CROWN SPREAD	STEM DIA. (MM)	VITALITY	COMMENTS	MANAGEMENT	ERC	CAT GRADE	RPA RADIUS (M)	RPA SQUARE (M)
T0436	Beech	M	17	N-9 S-7 E-4.5 W-2	725	M	- Major fork at 1.5 meter with included union large limbs lean North and South - Rot pocket at 2 meter - Moderate amount of dead wood	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood	20+	B1/2	10.4	285
T0437	Beech	Y	10.5	N-4 S-6 E-2.5 W-2	300	M-P	- Suppressed by the existing mature beech trees leading to a poor form - Slight dead wood in canopy - Grown as part of a group	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood	10	C1/2	4.32	49.2
T0438	Beech	M	17.5	N-9 S-5.5 E-5 W-4	830	M	- Tree forks into three main stems at 5.5 meter - Although limb leaning North forms a strong union with main stem union should be monitored - Tree maintains axiom of uniform stress by applied reaction growth	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood - Monitor squeeze	20+	B1/2	11.9	374
T0439	Beech	Y	7.5	N-3 S-2.5 E-2 W-1	200	M	- Small suppressed beech tree - Grown as part of a group	Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	10	C1/2	2.8	21.6
T0440	Beech	M	15	N-10 S-7 E-5 W-10	860	M	- Stubs in canopy at 6 meters - Moderate unions in canopy - This tree has the most open grown crowns creating an attractive domed canopy	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove stubs and dead wood	20+	B1/2	12.3	402

Table 1 — Cascade chart for tree quality assessment

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost; installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better. A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.				