



Arboricultural Impact Assessment of Trees off
Accrington Road, Whalley

for 320120179P

Briery Homes

CONTENTS

Section 1: Introduction

Section 2: Protected Status of the Trees

Section 3: Appraisal

Section 4: Tree Protection Measures

Appendices: Dwg c-812-01 Survey of existing trees.

1.0 Introduction

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PDP Associates has been instructed by Briery Homes to provide an arboricultural impact assessment (AIA) of the existing trees and hedges within the proposed housing site off Accrington Road, Whalley.

This report will evaluate the construction of a new housing scheme along with the associate infrastructure. The development's juxtaposition with the existing planting is considered including recommendations on mitigating any likely impact.

Trees are living organisms whose health and condition may change rapidly and all observations are based on the status of the trees at the time of inspection.

2.0 Protected Status of the Trees

Trees may be legally protected either by a tree preservation order (TPO), or by virtue of being within a conservation area. Potentially large penalties may be enforced for illegally carrying out works on protected trees. It is recommended that checks are made before any works are undertaken and no work should commence until permission has been granted.

No trees have TPO status within the site.

3.0 Appraisal

3.1 Existing vegetation.

As part of the design process, the scheme (whilst still outline) has been reviewed in line with the findings of the tree survey and in an attempt to minimise any removal of existing vegetation.

The site has an informal mature boundary hedge along its northern and eastern boundaries, and a remnant hedge bisecting the site east to west, which contains matured hedge species. There are some further mature trees along the site's southern boundary near to the river.

Much of this existing vegetation is to remain. Approximately 50% of the northern boundary hedge will remain, with removal limited to that required to allow construction of the site's entrance. Much of the remnant hedge within the site will also be retained. Again, any removal will be mitigated for within the detailed landscape design proposals and would

see an improvement in ecological value due to better species variety, management and age-diversity. The eastern boundary hedge is to remain.

All trees adjacent to the river bank are to be protected and retained.

All retained hedgerows and trees will be protected as per BS5837:2005, as detailed below.

3.2 Wildlife habitats

3.3.1 Bats

All UK bats and their roosts are protected by law. The legislations protecting bats are:

- The Wildlife and Countryside Act 1981
- The Habitat Regulations (also known as) – The Conservation (Natural Habitats &c) (Amendment) regulations 2007

For all parts of the UK, the legal protection for bats and their roosts may be summarized as follows:

You will be committing a criminal offence if you:

1. Deliberately* capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess of advertise/sell/exchange a bat (dead or alive) or any part of a bat
5. Intentionally or recklessly obstruct access to a bat roost.

**In court "deliberately" will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence their action will most likely have.*

Penalties on conviction can be up to £5000 per incident or per bat; some roosts contain several hundred bats, up to six months in prison and forfeiture of items used to commit the offence, e.g. vehicles, plant and machinery.

No mention of the presence of bats has been made, but any contractor must carry out a "bats in trees risk assessment", which can be obtained from the Arboricultural Association or the Bat Conservation Trust. If evidence of bats is found, work must stop immediately and Natural England Batline contacted on 0845 1300 288. A further inspection may well be required by a licensed bat handler or roost visitor.

3.3.2 Birds

In the UK, all wild birds, their nests and their eggs are protected by law.

In England, Scotland and Wales, the legislation that protects wild birds is:

- The Wildlife and Countryside Act (1982)
- The Countryside (or CRoW) Act 2000

As with bats, the contractor has an obligation to carry out visual checks prior to works. Where possible, tree works should be carried out in the period from August to the end of February in order to avoid the bird nesting season.

4.0 Tree Protection Measures

4.1 Root protection area and barrier specification

Trees on development sites are prone to damage during the course of demolition and construction works. Retained trees need to be protected in line with British Standard: 5837:2005 Trees in relation to construction - Recommendations.

This usually involves identifying an area around the tree which should remain undisturbed with appropriate protective barriers preventing access to this Root Protection Area during the course of the construction period.

The minimum root protection areas (measured in a radius from the centre of the tree to the protective barrier) are outlined for each individual tree and the barrier layout is indicated on the plan.

The exact root spread of an individual tree is difficult to quantify, but in general, the bulk of a trees roots are situated in the upper 600mm of the soil with the finer absorbing roots prevalent in the upper 250mm.

No fixing shall be made to any tree and all possible care must be taken to prevent damage to tree roots when locating the posts.

All types of barriers must be firmly attached to prevent movement by site personnel or vehicles and all weather signs with the wording "Construction exclusion zone- keep out" should be attached.

4.2 Service runs

It is assumed that the existing service runs will be exploited where possible, but if new works are required it is important that they comply with the National Joint Utilities Group (NJUG) 'Guidelines for the planning, installation, and maintenance of utility services in proximity to trees' and BS 5837. The excavation of open trenches by machine will be unacceptable within the protective zone of any of the retained trees.

Acceptable techniques (fuller details in the appendices) for the laying of services in order of preference are:

- **Trenchless-** by using thrust boring or similar techniques
- **Broken Trench-** to be dug by hand
- **Continuous trench-** to be dug by hand

4.3 Road, driveway or path construction within root protection zones

If a roadway or driveway is to be constructed within the root protection zone of a retained tree, then a no-dig construction method shall be employed, to prevent damage to the tree's roots. This will incorporate a permeable unit-paved surface to allow water and oxygen to reach the roots, and shall be constructed on top of existing ground levels, using a no-fines granular sub-base, to prevent compaction.

5.0 Conclusion

In general, all planting within the site or on its boundary is mature, poorly maintained and with a minimal useful life expectancy. Regardless of whether the site is developed, much of the vegetation would disappear over the next 20 years through natural loss. Development actually offers an opportunity to implement a considered management regime which will prolong the life, and the aesthetic qualities of the existing planting. Combined with reinforcement planting of the site's boundaries, the aesthetic and ecological value will increase. It is in the developer's interest to retain what planting they can as it helps provide a mature and aesthetically pleasing setting.

By using the protective elements dictated by British Standard 5837, no significant damage should take place to retained trees during the construction phase and the retained trees should flourish in the long-term.

Any tree works must conform to BS3998:1989 "Recommendation for Tree Work", and as modified by more recent research and best practice.