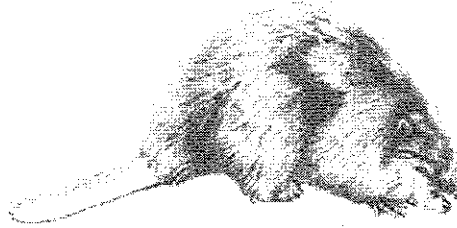


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IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

**Comments and Observations in Respect of Proposed Office
Development, Myerscough Road, Mellor Brook.**

Concern has been expressed in respect of the proposed development and associated parking on T1 and T3 – Ash and Oak.

A site visit was therefore undertaken on Thursday 10th May and the trees surveyed. Our findings are detailed in the attached document.

The following points are also worthy of consideration:

It appears from the form of the land and materials present within the soils to the northern end of the site that this site may have been tipped over or levels otherwise raised, possibly when road improvements were undertaken. It is also possible that the boundary wall to the southern and eastern boundaries of the site was constructed at the same time.

As a result of such apparent works together with site works and possible tipping from the neighbouring property to the west, the drainage ditch running along the western boundary of the site, to the far side of which the various trees and hedging exists, has become randomly blocked creating standing water at the time of our survey.

Whether in fact this ditch now has any outfall due to both the highway to the south and roundabout and highway construction to the north is questionable. If no outfall exists and the ditch frequently suffers from standing water, root development into the site may be substantially restricted by anaerobic soil conditions.

It is also probable that if soil tipping has occurred across the site, the general soil conditions together with inevitable compaction will have again restricted root development.

Regardless, the root protection area for T1 is only some 2.4m, less than the canopy spread and should development proceed, it is considered that protective fencing could be created that would still allow approximately 2m for scaffolding erection and roots – should any exist, would not be significantly harmed.

The canopy T1 could be lightly raised and pushed back for access but all such actions would not harm the tree and future establishment would be achieved.

T3 has a root protection area of less than 7m and again, it is unlikely that the proposed car parking will extend significantly into this zone even if roots had trespassed that far into the site through the flooded ditch, filled ground and similar.

In respect of the trees and hedging, these are probably located off site and generally beyond control other than for management of overhanging sections.

They may provide some screening between sites, visual amenity or similar but, past management and care can only be described as limited and tipping and site works have clearly impacted upon their health and viability.

However the proposals can proceed without causing material harm and as such screening/amenity will be retained.

All such issues were put to Mr David Hewitt – the Ribble Valley Borough Council Tree Officer who accepted that all such ground conditions and root controls may well have been created and as such conflict was unlikely.

He did indicate however that they were attempting to maximise screening between sites and was in agreement that providing reasonable care was taken during development the various trees should survive and continue to offer benefit.

It was also agreed that some replanting either to the western boundary &/or the site frontage may be beneficial and it was proposed that the Architect would indicate suitable locations.

Semi ornamental trees/specimens with compact canopies or fastigate form would be considered appropriate for a small site such as this and that should approval be forthcoming appropriate landscape conditions could be attached.

We trust that this note covers all the relevant issues and permits the matter to proceed. Should there be any queries or if clarification of any points be necessary please contact the writer. Alternatively should any comments be considered to be not worthy in accordance with previous discussions we would be pleased to consider any concerns.

Iain Tavendale F.Arbor.A