



19 APR 2012

For office use only

Application No. 320120390P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Julian	Surname:	Hindle
Company name:	Haydock Developments Ltd				
Street address:	Haydock Mews		Telephone number:	Country Code	National Number
	Pleckgate Road				Extension Number
Town/City:	Blackburn		Mobile number:		
County:			Fax number:		
Country:			Email address:		
Postcode:	BB1 8RP				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Daniel	Surname:	Hamer
Company name:	Lea Hough Chartered Surveyors				
Street address:	8 Eaton Avenue		Telephone number:	Country Code	National Number
	Matrix Office Park				Extension Number
	Buckshaw Village		Mobile number:		
Town/City:	Euxton		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR7 7NA		daniel@leahough.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed erection of a dwelling

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:			
Street address:			
Town/City:			
County:			
Postcode:			

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	368611
Northing:	432235

Description:

Land between No 54 and No 52 Knowsley Road Wiltshire, Blackburn, BB1 9PN

(Site address - see drawing
BS.08-076-04 Location Plan)

5. 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):

Officer name:			
Title:	Miss	First name:	Claire
		Surname:	Booth
Reference:	RV/2011/ENQ/00452		
Date (DD/MM/YYYY):	14/03/2012	(Must be pre-application submission)	
Details of the pre-application advice received:			
Feedback on design issues			

6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Sufficient storage area within curtilage

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Sufficient storage area within curtilage

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Coloured render and stone quoins, heads and cills

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Concrete roof tile and flat 'green' roof

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber grained UPVC or wooden frames with DG units

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber grained UPVC or wooden frames with DG units

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Closed board timber panel fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Asphalt

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:

See Planning, Design and Access Statement and Drawings BS.08-076-02 Rev E and BS.08-076-03

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒

Yes

☐

No

☐

Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Mains sewer runs along Knowsley Road fronting the site

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

N/A

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Garden of No.52 Knowsley Road

When did this use end (if known) (DD/MM/YYYY)?

01/01/2008

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☒ Yes ☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

7. Residential Units (continued)

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Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.06 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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. ☒

(B) I 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: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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

Date



BM 130.62m

KNOWSLEY ROAD

320120390P
WOODCREST

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LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 3RW
Tel: 01254 250195
Email: info@leahough.co.uk
Web: www.leahough.co.uk

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 438866



DRAWING NUMBER: BS.08-076-04

REV

DRAWN BY: GM

SCALE: 1:1250

PAPER SIZE: A4

DATE: March 2012

PLAN REFERRED TO:

Land adjacent to No. 52 Knowsley Road,
Wilpshire, Blackburn

Based on the Ordnance Survey with the sanction
of the Controller of HM Stationery Office
Crown Copyright

LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

PLANNING, DESIGN AND ACCESS STATEMENT TO SUPPORT FULL PLANNING APPLICATION

For the

Proposed Erection of a Dwelling

on 320120390P

Land between No. 54 and No. 52 Knowsley Road,
Wilpshire,
Blackburn,
BB1 9PN.

LeaHough

8 EATON AVENUE, MATRIX OFFICE PARK, BUCKSHAW VILLAGE, PR7 7NA

T: 01772 458866

E: info@leahough.co.uk

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1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared to accompany a full planning application for a proposal to erect a dwelling on land between No.54 and No.52 Knowsley Road, Wilpshire, Blackburn.
- 1.2 The purpose of the document is twofold. Firstly, to demonstrate the acceptability of the principle of the proposed development. Secondly, to provide an outline of the key design elements and to demonstrate how issues raised with regards to previous planning applications have been addressed.
- 1.3 It should be noted that the proposal has been the subject of pre - application consultation with the local planning authority at a meeting held on the 14th March 2012.

2.0 Site Context

- 2.1 The site is situated within the village of Wilpshire approximately 0.75km to the north of the adjoining village of Ramsgreave. Within these settlements there are a range of local services and shops. Wilpshire is well served by local bus routes, with stops on the A666, Ribchester Road and Knowsley Road. A railway station is situated in Ramsgreave. These public transport options provide connections to the surrounding area and the conurbations of Blackburn, Bolton, Clitheroe and Manchester.
- 2.2 Knowsley Road is a residential area comprising a mix of property types; including bungalows and two storey terraced, semi-detached and detached dwellings.
- 2.3 The site is located between No.52 and No.54 Knowsley Road. It occupies a frontage onto Knowsley Road measuring approximately 26m; as it extends eastwards it tapers to approximately 6m. It measures approximately 0.05ha in extent. It has been vacant for a number of years and is overgrown with vegetation.
- 2.4 The northern and eastern boundaries adjoining No.54 Knowsley Road and No.42 Woodcrest Road are lined by an established leylandii hedge. The southern boundary with No.52 Knowsley Road is formed by a timber panel fence. The western boundary comprises a stone wall and a hawthorn hedge to the southern side of the site access.
- 2.5 Ground levels are generally at grade with No.52 Knowsley Road but rise to the northern boundary, with No.54 Knowsley Road sitting above the site. A single elm tree is located to the northwest corner.

3.0 Planning History

- 3.1 The site has been the subject of the following planning applications:
 - 3/2008/0885 - Erection of a dwelling - Withdrawn (January 2009);

- 3/2010/0675 – Erection of a three bed detached dwelling – Withdrawn (October 2010) due to amenity issues associated with the kitchen window of No.52 Knowsley Road; and
- 3/2011/0091 – Erection of a three bed detached dwelling – Refused (March 2011) on the grounds of inappropriate bulk, scale and massing and adverse amenity impacts upon the residents of No. 52 and No.54 Knowsley Road.

4.0 Planning Policy Context

- 4.1 S38 (6) of the Planning and Compulsory Purchase Act requires development proposals to be determined in accordance with the statutory development plan for the area and other applicable policy guidance and material considerations. The relevant policy framework is summarised below.

National Planning Policy Framework (2011)

- 4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development through the balanced consideration of economic, social and environmental factors. Further to this, it maintains a presumption in favour of sustainable development, meaning that proposals for development which are sustainable should be approved without delay.

- 4.3 The elements of planning guidance specifically relevant to the development proposal include:

Section 6: Delivering a wide choice of high quality homes

- 4.4 Para 47: To boost significantly the supply of housing Local Planning Authorities should identify and update annually a specific supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirement with an additional buffer of 5% to ensure choice and competition in the market for land.
- 4.5 Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites.

Section 7: Requiring Good Design

- 4.6 Para 58: In achieving good design decisions should aim to ensure that developments:

- Function well and add to the overall quality of the area;
- Optimise the potential of the site to accommodate development;
- Respond to local character and history;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Ribble Valley Districtwide Local Plan 1998

Policy G1

4.7 All development proposals will be expected to provide a high standard of building design and landscape quality will be expected. Development which does so will be permitted unless it adversely affects the amenity of surrounding areas. In determining planning applications a number of criteria will be applied, including:

- Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature;
- Developments should make adequate arrangements for car parking (Policy T7);
- A safe access should be provided appropriate to the scale and type of traffic likely to be generated;
- Density, layout and relationship between buildings are of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities;
- Developments should provide adequate day lighting and privacy; and
- Materials used should be sympathetic to the character of the area.

Policy G2

4.8 Policy G2 states that development will mainly be directed towards land within the main settlement boundaries. Within the settlement boundary of Wilpshire the policy states that development of sites within the settlement boundary and outside of the green belt will be approved.

Policy ENV13

4.9 Development proposals affecting important landscape features (i.e. trees, hedgerows and stonewalls) will be refused except in circumstances where works of mitigation or enhancement can be implemented.

Policy T1

4.10 In making decisions on development proposals weight will be attached to matters including:

- The availability and adequacy of public transport to serve those moving to and from the development;
- The relationship of the site to the primary route network; and

- Proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car.

5.0 Proposal

Principle

- 5.1 As illustrated in Figure 5.1 the site is located within the settlement boundary of Wilpshire outside of the green belt. Development of the site is therefore acceptable within the context of Policy G2.



Figure 5.1: Proposals Map Extract

- 5.2 Given that Knowsley Road is a residential area and the site is located between two dwellings it is considered that a residential use is appropriate. As the site is located within walking distance of local services and shops and within close proximity to public transport services it benefits from good sustainability credentials; its development for residential use would therefore be consistent with Local Plan Policy T1.
- 5.3 The Annual Monitoring Report 2011 identifies that as of 1st October 2011 Ribble Valley Borough Council can only demonstrate a 3.3 year supply of housing. Therefore, in accordance with the NPPF the planning application should be viewed favourably.

Design

- 5.4 The proposal has been developed within the context of the NPPF, the design related Local Plan policies and the issues raised by the local planning authority with regards to the previous planning applications. For comparative purposes the layout and elevation plans for the withdrawn / refused planning applications (3/2010/0675 and 3/2011/0091 respectively) are contained in Appendix A to illustrate how the scheme has evolved.
- 5.5 Feedback on design issues from the pre - application consultation with the local planning authority has been positive.

Use and Amount

- 5.6 The proposal is for a detached two bed dwelling with approximately 215m² of floor space (GEA). This is a reduction of 35m² on the refused scheme which comprised three bedrooms. This reduction is reflected in the overall scale and mass of the building.

Layout and Siting

- 5.7 The layout and siting of the building is generally consistent with that of the previous schemes as it is considered that this responds appropriately to the irregular shape of the site. Further to feedback from the pre - application consultation the building line of the single storey element has been pulled back to align with No. 52.
- 5.8 Similar distances have been retained with the adjacent properties and boundaries:
- To the south the distance from No. 52 is 2.5m. Further to feedback from the pre - application consultation windows have been repositioned to avoid a direct relationship with the kitchen door / window of No. 52 and the specifications of the windows have been changed to obscure glazing.
 - To the east the distance from 42 Woodcrest is 23m. There is no visual relationship with the subject site due to the leylandii hedge in that property's boundary.
 - To the north, the proposed building is positioned to respect the minimum 2.5m root protection area of the leylandii hedge on the boundary (as detailed in the accompanying tree survey). Furthermore, in response to feedback from the pre - application consultation, the integrity of the bank within the site, upon the top of which the hedge is sited, will be protected in order to avoid potential collateral damage.

Scale

- 5.9 The most significant difference between the proposal and those previously submitted is the approach to the scale of the building.

5.10 To the northern boundary the building will be set into the bank so that the proposed roof level is similar to that of the adjoining single storey garage of No.54. Therefore, there will be no overbearing or overshadowing of No.54. Similarly, although private views are a non - material consideration in the determination of planning applications, this approach will ensure that views across the site in a south-westerly direction from the window above the garage of No.54 will be largely retained. As there are no windows proposed in the northern elevation of the building there will be no outlook in the direction of No.54.

5.11 The most important change has been to reduce the height of the southern section of the building to a single storey with a flat roof and to move the second storey element away from No.52. This responds to the comments made on the previous schemes as it significantly reduces obstruction of the kitchen window (thus enabling greater light penetration) and secures greater interface distances at first floor level (it is also important to acknowledge that the kitchen benefits from an additional significant natural light source by virtue of patio doors and wall glazing to the eastern elevation). The use of a 'green roof' system will enhance incidental views from No.52 into the site.

Appearance

5.12 There is no dominant architectural style in the existing properties along Knowsley Road. However, the proposal seeks to draw on common materials and architectural detailing in order integrate the development visually with its surroundings. The external façade is to be faced with a self coloured render; stone quoins will emphasise external corners and stone head / sills will be used on window and door openings. Windows will comprise timber grained UPVC frames or hardwood stained timber frames with double glazed units. In response to comments on earlier schemes, provision will not be made for solid fuel heating, chimneys are not included.

Landscaping

5.13 In response to the comments submitted by Lancashire County Council highways engineers on the previously refused planning application, it is intended that the height of the existing boundary wall to the site frontage will be reduced to 0.9m. The existing hawthorn hedgerow will be translocated behind a new boundary wall (also 0.9m in height) and subject to management works to reduce its height.

5.14 A lawn will be sown / laid to the northwest corner; the existing elm tree will be retained. In the rear garden a patio will be constructed and a lawn will be sown / laid. Boundary treatment to the north, east and south will comprise close board timber panel fencing.

Access

5.15 The site will be served directly from Knowsley Road via the existing access. To the front of the dwelling provision has been made for 3no. parking spaces and a turning area to enable cars to exit in a forward gear. The development will not have a negative impact upon the capacity or safety of Knowsley Road as it would not generate any notable increase in traffic movements.

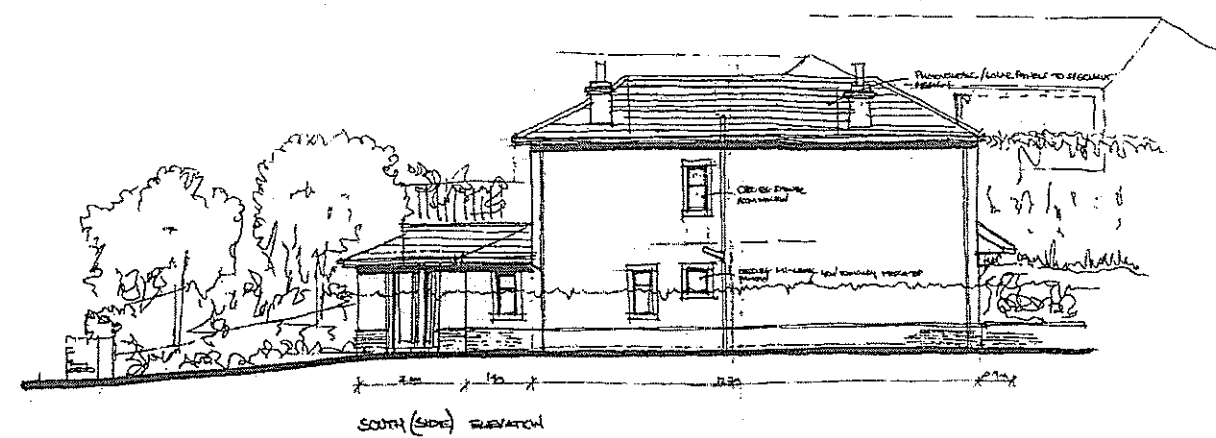
6.0 Conclusion

- 6.1 The site is located within the settlement boundary of Wilpshire; its development is therefore acceptable in principle in accordance with Policy G2.
- 6.2 Knowsley Road is a residential area and the site is situated in a sustainable location within proximity to local shops / services and public transport; its development for residential use would therefore be consistent with the NPPF and Local Plan Policy T1.
- 6.3 Ribble Valley Borough Council can only demonstrate a 3.3 year supply of housing. In accordance with the NPPF the planning application should be viewed favourably.
- 6.4 The proposal responds to all the comments raised by the local authority with regards to the previously withdrawn and refused planning applications and it has been refined through pre - application consultation. The key changes include:
- A reduction of 35m² (GEA) on the refused scheme. This reduction is reflected in the overall scale and mass of the building.
 - The building line of the single storey element has been pulled back to align with the garage of No. 52.
 - Windows on the southern elevation have been repositioned to avoid a direct relationship with the kitchen door / window of No. 52 and the specifications of the windows have been changed to obscure glazing.
 - To the northern boundary the building will be set into the bank so that the roof level is similar to that of the adjoining single storey garage of No.54, thus avoiding overbearing or overshadowing of No.54.
 - A reduction in the height of the southern section of the building to a single storey (flat roof) and re-positioning of the second storey element away from No.52, thus reducing obstruction of the kitchen window and increasing interface distances at first floor level.
 - Provision will not be made for solid fuel heating, chimneys are not included.
 - The height of the existing boundary wall to the site frontage will be reduced to 0.9m. The existing hawthorn hedgerow will be subject to management works to reduce its height and then translocated behind a new boundary wall also 0.9m in height.
- 6.5 Further to these changes it is considered that the proposal design accords with the principles set out in NPPF and the design related Local Plan policies G1 and ENV13. This is reflected in the positive feedback received during pre - application consultation.
- 6.6 It has been demonstrated that the proposal is a sustainable form of development that aligns with the relevant planning guidance and Local Plan policy. In accordance with the principle of the

presumption in favour of sustainable development underpinning the NPPF, planning permission should therefore be granted without delay.

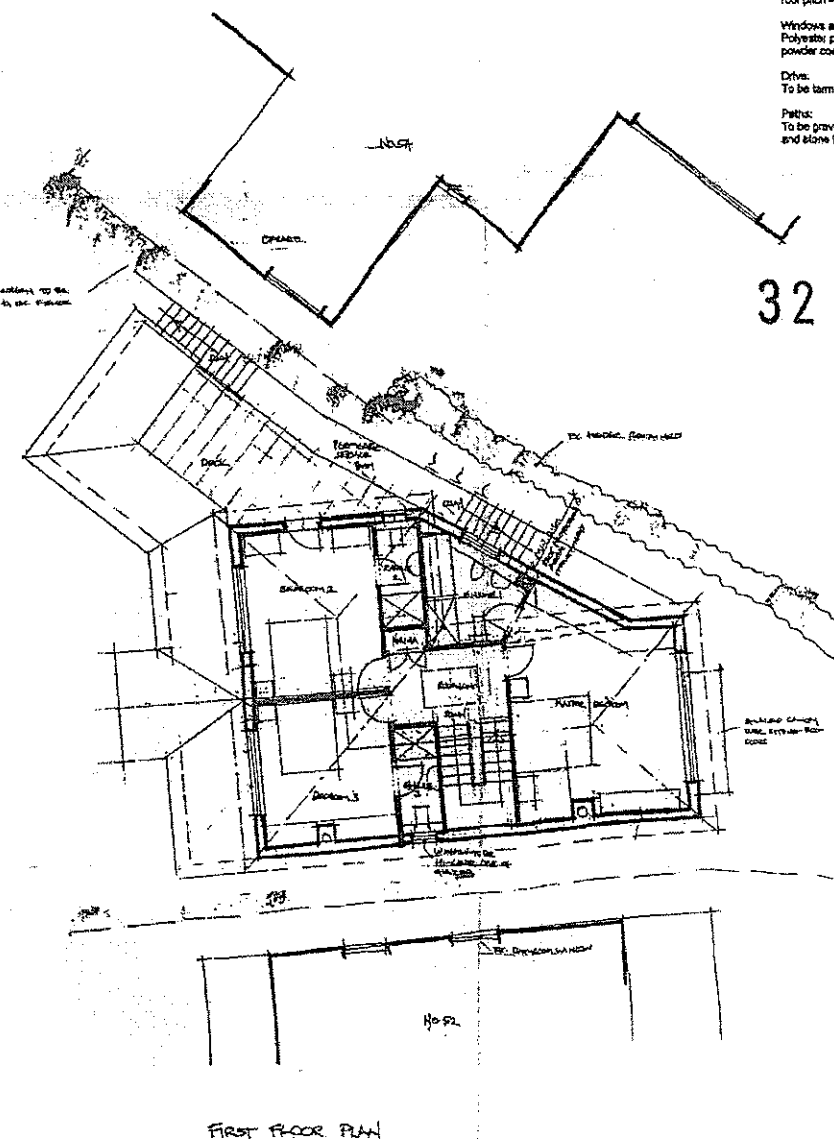
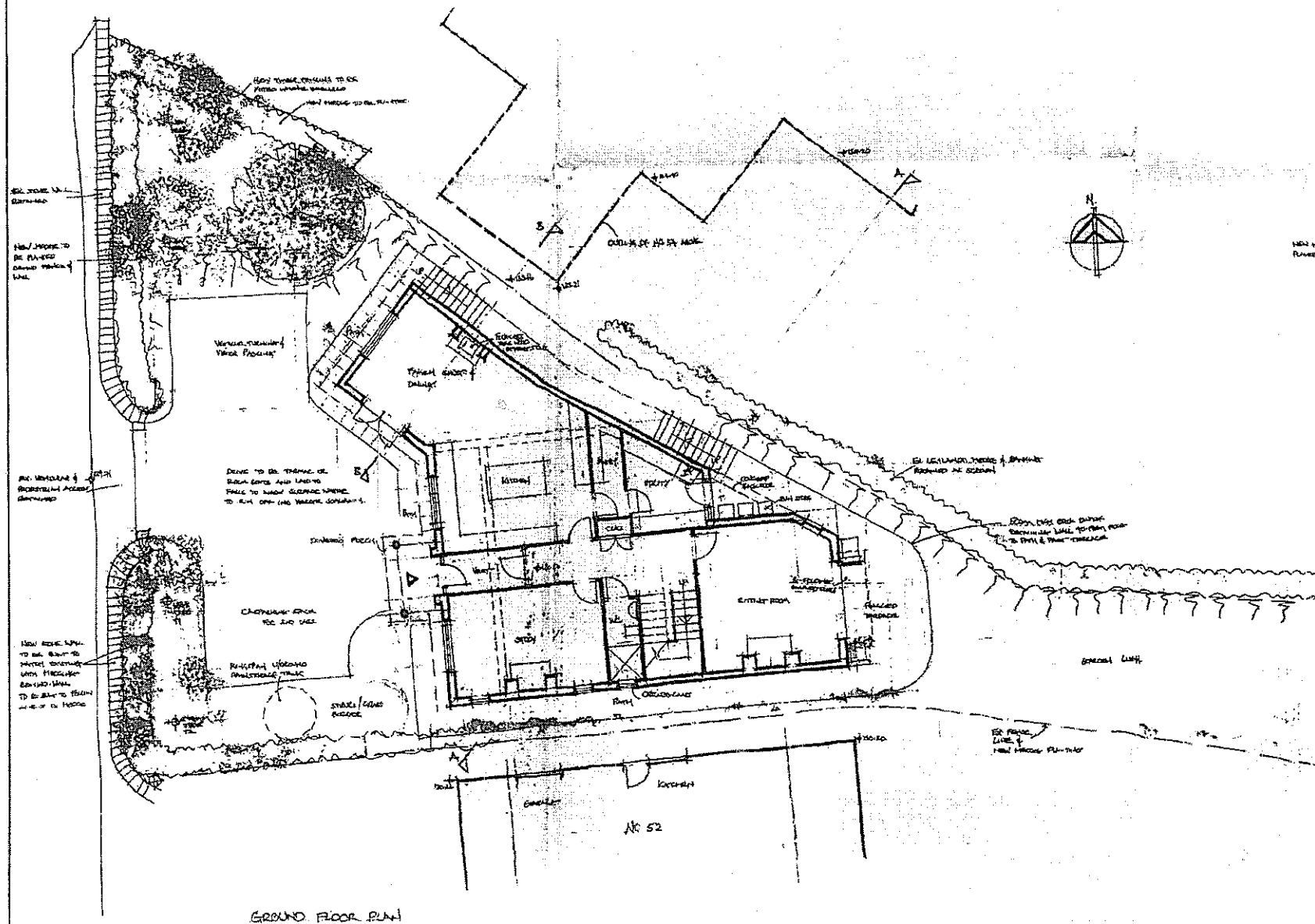
Appendix A

Withdrawal 0120390P



External Material Legend

- Walls:**
To be painted render over facing brick or stone plinth base, with stone window and door surrounds.
- Roof:**
To be natural slate with flush fitting Velux rooflights and self coloured or painted UPVC or cast metal rainwater goods. Painted timber UPVC or polyester powder coated metal fascia and soffits boards.
Flat roof over the master ensuite is to be finished with grey non-slip Liquid Plastic floor plate roofing finish (to resemble lead).
Photovoltaic and/or solar panels are to be installed on the south / side roof pitch - to specialist design.
- Windows and doors:**
Polyester powder coated metal window frames and timber or polyester powder coated metal doors.
- Driveway:**
To be tarmac or brick / black sett.
- Patios:**
To be gravel where required to be permeable (near trees and hedger) and stone flagged or brick / black sett.



320100675P

- Rev A: Alterations to the front garden and driveway. To be tarmac or brick / black sett.
- Rev B: Alterations to the front garden and driveway. To be tarmac or brick / black sett.
- Rev C: Alterations to the front garden and driveway. To be tarmac or brick / black sett.

Client: MR AND MRS WEARDEN

Job Title: PROPOSED NEW DWELLING ON LAND BETWEEN 52 AND 54 KNOWLES ROAD WILSHIRE

Drawing Title: PROPOSED GROUND AND FIRST FLOOR PLANS AND ELEVATIONS

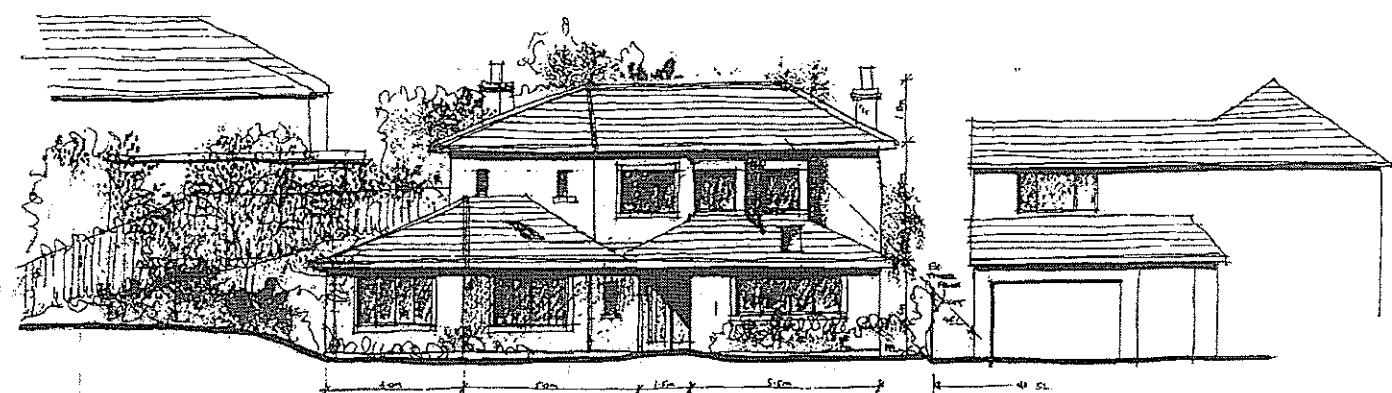
Scale: 1:100 e.n. Date: JUNE 2019 Drawn: SEN

spa
SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELBROOK, PARK ROAD, GLYNDORF, LANCASHIRE, SK15 6AA
T: 01759 421111 F: 01759 421112
E: info@spasunderland.co.uk
www.sunderlandpeacock.co.uk

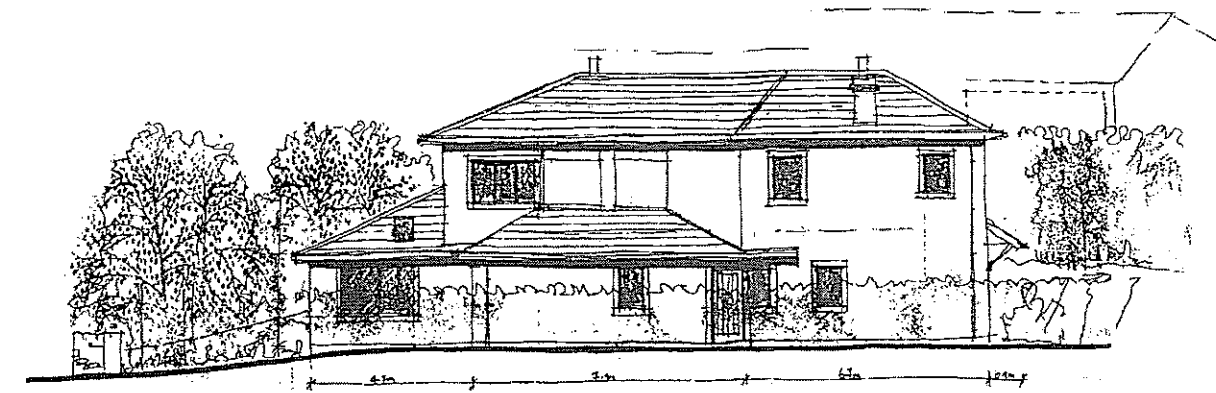
4028 - 07c

REFUSED

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



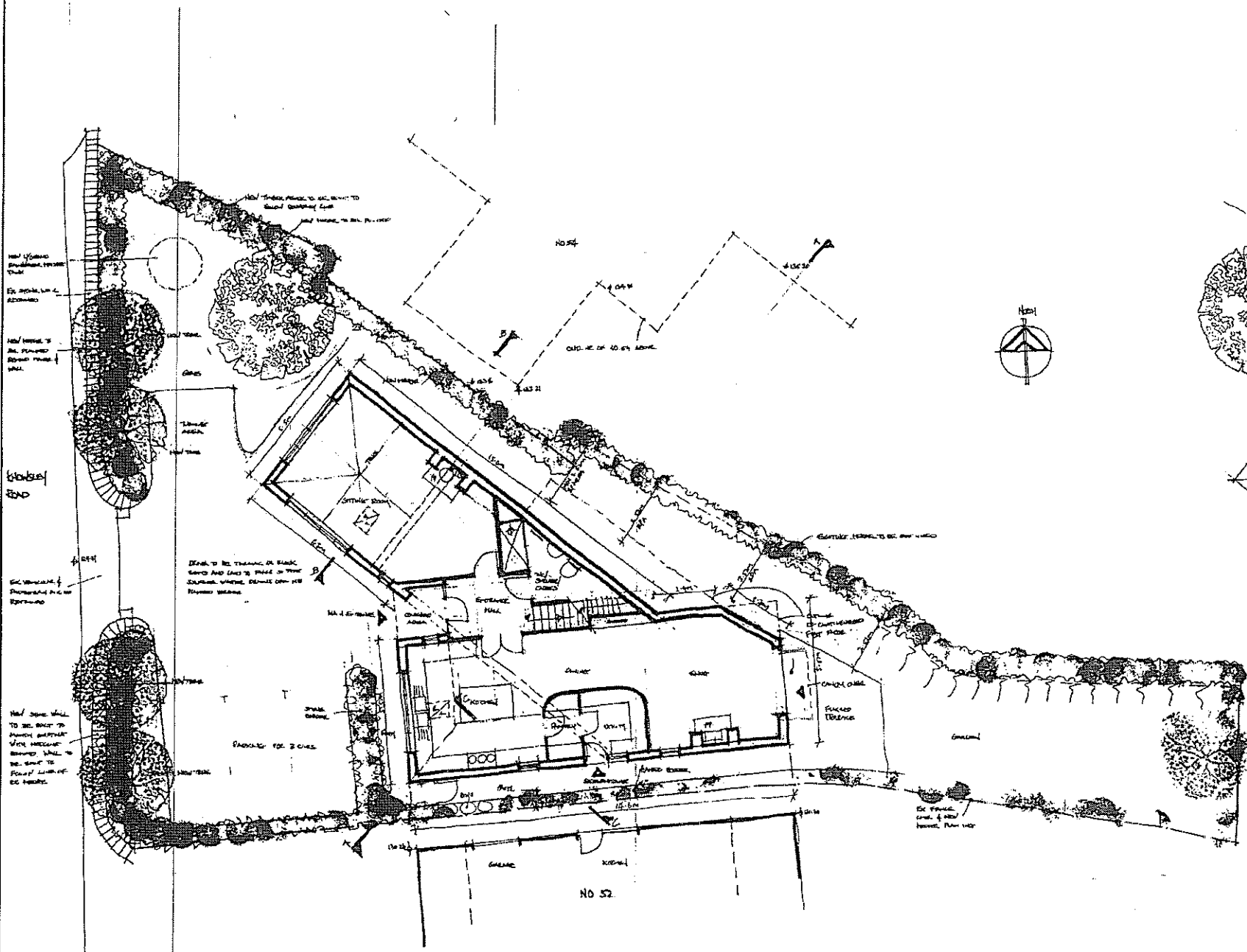
WEST ELEVATION (FRONT)



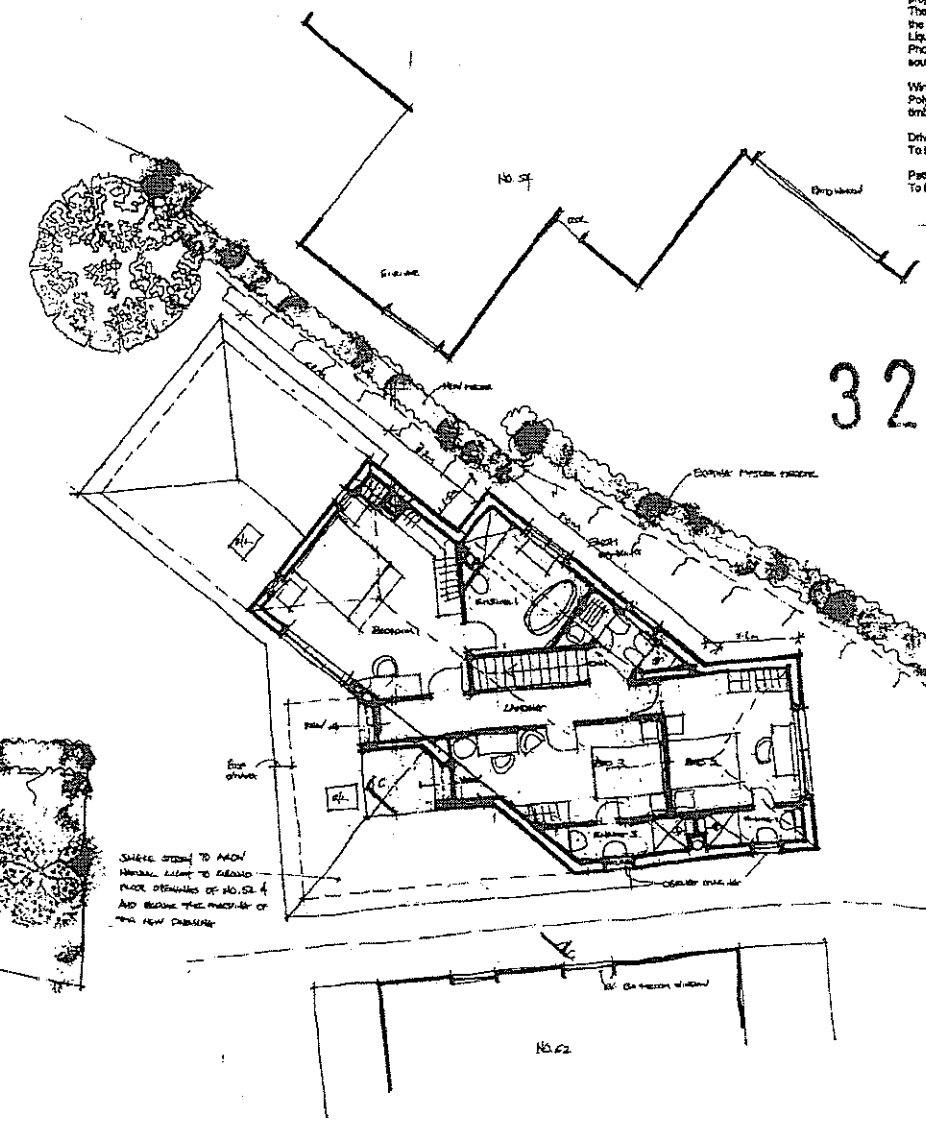
SOUTH (SIDE) ELEVATION

External Materials Legend

- Walls:
To be painted render over brick or stone plinth base, with stone window and door surrounds
- Roof:
To be natural slate with flush fitting Valux rooflights and self coloured or painted UPVC or cast metal rainwater goods. Painted timber UPVC or polyester powder coated metal fascia and soffits/boards.
The single storey flat roof in between the projecting first floor landing and bedroom 3 windows is to be finished in lead. The roofs over the projecting windows are also to be finished in lead.
The flat roof over the cantilevered section to the north east side (over the master ensuite and landing) is to be finished with grey non-slip Liquid Plastic fibre glass roofing (to resemble lead).
Photovoltaic and / or solar panels are to be installed on the south and north west roof pitches - all to specialist design.
- Windows and doors:
Polyester powder coated metal or painted timber window frames and timber or polyester powder coated metal doors.
- Driveway:
To be tarmac or brick / block sets.
- Paving:
To be tarmac, flagged, gravel or block sets.



GROUND FLOOR AND SITE PLAN



FIRST FLOOR PLAN

320120390P

Client MR AND MRS WEARDEN			
Job Title PROPOSED ERECTION OF DWELLING ON LAND IN BETWEEN NOS 52 AND 54 KILNSEY ROAD WILSHIRE			
Drawing Title PROPOSED GROUND & FIRST FLOOR PLANS AND ELEVATIONS SCHEME NO. 2			
Scale 1:100 & A1	Date JAN. 2011	Drawn SCW	
spa SUNDERLAND PEACOCK ARCHITECTS SUNDERLAND PEACOCK & ASSOCIATES LTD. HALESHAM, PEACOCK ROAD, CLYTHAM, LANCASHIRE, M27 3AG T 01204 431176 F 01204 431188 E info@spapeacock.co.uk www.spapeacock.co.uk			
4028 - 11			

GM TREE CONSULTANTS

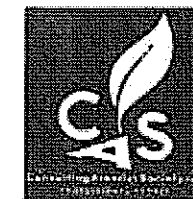
STAGE 1 320120390P
ARBORICULTURAL REPORT
&
TREE CONSTRAINTS PLAN
TO AID IN THE
SITE DESIGN / LAYOUT



CONSULTING ARBORIST: **GARY MARSDEN**
FDSc Arb M.Arbor.A

ARBORICULTURAL REPORT FOR:

Julian Hindle,
Haydock Developments Ltd,
Haydock Mews,
Pleckgate Road, Blackburn,
BB1 8RP



STAGE 1 BS 5837 Report - Dated 18th April 2012 - Job Ref. 0276
Consultant: Gary Marsden, FDSc Arb M Arbor A
Mobile: 077 61 66 73 84
Web: www.gmtreeconsultants.co.uk
E-mail: gary@gmtreeconsultants.co.uk



Validation statement for council registration of this report

In accordance with the *Department for Communities and Local Government circular 02/2008* and its guidance document *Validation of Planning Applications*, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey compliant to the requirements of ***B55837; (2005) Trees in Relation to Construction - Recommendations*** undertaken by a qualified arboriculturist.
- A plan to a suitable scale with a north point and showing tree survey information, retention categorisation and root protection areas, tree height and ultimate tree height.



Summary

320120390P

I have inspected all the relevant trees that could influence the development of this site and listed there details within this report, a minimum root protection zone is indicated around each tree, as no construction would be allowed within this area of any retained tree.

This information can now be used to assist the architect in producing there design while still protecting any retained trees in compliance with BS 5837:2005 *Trees in relation to construction*.

Retain the Elm tree for aesthetic reasons.

Retain the conifer hedge due to screening benefits.

If the development does not impinge on the hawthorn hedge then prune / layer accordingly, removal is an option.

Gary Marsden FDS Arb M.Arbor.A



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1.0 Introduction

1.1 Instruction:

I am instructed by Julian Hindle, via Daniel Hamer at Lea Hough and Co the clients chartered surveyors, to inspect the significant trees that could affect the development at land in-between 54 and 52 Knowsley Rd, Wiltshire, and to provide the following information to aid in the design of the site:

- A schedule of the relevant trees to include basic data and a condition assessment as per section 4.2.6 of BS5837:2005.
- A tree constraints map showing: root protection areas, above ground constraints, crown spreads, retention categories, tree height plus ultimate tree height.

1.2 Purpose of this report:

This reports primary purpose is to allow the architect to design relevant buildings / site layout while taking into account any impact this will have on the retained trees on site.

Within this planning process, this report will be available for inspection by people other than tree experts so the information is presented to be helpful to those without a detailed knowledge of the subject

1.3 Qualifications and experience:

I have based this report on my site observations and any provided information and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, and include a summary in Appendix 1.

1.4 Documents and information provided:

Daniel Hamer provided me with copies of the following documents or information:

- Their e-mail of instruction outlining the situation;
- Their email commissioning this report and agreeing to the T&C and cost.
- Proposed drawing of the development ref: BS.08-076-02 Rev E

1.5 Relevant background information:

Prior to the site visit Lea Hough and Co advised me that:

- A previous planing application had been submitted for this site via Sunderland and Peacock Associates Ltd, of which GM Tree Consultants undertook the tree survey but consent had not been granted from a design issue.
- A new application with a new client via Lea Hough and Co has been submitted but a new tree survey is required (the original report cannot be used due to copyright constraints).

1.6 Scope of this report:

This report is only concerned with the prominent trees within or around the proximity of the site that could influence the development of this site. It takes no account of any trees outside this remit or any building structural issues. It includes a preliminary assessment based on the site visit and any documents provided, listed in 1.4 above.

The survey is based upon information that was available at the time of the inspection. Further inspections are necessary over time to give a fuller picture of the health of trees.

1.7 Mapping:

Site plans showing all tree locations and any relevant details can be found in Appendix 4

1.8 Justification of work:

Where management action / tree surgery are recommended, this is based on maximizing the tree's safe useful life expectancy (SULE), given its current situation or the safety of persons and surrounding targets.



2.0 Limitations

- 2.1 The inspection was carried out from ground level only and relates only to arboricultural aspects. All visual observations and recommendations, relate, to the condition of the trees on the day of the survey. The trees have been assessed with the aid of a Nylon mallet for the purpose of detecting changes in resonance which may indicate that further investigation is required. Any unusual weather conditions, changes in soil, soil levels and changes to surroundings may result in a dramatic change in the trees health.
- 2.2 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 12-month period. Any alteration to the site and any development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- 2.3 Trees are dynamic structures that can never be guaranteed 100% safe: even in good condition they can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.
- 2.4 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree would be made safe following the completion of any recommended work.
- 2.5 This report does not consider the structural condition of existing buildings, nor the impact of existing trees on their foundations. If there are concerns over such matters the advice of a structural engineer should be sought.



3.0 Site visit and observations.

3.1 Site visit:

- I carried out an unaccompanied site visit on 16th April 2012.
- All my observations were from ground level without detailed investigations and I measured all dimensions unless otherwise indicated.
- I did not have access to trees outside the client's boundaries or on other private properties and have confined any observations to what was visible from within the client's property.
- The weather at the time of inspection was clear, still and dry, with good visibility.

3.2 Brief site description:

- Knowsley Road is located in the residential suburbs of Wilpshire, Blackburn.
- Number 52 is on the eastern side of the road and surrounded by residential developments.
- The site consists of a large area of derelict land.
- The surrounding topography is relatively flat and the site is not particularly exposed.
- No utility services were observed on site.
- No visual inspections of any services were made below ground level.
- There is known history on this site as I carried out a BS 5837 survey on 7th July 2010 and wrote a report ref: 0104.

3.3 Identification and location of the trees:

I have illustrated the locations of the significant trees (+/- 1m) on the digital maps included in Appendix 4. These plans are for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information on it is contained within this report and the provided documents.

3.4 Restrictions:

No Tree Preservation Orders are in place on the trees in question.
This site is not located in a Conservation Area
No other known restrictions apply to these trees.
As confirmed by:

David Hewitt,
Arboricultural Planning and Tree Preservation Officer,
Ribbles Valley Borough Council
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA
Tel: 01200 414505,
E-mail: david.hewitt@ribblevalley.gov.uk

Tree Preservation Orders (TPO)

A tree preservation order, referred to as a 'TPO', is an order made by a local planning authority ('LPA') in respect of trees or woodlands.

The principal effect of a TPO is to prohibit the: Cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent.

Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in



the Magistrates Court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

Conservation Areas (CA)

Conservation Areas are areas of special architectural or historical interest with a character or appearance that is desirable to preserve or enhance. Trees may often contribute to the special character of the area.

All trees in a Conservation Area are subject to controls which enable the LPA to protect the special character of the area created by the trees. If trees have a specific Tree Preservation Order (TPO) on them, then the normal Tree Preservation Order controls apply.

You must give the LPA 6 weeks' notice, in writing, of your intention to do any work to trees in a Conservation Area. You must not carry out any work during the six week period, which starts from the date of receipt of your notification by the council, unless you receive written permission to do so.

Work which is not exempt and is carried out without formal notification or within the six week period without the written consent of the council is illegal. The LPA may prosecute offenders and fines of up to £20,000 for each tree may be imposed by the Magistrates Court in the event of offenders being convicted of an offence. If proceedings are instituted in the Crown Court fines are unlimited. There is a duty to replace any tree removed without permission.

It is strongly advised that prior to undertaking work to tree/s an up to date check is carried out to establish if a TPO / CA is in force on the tree/s.

The information in this report is correct at the time of writing but it is possible that conditions could have been applied to the tree/s after this report was written.

3.5 Collection of basic data:

I inspected each tree and have indicated the numbering on the site map enclosed in Appendix 4. I identified obvious hedges and groups where appropriate. For each individual tree, group or hedge, I collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree schedule included as Appendix 5.

I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. This data collection is fully compliant with the BS 5837 recommendations set out in subsection 4.2.6 of the standard.



4.0 Tree Categorisation

4.0 Guidance:

I have applied the following principals to categorise the tree in accordance with BS 5837 (2005): *Trees in Relation to Construction*.

The category for the tree is ascertained by following the guidelines in the BS 5837 (2005) cascade chart for tree quality assessment included with the TCP tree schedule in Appendix 6. A brief summary of each category is outlined as follows:

4.1 Category 'A' trees:

This category signifies trees that are of a high quality and value. Occasionally a veteran tree, although not in the best condition may warrant this category because of its wildlife and cultural value. It is essential to retain these trees. The design of the proposed development should take into account the retention of category 'A' trees.

4.2 Category 'B' trees:

This category signifies trees that are of a moderate quality and value. It is important to retain these trees. The design of the proposed development, where feasibly possible, should take into account the retention of category 'B' trees. A design layout that suggests the removal of category 'B' trees has an increased risk of planning refusal.

4.3 Category 'C' trees:

This category signifies trees that are of low quality and value. They are generally trees that could remain and are expected to have a safe useful life expectancy of between 10 and 20 years if no development were to occur. However, because of their generally low quality it would not be a great loss if they had to be removed if they were a significant constraint to the design or construction process of the proposed development. Particular attention is drawn to the phrase "significant constraint".

4.4 Category 'R' trees:

This category signifies trees that are 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.



5.0 Root Protection Areas (RPAs)

5.1 Why do we need root protection areas?

Approximately eighty percent of a tree's roots are in the top 600 mm of soil. Therefore any changes in this vital environment including: ground level, soil compaction, physical damage to roots, moisture or levels of contaminants can have a dramatic affect on the health of a tree. At deeper strata alterations in water table and routing of services can cause detrimental, long term, effects.

5.2 Method of calculations:

The area of roots that need to be protected around a tree to try and ensure that it does not suffer damage during the construction process is called the Root Protection Area (RPA).

The RPA is calculated using a formula based upon the diameter of the tree at 1.5 metres high for single stem trees and near ground level for multi-stem trees. At this stage it is generally represented by a circle centred on the trees stem. A small percentage lost from the outside of the circle may be tolerated by the tree or offset in another direction.

However, where there are significant existing constraints additional root loss in close proximity near to a tree's stem is likely to have a detrimental effect on the trees health or even complete failure of the root plate.

5.3 How to use RPAs:

The RPAs for the trees in question are indicated in Appendix 5. At this point the RPA is only indicative and intended to assist in preparing the design layout.

5.4 Optimum RPA calculation:

Within the RPA table in appendix 5 is a column headed *Optimum RPA*; this calculation is derived from the minimum RPA + an extra 20%, this total gives a RPA that exceeds the recommendations set out in BS 5837 2005: Trees in relation to construction.

If the site conditions prevail and this RPA can be used, this it will reduce any conflict with the tree and minimise the chance of rejection / conflict with the planning application / Local Planning Authority



6.0 Pre Development Appraisal

6.1 Relevant references:

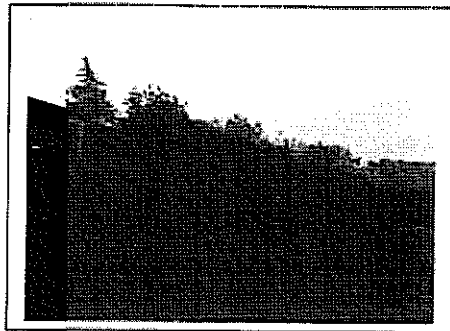
- BS 5837:2005 Trees in relation to construction.
- NJUG Guidance Notes for the planning, installation and maintenance of utility apparatus in proximity to trees.
- Arboricultural Practice Note (APN) 12 – Through the trees to Development

6.2 Overview:

- There are no trees recommended for removal (R).
- There are no category 'A' trees on site.
- There is 1 category 'B' tree and 1 hedge that should be retained if feasible possible as part of the development due to the benefits they provide to the landscape feature.
- There is 1 category 'C' hedge that should be retained if possible as part of the development site although removal is an option if development in this area is needed.

6.3 Category B tree and hedge:

There is a hedge, H1 that is located on the boundary line of the property to the north of number 52 and 54; this is a conifer hedge that acts as a visual screen between numbers 52 and 54. Retention of this hedge is desirable due to the screening properties between the 2 properties.



Several smaller tree species are located along the hedge line of H1, removal of these is recommended, and due to their size they have not been mapped.

T1 is a weeping elm and has good form and condition, the finished site would benefit if the site layout can be sympathetic to this tree I feel it would make an attractive garden feature



6.4 Category C hedge:

The hedge, H2 is located to the south of the existing site entrance. At present the hedge is unmaintained and in need of formative pruning or layering if retained, although this hedge should not influence any site layout or constraints.

6.5 Conflict:

There are no significant conflicts with the proposal and the trees on or bordering this site.

6.6 Tree works:

The management options noted in the survey data should be followed so to keep a maintained tree stock on and around this development site, particularly giving clearance from properties and over any adopted roads or footpaths.



7.0 Conclusions

7.1 Conclusion:

On the basis of the above information and discussions, I summarise my conclusions as follows:-

- The condition of the tree stock on site is in generally good condition
- Retain the Elm tree for aesthetic reasons.
- Retain the conifer hedge due to screening benefits.
- If the development does not impinge on the hawthorn hedge then prune / layer accordingly, removal is an option.



8.0 Other Considerations

8.1 Trees subject to statutory controls:

If any trees are covered by a tree preservation order or located in a conservation area, it will be necessary to consult the council before any pruning works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the council. However, tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent.

8.2 Trees outside the property boundaries:

Any trees that are located in adjacent properties are effectively out of the control of the client / land owner. It will not be possible to easily carry out any recommended works without the full co-operation of the tree owners. The implications of non cooperation require legal interpretation and are beyond the scope of this report. By common law, branches from trees on adjacent properties extending over boundaries can be pruned back to the boundary line without the permission of the owners. However, the material belongs to the tree owner and the same guidance on statutory controls applies as discussed in 8.1 above.

8.3 Development within the rooting area:

The zone of influence has been determined using the calculation outlined in Table 2, of section 5.2.2 of BS 5837: 2005 Trees in relation to construction – Recommendations. This calculation utilises the diameter of the trunk, at a height of 1.5m from the surrounding ground level; and calculates the root protection area (RPA) by multiplying the diameter by a value of 12; the result is then used to calculate the total area (m²) of the RPA. The calculations are illustrated in the tree survey data in Appendix 5.

8.4 Construction Exclusion Zone:

The values indicate the area of soil around the base of the tree to be retained undisturbed. This area should be protected with vertical barriers and considered sacrosanct. Signs should be erected on the fencing to indicate that the area is a Construction Exclusion Zone (CEZ).

8.5 Arboricultural Implication Assessment:

A detailed Arboricultural Implication Assessment (AIA), outlining the impact of proposal on trees by the extent of disturbance in RPAs and the encroachment of structures is available as a further commission. This process should be undertaken once the final decision has been made on the proposed structure.

8.6 Arboricultural Method Statement:

A detailed Arboricultural Method Statement (AMS), outlining the different stages and progression of construction is available as a further commission. This process should be undertaken once the final decision has been made on the proposed structure.



8.7 Implementation of works:

All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from:

Arboricultural Association
Ullenwood Court,
Ullenwood, Cheltenham,
Gloucestershire,
GL53 9QS,
England

Telephone: 01242 522 152

Website: www.trees.org.uk/contractors.htm

E-mail: admin@trees.org.uk

8.8 Local Arboricultural Contractors: If requested I can provide a list of reputable local arboricultural contractors that have carried out work on previous projects.

8.9 Safety: Tree works can be a hazardous profession, so it is important that all operatives have the necessary and relevant training, health and safety policy and valid forms of insurance

8.10 Statutory wildlife obligations: The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, provide statutory protection to birds, bats and other species that inhabit trees.

All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

8.11 Future considerations: Any remaining trees should be inspected on a regular basis by a qualified arboricultural consultant

8.12 Replanting: Any trees on this site that are protected by a preservation order and are being recommended for removal, the appropriate replanting of replacement trees will be needed as a condition of the council granting permission for these trees being felled. This should be incorporated into the landscaping plans at the design stage and followed through after building work is completed.



9.0 Bibliography / References

BS 5837: 2005 Trees in relation to construction – BSI Publication

BS 3998: 2010 Recommendations for tree work – BSI Publication

National Joint Utilities Group (NJUG) Guidance Notes for the planning, installation and maintenance of utility apparatus in proximity to trees – issue 2

Arboricultural Practice Note (APN) 12 – Through the trees to Development –
Derek Patch and Ben Holding – Arboricultural Advisory and Information Service

Principles of Tree Hazard Assessment and Management – David Lonsdale

The Body Language of Trees – Claus Mattheck and Helge Breuloer

Diagnosis of Ill Health in Trees R.G. Strouts and T.G. Winter

A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas – Nelda P. Matheny and
James R. Clark

Field Guide Trees – Allan Mitchell

Trees in Britain, Europe and North America – Rodger Phillips

Manual of Wood Decays In Trees – K. Weber and C. Mattheck

Verbal communication with Arboricultural Officer



APPENDIX 1

Brief qualifications and experience of Gary Marsden:

Qualifications:

- National Certificate in Arboriculture – August 1998
- The Leonard Cheshire Home Award , Practical Award – September 1998
- NVQ in Amenity Horticulture Level 1 – November 2003
- Foundation Degree In Science - Arboriculture - June 2005
- BTEC Higher National Diploma in Arboriculture – June 2005

Practical experience:

After qualifying at NC level in arboriculture I gained full time employment with Blackburn with Darwen Borough Council as an Arborist / Climber (September 1998) where I gained a wide range of practical Arboricultural experience ranging from pruning, dismantling and planting.

In January 2004 I was promoted to Team Leader Arborist where I developed my skills in Arboriculture, leadership, organisation and prioritising workloads.

In August 2005 I was promoted to 'Arboricultural Officer' this job involves:

- Health and Safety of all Arboricultural aspects
- Inspection and scheduling of tree complaints
- Tree surveys and report writing
- Staff management

In July 2008 I set up my own tree consultancy company – GM Tree Consultants – which I am constantly developing and evolving

Continuing professional development:

As a conscious effort to stay in touch with the progression in modern techniques and practices in the arboricultural industry, I attend seminars, receive regular arboricultural literature and maintain membership of professional bodies, examples of which are listed below:

- Arboricultural Association Professional Member since November 2006
- Professional Member of the Consulting Arborist Society since May 2009
- Quantified Tree Risk Assessment licensed user since October 2008
- Attendance of Arboricultural Association annual conferences
- Attendance of specialist short courses in relation to specific fields in arboriculture including: Tree Preservation Orders, Subsidence and mortgage reports, Planning legislation and Tree inspection methods and skills

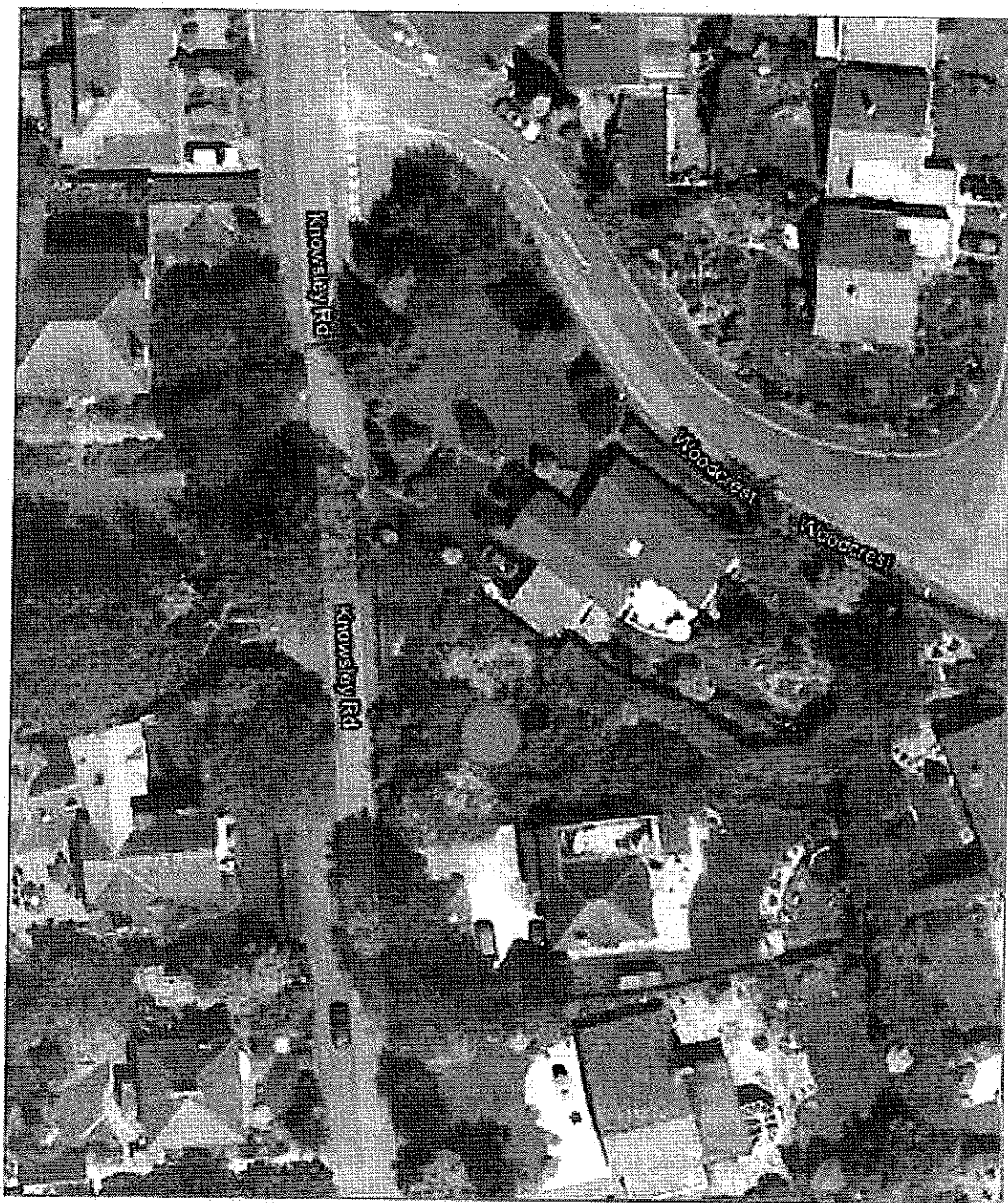
A detailed breakdown of qualifications and continued professional development training is available; please contact me directly for this information if requested



APPENDIX 2

Site Location aerial photo:

3201203000





APPENDIX 3

Tree survey Index

Tree Locations:

This has been measured using a laser distancing device with a digital compass and plotted on the site plan using tree management software. The accuracy given for the tree stem location is $\pm 1\text{m}$.

Tree Number:

Each surveyed feature is assigned an individual number:

e.g. – Tree A072014013 is made up of:

- 'A' – this represents the tablet pc that was used to record the data
- '07' – this is the month that the inspection was recorded
- '20' – the day of the month when the tree was recorded
- '14' – the hour in the day when the tree was recorded
- '013' – the tree number recorded in that hour of the day (when the hour changes this resets to 001)

Alternatively; each surveyed feature is assigned a number prefixed by a 'T' for individual trees, 'G' for groups of trees and 'H' for hedgerows. It is used to locate the tree in the data survey and the relevant position on the plan.

Species:

The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. The botanical name is followed by the abbreviation sp if only the genus is known.

Height:

Overall height of tree recorded in meters. Height is recorded using a clinometer.

Potential Height of tree:

The expected mature height of the tree

Number of stems:

The number of main stems of each individual tree

Height of clear stem:

Height in metres of crown clearance above adjacent ground level at the base of the tree (to inform on ground clearance, crown stem ratio and shading).

Stem Diameter:

These figures relate to stem diameter in millimetres at 1.5m above ground level (on sloping ground, taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees. This is accurately measured using a girthing tape.

Root Protection Area:

This is the minimum area in m^2 which should be left undisturbed around each retained tree.

Branch Spread:

This is measured in meters taken at the four cardinal points to derive an accurate representation of the crown.



Age Class:

Described as young, semi mature, mature, over-mature, veteran.

Physiological Condition:

Described as good, fair, poor, dead and notes as needed.

Structural Condition:

Described as good, fair, poor, dead and notes as needed.

Preliminary management recommendations:

Practical arboricultural operations that are suggested and described as needed.

Remaining Contribution:

Estimated remaining contribution in years: e.g. less than 10, 10-20, 20-40, more than 40. This is based upon Jeremy Barrels" system of SULE (Safe Useful Life Expectancy).

Tree Retention Category Grading:

R or A to C category grading as referenced from BS 5837:2005 Trees in relation to construction (see Table 1 in appendix 6)

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APPENDIX 4

Inserted site maps showing tree locations and all other relevant details:

Tree Survey Plan

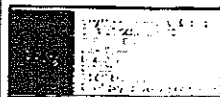
320120390P

T01
Wych Elm

KNOWSLEY ROAD

H1 - Hawthorn
Hedge

H2 - Conifer
Hedge



Date: 12th July 2010
Scale: 1:200

© Crown copyright. All rights reserved
2009 Licence number 0100931873

0 4 8 16 Metres

Tree Retention Category

- Category A Desirable to retain in long term
- Category B May be desirable to retain in medium term
- Category C Could retain in short term
- Category R Unsuitable for retention Remove



Tree Protection Plan

KNOWSLEY ROAD

T01 ⁵⁴

Wych Elm

Height: 5m

Potential: 30m

H1

Conifer Hedge

Height: 5m

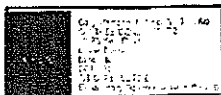
Potential: 24m

H2

Hawthorn Hedge

Height: 3m

Potential: 9m



Date: 12th July 2010
Scale: 1:200

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0 4 8 16 Metres

Tree Retention Category

- Category A: Desirable to retain in long term
- Category B: May be desirable to retain in medium term
- Category C: Could retain in short term
- Category R: Unsuitable for retention - Remove





APPENDIX 5

Tree survey data inserted including the calculations for the root protection zones:

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GM TREE CONSULTANTS BS:5837 TREE SURVEY DATA

TREE SPECIFICS																			
Tree number	Species (common)	Number of stems	Trunk dia @ 1.5m (mm)	Height (M)	Potential height of SPECIES (m)	Height of clear stem (meters)	C/S NORTH (m)	C/S EAST (m)	C/S SOUTH (m)	C/S WEST (m)	AGE CLASS	Physiological Condition		Structural Condition		Preliminary management recommendations to ensure SULE is at least 10 years	REMAINING CONTRIBUTION	TREE QUALITY ASSESSMENT	
												Abr.	comments (- and +)	Abr.	comments (- and +)			CAT.	VALUE
1	elm	1	225	5	30	3	2	2	3	3	sm	good	slight dieback inside the tree canopy	good	good form - weeping canopy	none	>40	b	1
H1	conifer	20	175	5	24.0	0	1	1	1	1	sm	good	no issues	good	no issues	maintain at current height to prevent excessive shadowing	20>40	b	2
H2	hawthorn	15	75	3	9.0	0	1	1	1	1	y	fair	no issues	fair	not maintained	prune hard back to form a boundary hedge	10>20	c	2

GM TREE CONSULTANTS BS:5837 RPA DATA

Calculations giving MINIMUM root protection area needed around each tree on site - NOTE - the number of stems denotes which set of calculations are used - trees with one stem use the "single stem results" all other trees use the "multi stem results"

Tree Number	Species	Multi-Stemmed Yes/No	Stem Diameter @ 1.5m or above root flare (mm)	Single Stemmed Tree					Multi-Stemmed Trees				
				Circle Radius (m)	Radius Squared (m ²)	Root Protection Area (m ²)	Length of Sides Of Square (m)	20% offset Value for Open Grown Trees (linear m)	Circle Radius (m) (X10)	Radius Squared (m ²)	Root Protection Area (m ²)	Length of Sides Of Square (m)	20% offset Value for Open Grown Trees (linear m)
1	elm	1	225	2.70	7.29	22.90	4.79	0.54					
H1	conifer	20	175	2.10	4.41	13.85	3.72	0.42					
H2	hawthorn	15	75	0.90	0.81	2.54	1.60	0.18					

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APPENDIX 6

Cascade chart showing tree retention categories exerted from:
BS 5837 (2005) trees in relation to construction

Table 1 — Cascade chart for tree quality assessment

TREES FOR REMOVAL		Criteria	Identification on plan
Category B 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, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other B 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 restoration may be appropriate (e.g. B category tree used as a bat roost; installation of bat box in nearby tree).	RGB code: 127-000-000 AutoCAD 246
TREES TO BE CONSIDERED FOR RETENTION		Criteria — Subcategories	Identification on plan
Category and definition	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 end/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect in 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)
Category B Those trees 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 reachable 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
Category C Those trees 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
	NOTE: Wider 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.		RGB code: 000-000-255 AutoCAD 170
			RGB code: 91-91-91 AutoCAD 252



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APPENDIX 7

Table showing the Ultimate Tree Height of commonly found tree species:

<u>Tree "type"</u>	<u>Common name of tree species</u>	<u>Ultimate height of tree</u>
Deciduous	Alder	19m
Deciduous	Ash	30m
Deciduous	Apple (all <i>malus</i> spp)	6 – 9m
Deciduous	Beech	30m
Deciduous	Birch	12 – 18m
Deciduous	Elm	30m
Deciduous	Elderberry	10m
Deciduous	Hornbeam	19m
Deciduous	Hawthorn	5.5m
Deciduous	Hazel	6m
Evergreen	Holly	25m
Deciduous	Horse chestnut	30m
Deciduous	Laburnum	6 – 9m
Evergreen	Larch	30 – 42m
Evergreen	Lawson Cypress	60m
Evergreen	Leyland Cypress	30m
Deciduous	London Plane	30m
Deciduous	Lime (small)	30m
Deciduous	Lime (common)	39m
Deciduous	Lime (Large)	41m
Deciduous	Norway Maple	18 – 21m
Evergreen	Norway Spruce	36m
Deciduous	Oak spp	30m
Deciduous	Poplar	30m
Deciduous	Robinia	25m
Deciduous	Rowan	15m
Deciduous	Sweet chestnut	30m
Deciduous	Sycamore	30m
Evergreen	Scots Pine	36m
Deciduous	Swedish Whitebeam	10m
Deciduous	Tulip Tree	45 – 58m
Deciduous	Whitebeam	25m
Deciduous	Wild Cherry	18m
Deciduous	White willow	25m
Deciduous	Walnut	25 – 30m
Evergreen	Yew	25m

Above is a list of the more common trees found and their ultimate height at maturity

All Information is taken from 'Trees in Britain Europe and North America' by Rodger Phillips. ISBN 0 330 25480 4



I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact me.

Signed

Gary Marsden

Gary Marsden FDS Sc Arb M.Arbor.A
Professional Member - Arboricultural Association (AA)
Professional Member - Consulting Arborist Society (CAS)

For and on behalf of **GM TREE CONSULTANTS**

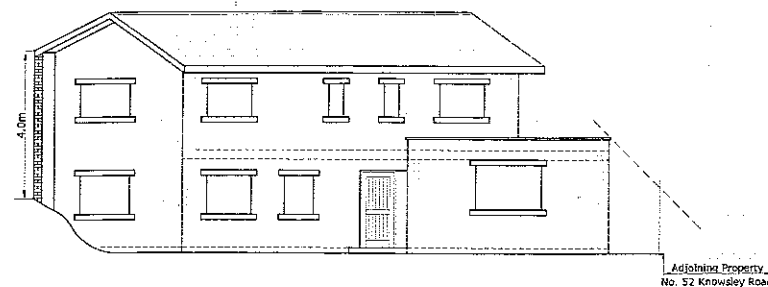
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16, FARFIELD DRIVE,
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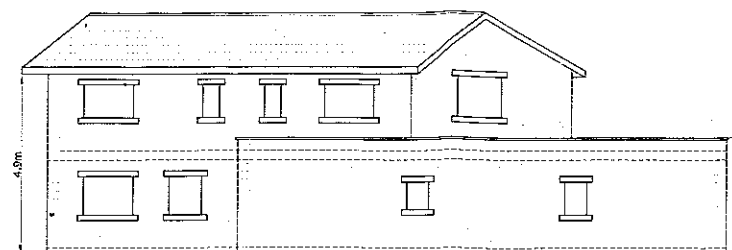
Tel: 077 61 66 73 84

Email: gary@gmtreeconsultants.co.uk

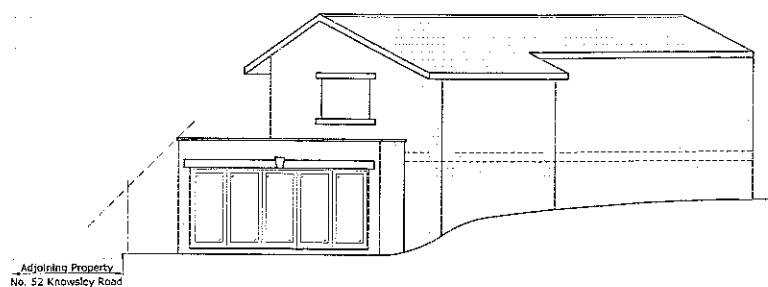
Web: www.gmtreeconsultants.co.uk



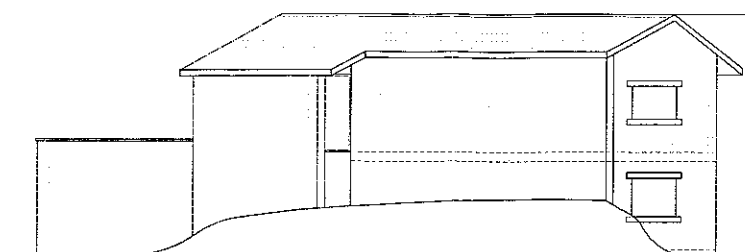
Proposed West Elevation (Front - Facing Knowsley Road)



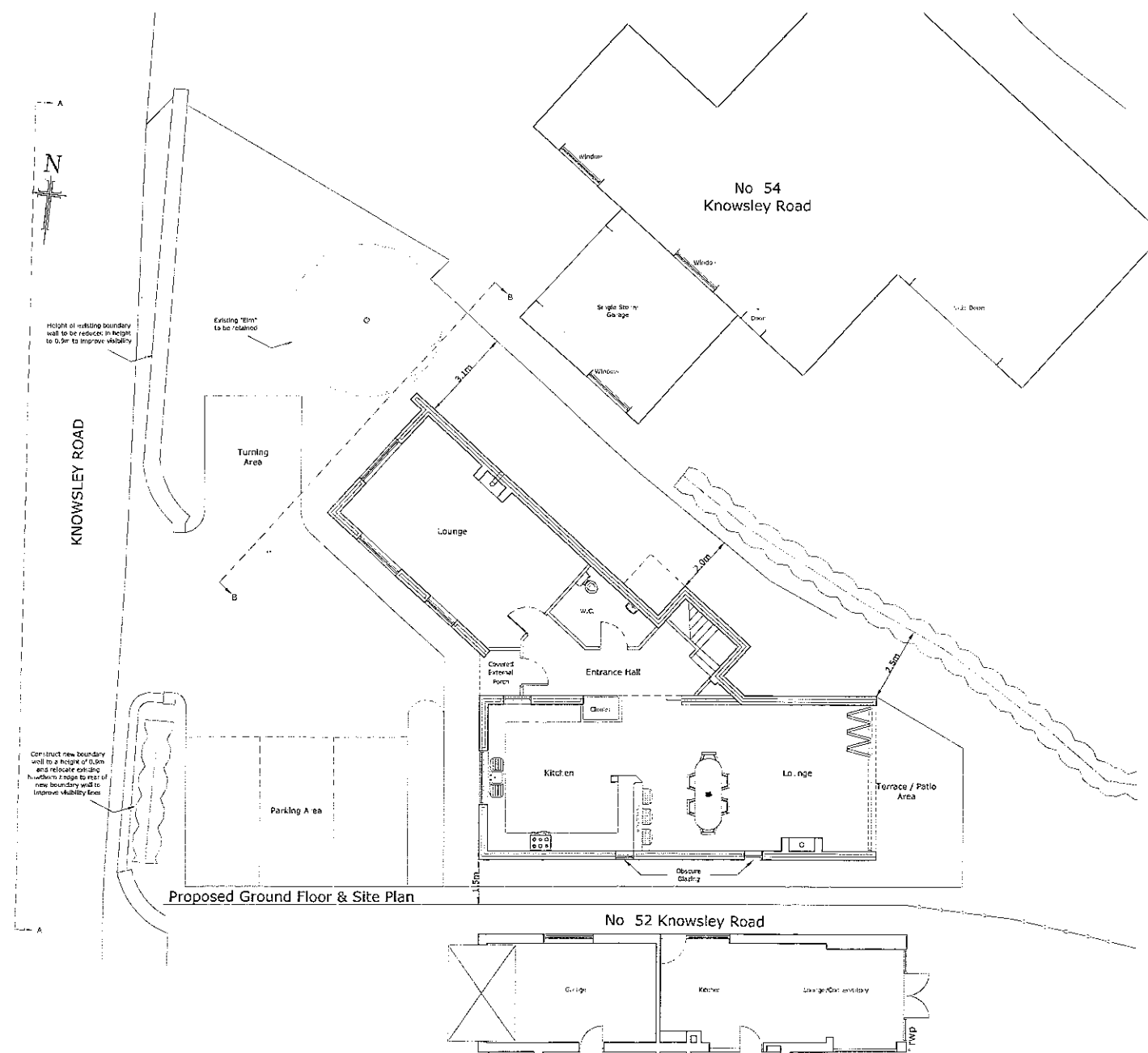
Proposed South Elevation (Side - Facing No. 52 Knowsley Road)



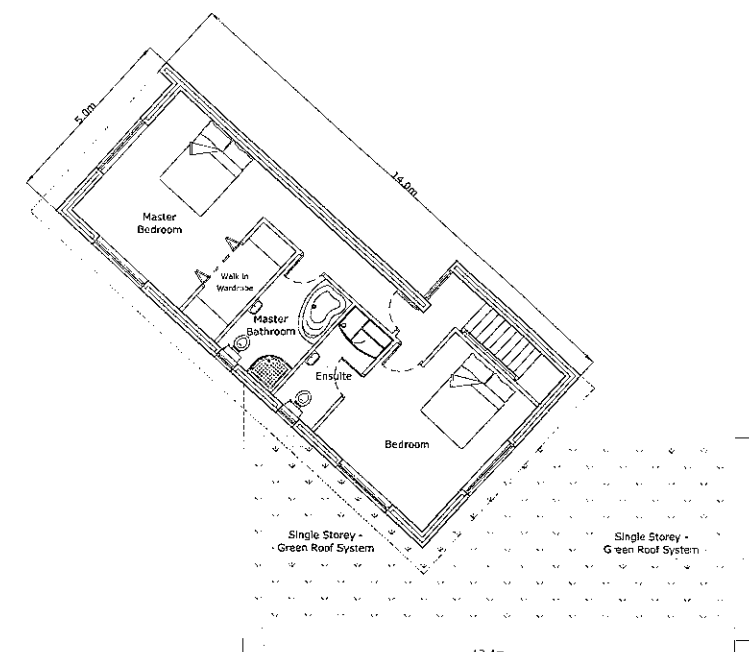
Proposed East Elevation (Rear - Facing No. 54 Knowsley Road)



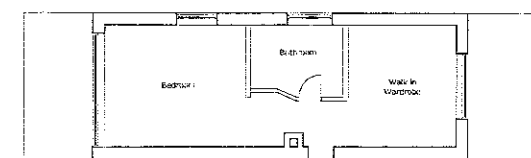
Proposed North Elevation (Side Facing No. 54 Knowsley Road)



Proposed Ground Floor & Site Plan



Proposed First Floor Plan



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REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	Site section details added.	10-11-11	GM
B	Elevation Amendments.	25-11-11	GM
C	Amendments to layouts	06-12-11	GM
D	Amendments to plan & elevations following pre-application meeting	16-03-12	GM
E	Tree locations plot & dimensions noted to plan / elevations.	04-04-12	GM

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PROJECT ADDRESS:
Land Adjacent No. 52 Knowsley Road
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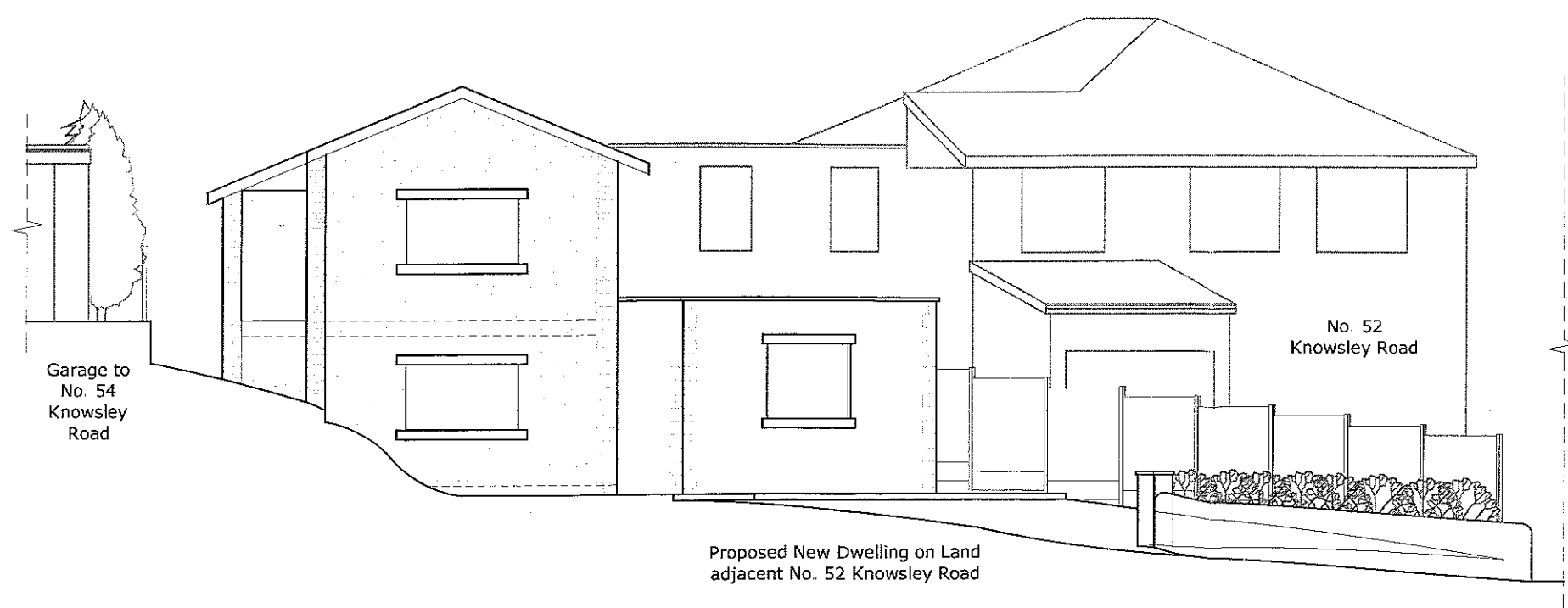
PROJECT TITLE:
Proposed New Two Bed Detached Dwelling

DRAWING TITLE:
Proposed Floor Plan, Elevation & Site Plans

PAPER SIZE:	DRAWING NUMBER:	REV
A1	BS-08-076-02	E
SCALE:	DATE:	DRAWN BY:
1/100	October 2011	GM



Proposed Indicative Street Scene/Site Section (A - A)



Proposed Indicative Street Scene/Site Section B - B

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REVISIONS

REV	DESCRIPTION	DATE	APPROVED

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PROJECT TITLE:

Proposed New Two Bed Detached Dwelling

DRAWING TITLE:

Proposed Street Scene / Site Section

PAPER SIZE:	DRAWING NUMBER:	REV
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