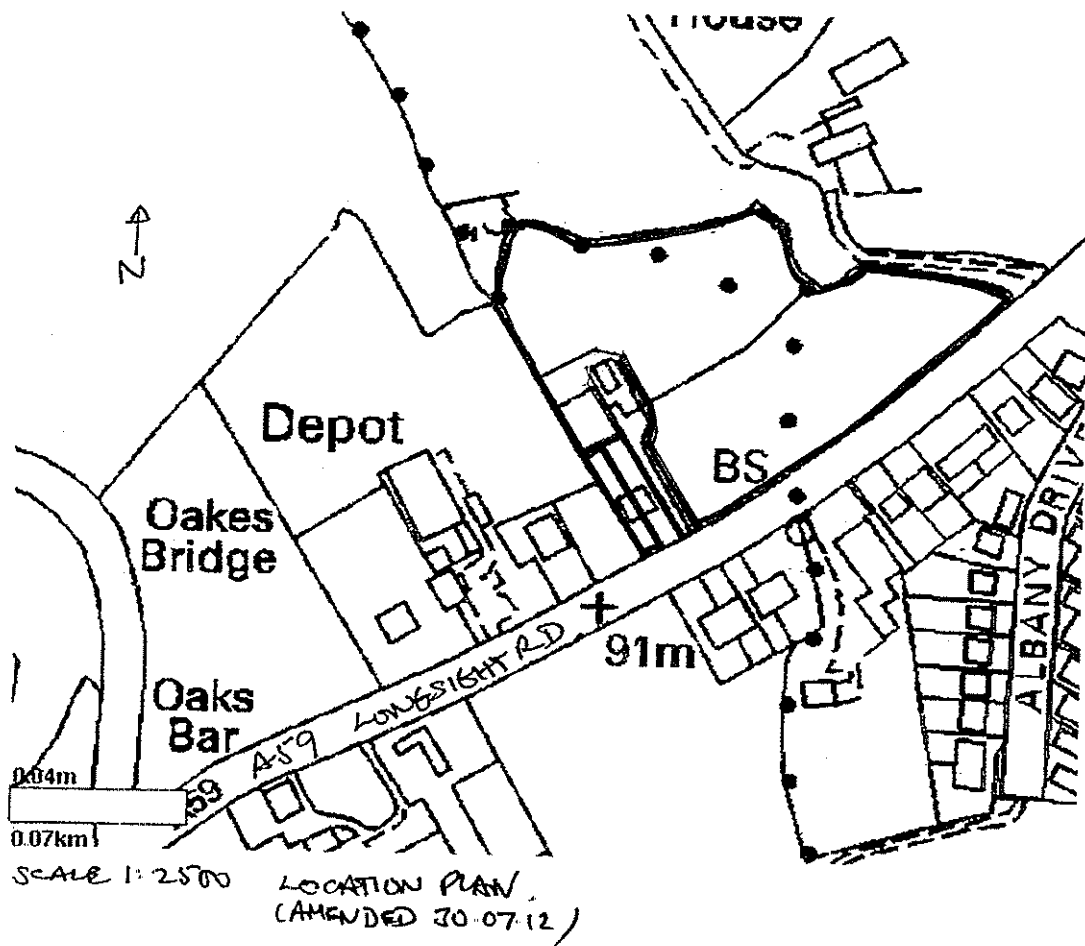




320120533P

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Proposed 3 bedroom bungalow on site of former women's Institute building adjacent to Lynebrook, Longsight Road, Clayton le Dale

Application no 3/2012/0533

Tree report

While the proposed plans show the presence of trees on the site they are of no great size or age.

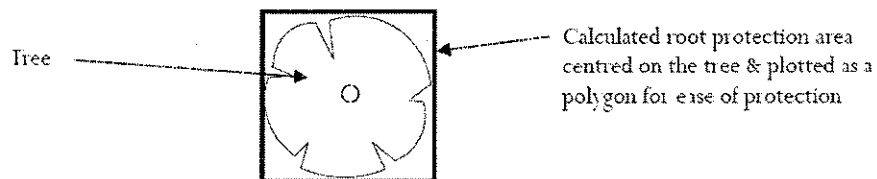
Distances from the proposed dwelling

BS5837: 2005 indicates that the following can be used as worked examples to define the root protection area

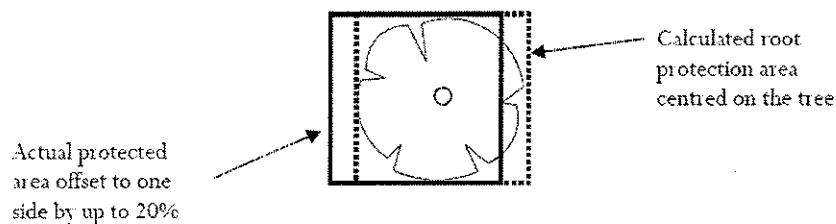
1. For an individual open-grown tree in satisfactory condition of 600mm stem diameter:

Basic calculation $12 \times 600 = 7.2$ (radius in metres) $\Rightarrow$ root protection area (RPA) of 163m^2

As the tree in this example is open grown, the RPA should be centered on the stem at a radius of 7.2m

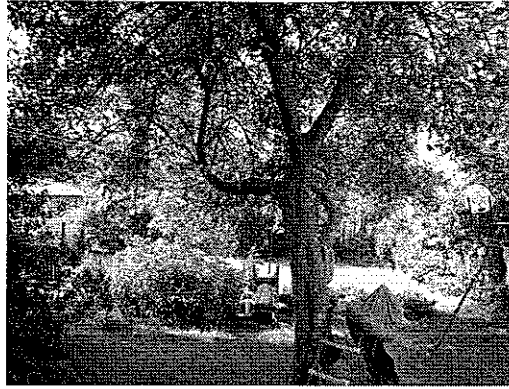


2. For individual open grown trees in satisfactory condition, it is generally acceptable to offset the RPA by up to 20% to one side of a tree only:



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Tree no 1 on the proposal plan

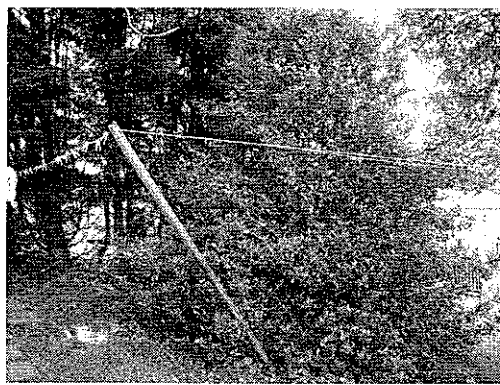


Tree no 1 is an apple tree. The trunk has a circumference at 1.5m high of 0.87m and therefore a diameter of 0.27m.

Multiplying this by 12 gives a root protection radius of 3.3m

The proposed bungalow is 13.8m away and so there is a large margin of safety

Tree no 2



This holly tree has a trunk circumference much smaller than the apple tree which means that the root protection area will be less than 3.3m. The distance to the proposed bungalow is 9.9m giving a very considerable margin of safety

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Tree no 3



Tree no 3 is more in the nature of a large shrub lacking a single trunk. The canopy spreads no more than 2m from its base and as it is 8m from the bungalow there is a large margin of safety

Trees no 4



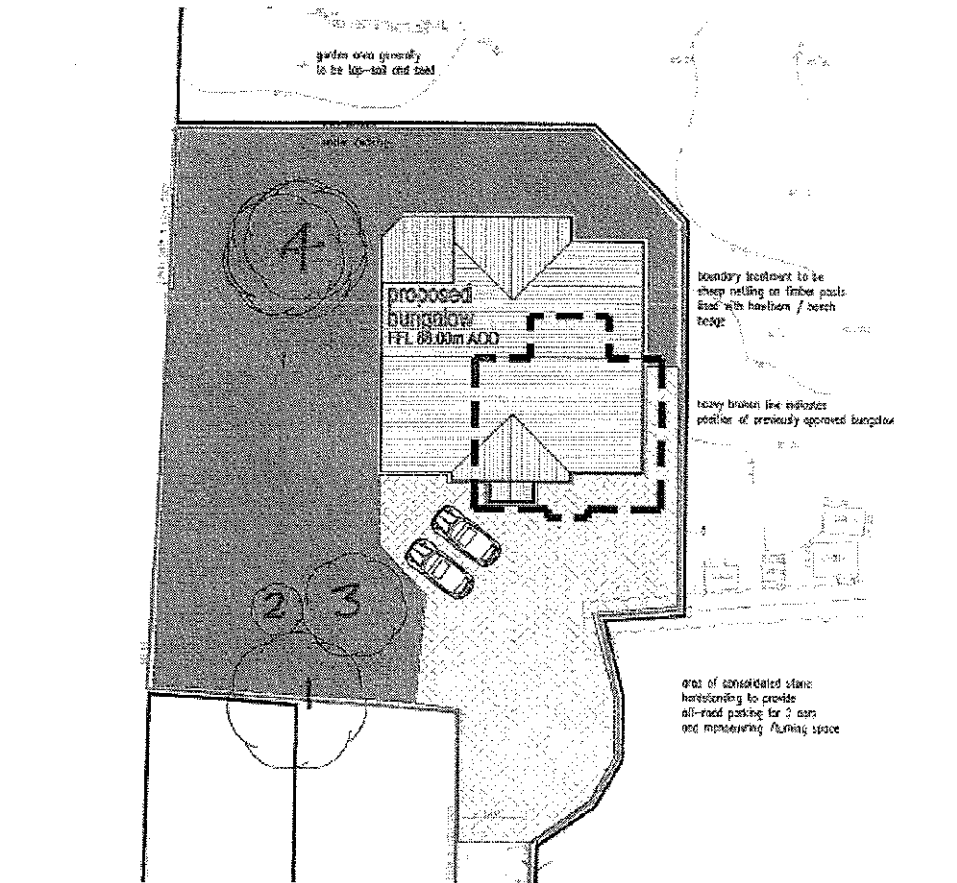
Here there is one alder tree with several trunks and under the same canopy are two others. The largest trunk has a circumference of 0.6m, thus giving a diameter of 0.19.

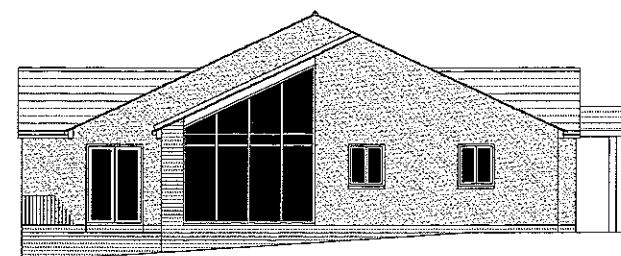
Applying a factor of 12 gives a radius for the root protection zone of under 3m. (Which corresponds to the extent of the canopy). The proposed bungalow is some 5.9m away

Appendix 1

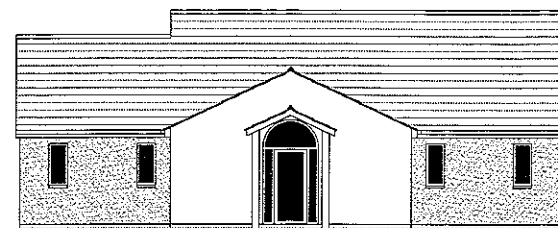
Trees referred to in the report

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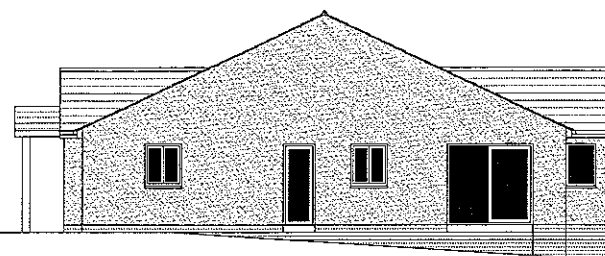




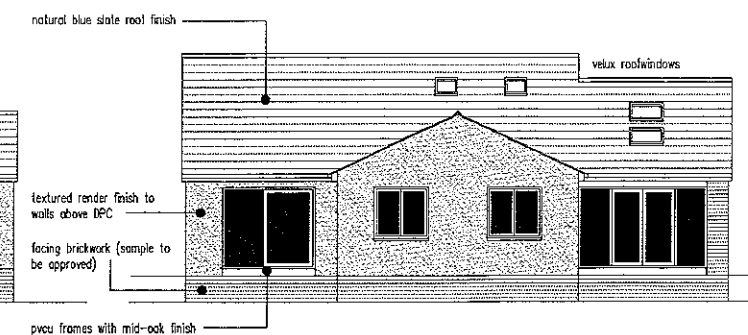
west facing
proposed elevations



south facing

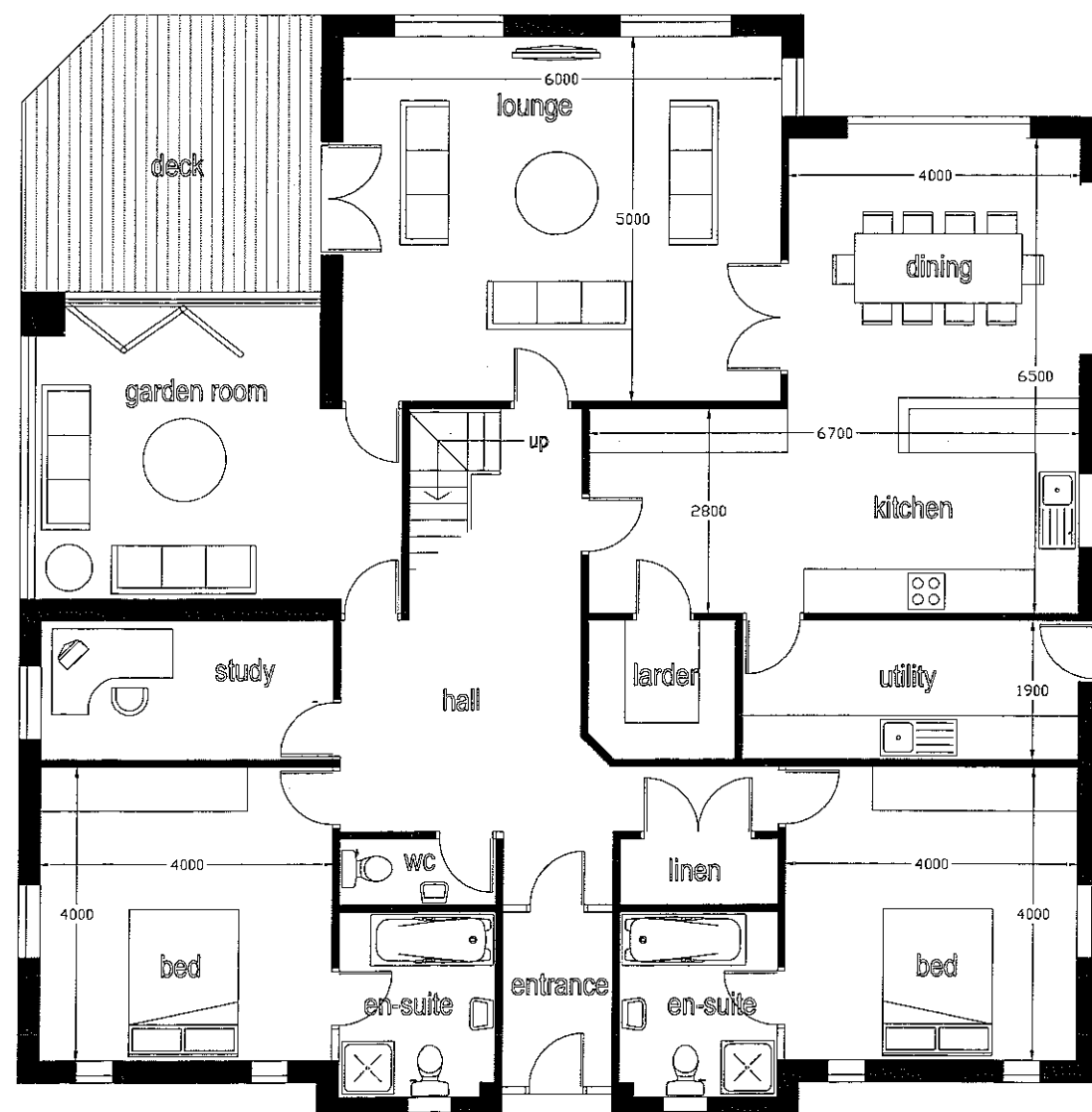


east facing

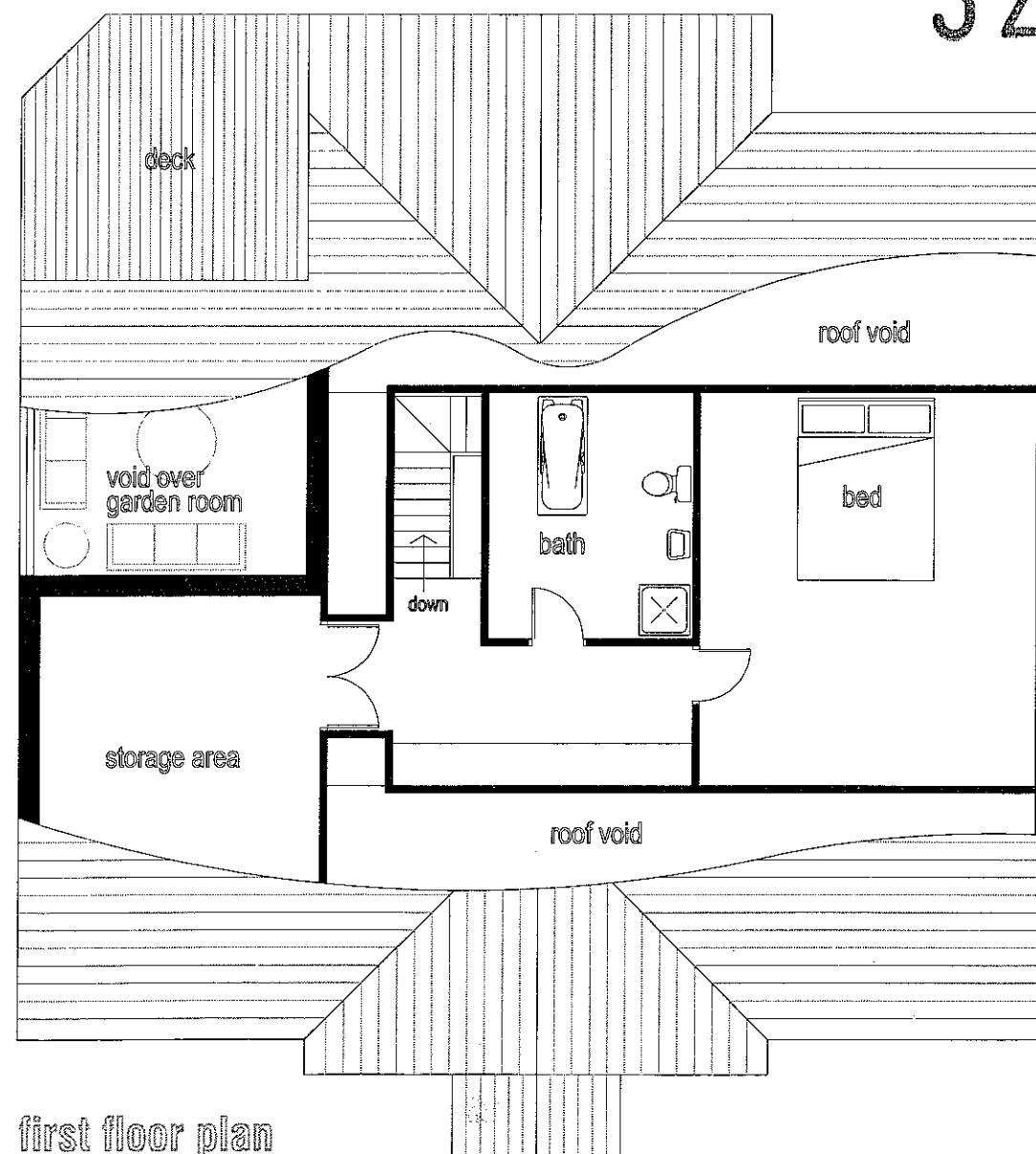


north facing

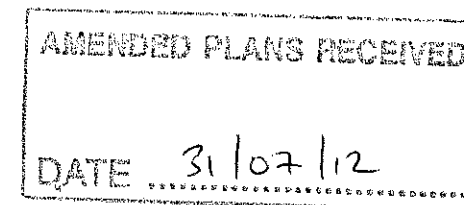
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ground floor plan



first floor plan



REF. No. LLR/PO/02

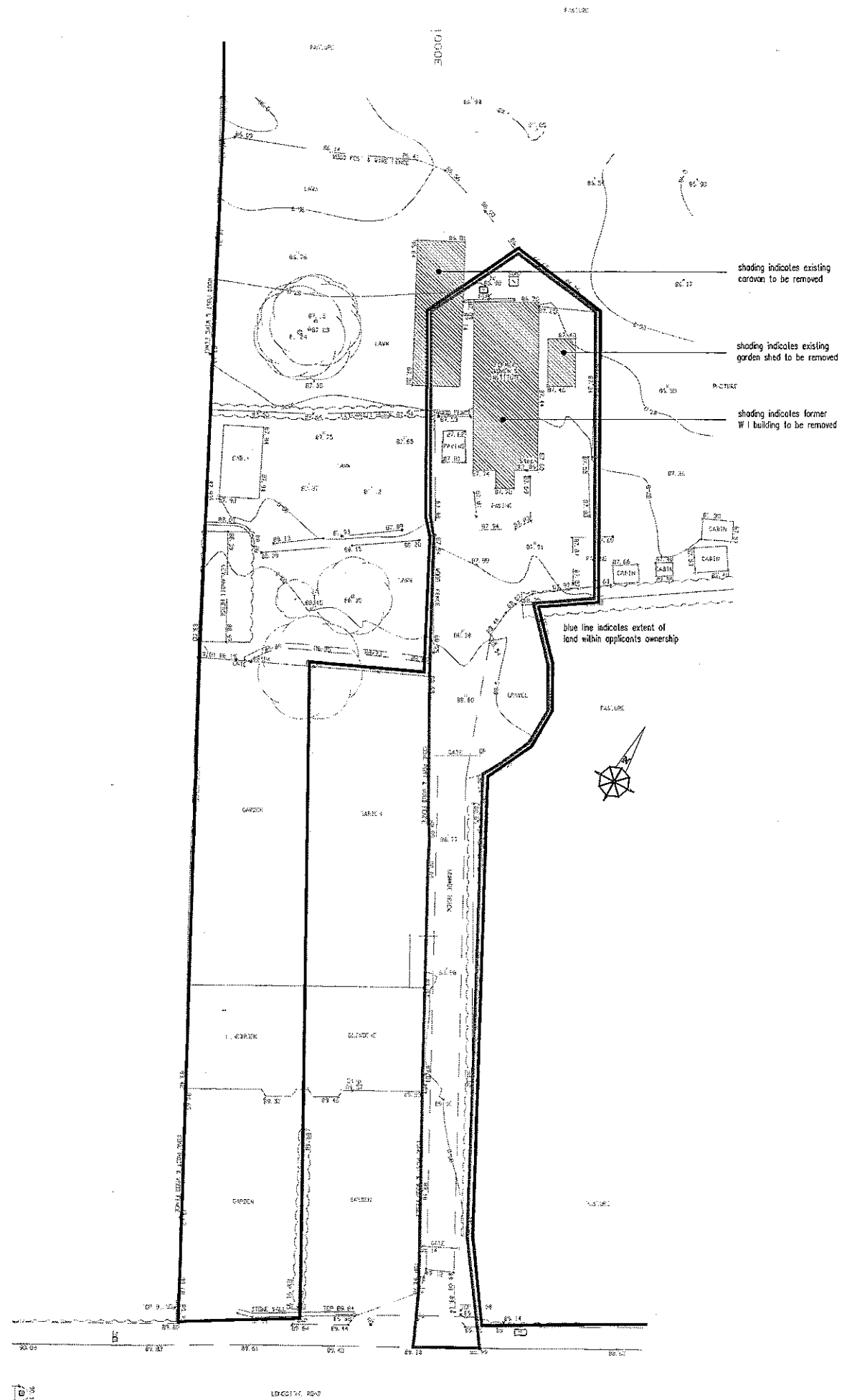
amended 30-07-12
open fronted porch added
velux frames removed
elevation orientation corrected

proposed 3 bed detached bungalow
on site of former Women's Institute building
adjacent to

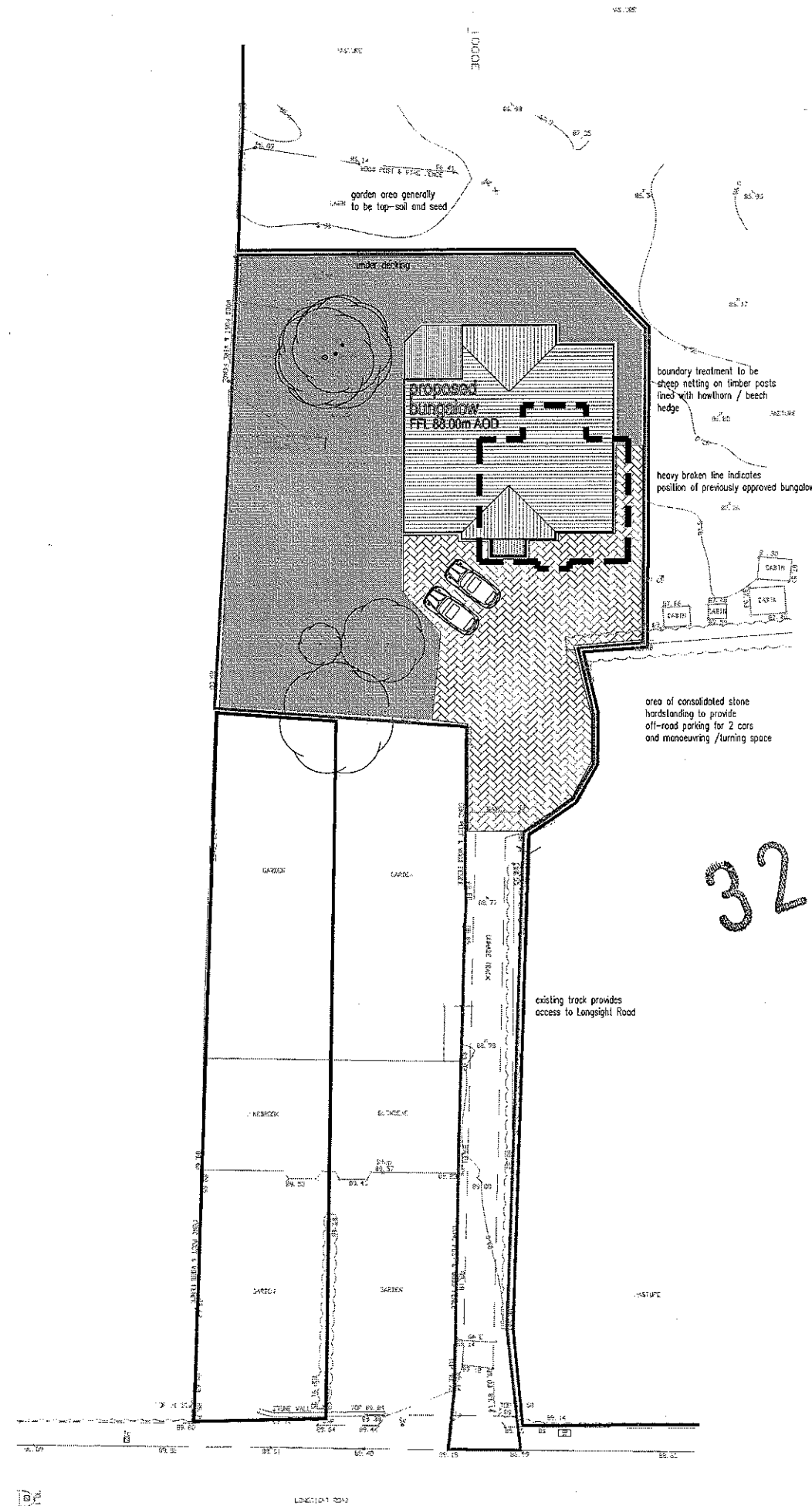
Lynebrook
Longsight Road
Clayton-le-dale

scale 1:100 1:50 @ A1
0m 5m
linear scale 1:50 @ A1

Rae Connell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire 01706 873000



existing site plan scale 1:200



proposed site plan scale 1:200

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REF. No LLR/SP/01

amended 30-07-12
siting altered
red edge altered

proposed 3 bed detached bungalow
on site of former Women's Institute building
adjacent to

Lynebrook
Longsight Road
Clayton-le-dale

scale 1:200 @ A1

0m 20m

linear scale 1:200 @ A1

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