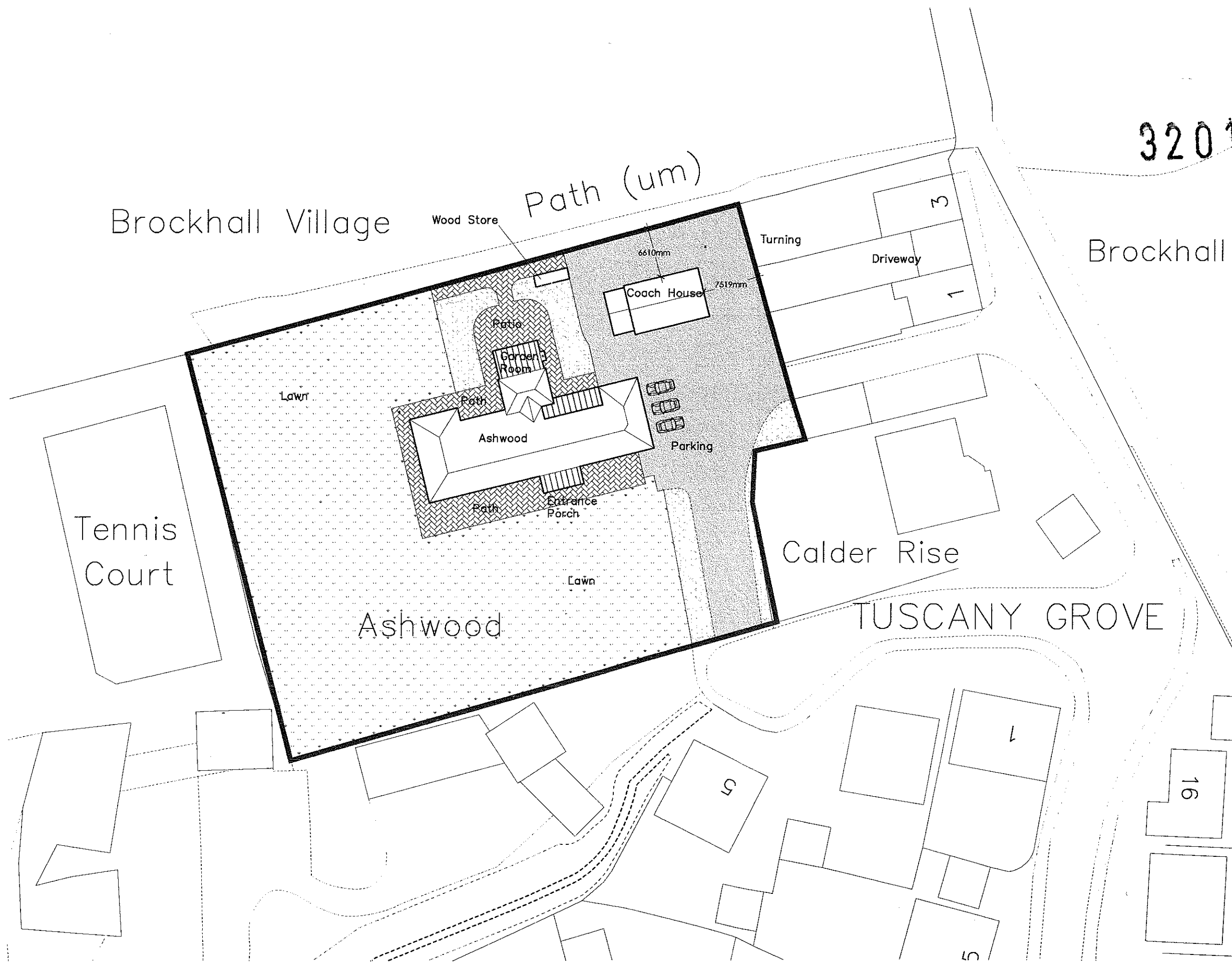


320120734P



REVISIONS:
 Rev. B Garage moved 2m down from boundary
 11.09.2012 - JB
 Rev. A Revised following meeting with client
 (02.05.2012) - 10.05.2012 - PC

Client
 Mr and Mrs J. Lawson

Job Title
 Proposed Alterations to
 Ashwood
 Brockhall Village
 Old Langho
 Blackburn
 BB6 8BB

Drawing Title
PROPOSED:
 Site plan

Scale
 1:500 @ A3

Date
 April 2012

Drawn
 JB

spa
 SUNDERLAND PEACOCK ARCHITECTS

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4229-06B

SITE PLAN

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL
Site: Ashwood, Brockhall Village, Old Langho, Blackburn, Lancashire, BB6 8BB

Clients: John and Jean Lawson

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 4 August 2012

Job Reference: BTC373

Page: 1 of 2

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Ash	8.5	160	N E S W 1 2 2.5 3	2.5-S 1.5	Y	G	- Moderately biased crown to south due to suppression by neighbouring tree(s) - Clients stated a preference for the removal of this tree	- Retain or remove in accordance with development proposal priorities, in agreement with LPA tree officer - If retained then ensure protection of RPA with temporary protective fencing throughout construction. - If removed then grind out stump.	40+	B2	12	1.92
T2	Ash	9	190	N E S W 2 3 3 4	2.5 2	Y	G	- No visible structural defects. - Clients stated a preference for the removal of this tree.	- Retain or remove in accordance with development proposal priorities, in agreement with LPA tree officer. - If retained then ensure protection of RPA with temporary protective fencing throughout construction - If removed then grind out stump.	40+	B2	16	2.28
T3	Ash	10	190	N E S W 1.5 2.5 2 3	2 2	Y	G	- No visible structural defects. - Clients stated a preference for the removal of this tree	- Retain or remove in accordance with development proposal priorities, in agreement with LPA tree officer - If retained then ensure protection of RPA with temporary protective fencing throughout construction - If removed then grind out stump.	40+	B2	16	2.28
T4	Ash	10	220	N E S W 2 3 2 4	2 2.5	Y	G	- No visible structural defects. - Clients stated a preference for the removal of this tree	- Retain or remove in accordance with development proposal priorities, in agreement with LPA tree officer - If retained then ensure protection of RPA with temporary protective fencing throughout construction - If removed then grind out stump.	40+	B2	22	2.64
T5	Ash	9	180	N E S W 3 2 1.5 3	? 2	Y	G	Moderately biased crown to north	Retain and ensure protection of RPA with temporary protective fencing throughout construction	40+	B2	15	2.16
T6	Ash	11	310	N E S W 4 3 4 3	2-E 1.5	SM	G	Stem bifurcates into primary branches at a height of approximately 2m with an acute included bark union with contact damage	- Retain and ensure protection of RPA with temporary protective fencing throughout construction - Prune to remove primary branch with contact damage that extends to north.	10+	C1/2	43	3.72

Headings and Abbreviations:
No. Allocated sequential reference number - Tree (T), Group (G), Woodland (W) or Hedge (H) reference number - refer to plan and to numbered tags where applicable

Species: Common name

Height: In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc

Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

PC: Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

General Observations and Comments: Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related

ERC: Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

Cat. Grade: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

RPA m²: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

RPA Radius (m): Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

(Estimated Dimensions): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

Where trees are located off-site or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a '#' symbol

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL
Site: Ashwood, Brockhall Village, Old Langho, Blackburn, Lancashire, BB6 8BB

Clients: John and Jean Lawson

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 4 August 2012

Job Reference: BTC373

Page: 2 of 2

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T7	Elder	8	260	N 1.5 E 1.5 S 3 W 1.5	1.7 2	M	M/G	▪ Stem bifurcates into co-dominant primary branches at a height of approximately 1.7m	▪ Retain and ensure protection of RPA with temporary protective fencing throughout construction	10+	C1/2	31	3.12
T8	Ash	11	270	N 4 E 4 S 4 W 4	2.5-N 2.5	SM	G	▪ 2.5m long stub of leaning cut down tree growing from base to north-east ▪ Clients stated a preference for the removal of this tree	▪ Retain or remove in accordance with development proposal priorities, in agreement with LPA tree officer. ▪ If retained then ensure protection of RPA with temporary protective fencing throughout construction and remove 2.5m long stub growing from base ▪ If removed then grind out stump.	40+	B2	33	3.24
T9	Hawthorn	8	460	N 4 E 4 S 4 W 4	1.5-W 2	M	M	▪ Moderately large basal stem cavity to east with no signs of progressive decay within ▪ Crown showing signs of a moderate reduction in vitality.	▪ Retain and ensure protection of RPA with temporary protective fencing throughout construction	10+	C1	96	5.52
T10	Fir	15	330	N 3 E 3 S 3 W 3	8-W 6	SM	M	▪ Crown showing signs of a moderate reduction in vitality	▪ Retain	10+	C1/2	49	3.96
G1	4no Leyland Cypress, 2no Field Maple, 1no Ash, 1no. Hornbeam, 1no. Hawthorn, 1no Common Alder	≤ 8	≤ 200	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	≥ 0.5 ≥ 0	Y	G	▪ Closely spaced group of mixed deciduous and coniferous species along site boundary	▪ Retain and ensure protection of RPA with temporary protective fencing throughout construction	40+	B2	≤ 18	≤ 2.4
G2	approx 6no Hawthorn	≤ 6	≤ 150	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	≥ 1 ≥ 2	SM	G	▪ Linear group along northern boundary at approximately 3m centres	▪ Retain and ensure protection of RPA with temporary protective fencing throughout construction	40+	C1	≤ 10	≤ 1.8

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. 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, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

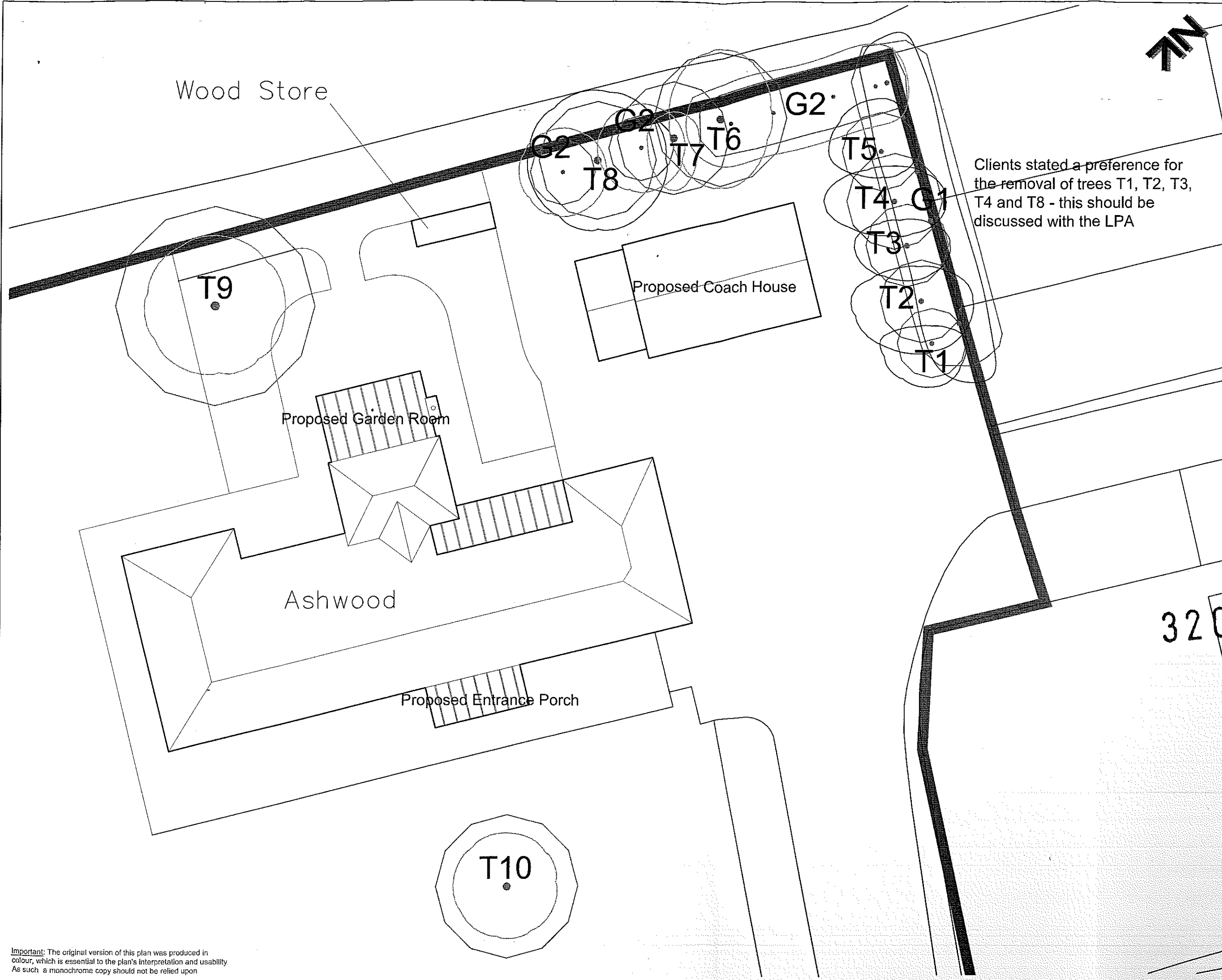
Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer must be sought with regard to appropriate foundation depths for new buildings, with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

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Clients stated a preference for the removal of trees T1, T2, T3, T4 and T8 - this should be discussed with the LPA

KEY

T = Surveyed Individual Tree
G = Surveyed Group

Please refer to associated Tree Survey Schedule for specific details in respect of items detailed below:

Tree Categorisations:

Trees to be Considered for Retention:

- Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group
Those of Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years or Young Trees

Trees Unsuitable for Retention:

- Category 'U' Tree/Group
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Requirements:

- Root Protection Area (RPA)
Area of Ground that Should be Protected Throughout Development Works with Protective Fencing (see Temporary Protective Fencing Specification)

Note 1: The tree stem locations were not included on the original plan provided and, in the case of the individual trees where subsequently plotted by the arboriculturalist on site using a combination of GPS technology and triangulation measurement from existing permanent site features based on the current building location

Note 2: The marked stem locations for the trees that comprise the two groups are indicative only and are intended to give an approximate indication of the constraints that these groups pose to development based on the largest trees present

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Project:
ASHWOOD
BROCKHALL VILLAGE
OLD LANGHO
BLACKBURN
BB6 8BB

Clients:
JOHN & JEAN LAWSON

Title:
TREE IMPACT PLAN
In Relation to Proposed Construction of Detached Garage and 2no. Extensions to Property

Scale: 1:200@A3
Date: September 2012
Drawn by: PH

Bowland
Tree Consultancy Ltd

e: info@bowlandtreeconsultancy.co.uk
t: 01200 441117

Ref: BTC371-TIP Rev:

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such a monochrome copy should not be relied upon