Arboricultural Impact Assessment

of Proposed Construction of Car-Park & Extension to

The Talbot Hotel, 5 Talbot Street, Chipping, Lancashire, PR3 2QE

Prepared by:

Bowland Tree Consultancy Ltd

September 2011

Control sheet

Project No.: BTC238

Project Title: Arboricultural Impact Assessment at the Talbot Hotel, Chipping

Architect & Agent: IWA Architects Ltd

Local Authority: Ribble Valley Borough Council

Date of Survey: 08/07/11

Prepared by: Phill Harris BSc(Hons) HND CEnv MArborA MICFor Chartered Arboriculturist

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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 potential 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 should be sought with regard to appropriate foundation depths for new buildings with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client, as named. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

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APPENDICES

PLAN

1.0 INTRODUCTION

Terms of Reference

1.1 Bowland Tree Consultancy Ltd were commissioned by IWA Architects Ltd, on behalf of their client, to:

a) Survey, from ground level, all trees having reasonable potential to be adversely affected by the proposed construction;
b) Prepare a tabulated Tree Survey Schedule based on guidance specified in British Standard BS5837:2005 - Trees in Relation to Construction – Recommendations;
c) Assess the tree related impacts and potential design conflicts of the proposal;
d) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development;
e) Assess the tree protection measures required during the development;
f) Annotate the site proposal plan to identify tree numbers, retention categories, crown spreads and Root Protection Areas to indicate tree related constraints, along with trees proposed for retention and for removal in order to produce a Tree Impact Plan;
g) Produce an Arboricultural Impact Assessment (AIA) report outlining the main tree related issues and potential tree related impacts in relation to the development proposal and suitable mitigation and/or protection measures; and
h) Provide the completed documents as a combined report in electronic PDF format in support of the planning application.

Scope and Purpose of Report

1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA) in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains. Essentially, the report provides a preliminary analysis of the impacts that the proposed development would potentially have on trees and, in turn, the effects that any such impacts would potentially have on the visual amenity of the local landscape. It also offers guidance on suitable tree management and mitigation and appropriate tree protection measures in the context of the proposed development, together with enhancement of the remaining land under ownership.

Site Visit, Data Collection and Tree Impact Plan

1.3 Further to our instruction I confirm that I visited the site on 8 July 2011 and carried out an appraisal of trees, as detailed above and in accordance with the preceding disclaimer. All tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read in conjunction with the associated BS5837:2005 Table 1. Weather conditions during my survey were cloudy, dry and warm with no discernible wind.

1.4 During my survey I identified three individual trees (prefixed ‘T’) and one group of trees (prefixed ‘G’), and have numbered them accordingly on the appended Tree Impact Plan (TIP). The TIP is based on a topographical survey plan that was provided in electronic format by IWA Architects and, for the purpose of this report, I presume the plan details to be accurate. The TIP details the existing site with the readily definable tree constraints and an overlay of the proposal, thereby allowing a preliminary appraisal of the development’s potential impacts on trees (see section 6) and a subsequent evaluation of protection, tree work needs and mitigation requirements. The constraints relating to tree Root Protection Areas (RPAs) and their protection requirements are discussed in detail at paragraphs 7.1 and 7.2.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO. However, in situations where detailed planning permission has been granted and protected trees directly affect the implementation of the approved development, then it is permissible to carry out any works necessary to said trees in order to implement said development.

2.2 I am informed by the project agent that the site stands within a CA and that there is a TPO covering tree T1. As such, due consideration should be given to the points covered in paragraph 2.1, above.

Protected Species

2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

2.4 All bat species are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2010. In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel subsequently carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigate prior to works continuing.

Felling Licences

2.5 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to fell growing trees amounting to specific volumes of timber. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties. However, I would note that a Felling Licence is not needed for the removal of trees immediately required for the purpose of carrying out a development authorised by detailed planning permission granted under the Act (1990).

3.0 COUNCIL POLICY IN RESPECT OF TREES AND DEVELOPMENT

3.1 The site stands within the administrational boundaries of Ribble Valley BC and, as such, our arboricultural appraisal considers the proposed site development against the relevant Council policies. The Ribble Valley BC District wide Local Plan (Ribble Valley BC, 1998) includes only one Policy (overleaf) specific to trees in relation to this site; 'Policy ENV13 - Landscape Protection'. Ribble Valley BC also have a Supplementary Planning Policy for Trees, of

which paragraph 5.5 states that the *"Local Authority will ensure that the right trees are maintained, protected and correctly managed".*

POLICY ENV13 - LANDSCAPE PROTECTION

The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management.

Reasoned Justification

It is important to protect the existing landscape features which add to the character of the Borough. The woodland coverage of the borough whether large woods, small groups, or individual trees, together with hedgerow coverage forms an important part of the landscape quality. In addition valuable ecological, recreational and economic functions arise from these features.

4.0 THE SITE AND THE SURROUNDINGS

4.1 The site is a disused public house, the Talbot Hotel, located on Talbot Street within the village of Chipping, approximately 12.4 kilometres west of the centre of Clitheroe, the Council's administrative town. It is bordered to the north-east by the River Loud, to the south-east by Talbot Street, to the west by several residential properties and the grounds of St Bartholomew's Church and to the north-west by land planted with very young trees.

4.2 The site consists of a two storey pub building at the road frontage to the south-east and a barn at the frontage to the south-west, with an area of hard-standing immediately north of the latter and overgrown gardens throughout the remainder. Moderate to large trees stand as an individual and a group to the centre of the site and along its north-eastern boundary. There is a single vehicular access point from Talbot Street between the barn and the pub building. Topography is relatively level with only minor changes throughout the majority of the site, although there is a very steep east facing incline up to the Church grounds to the western boundary and a retaining wall along the north-eastern boundary to the river.

4.3 A detailed landscape or townscape character appraisal of the locality was not carried out as part of this assessment. However, I did make a general appraisal of the visual amenity that the trees standing within the site and within the adjoining land to the west confer in the locality based on their visual prominence and overall contribution to the landscape, as discussed in paragraph 5.1.

5.0 THE TREE POPULATION

5.1 As noted previously, three individual trees and one group of trees were surveyed for the purpose of this appraisal, of which all are located within the site boundaries. The surveyed trees confer a variable visual amenity in the landscape dependent on the tree(s) under consideration, their size and location, and the position(s) from which they are viewed. For instance, large T1 is partially visible from Talbot Street between the buildings and confers a moderate visual amenity in the immediate locality. In comparison, when the site is viewed from the Church grounds to the west all the trees are highly visible and subsequently confer a high visual amenity in the local landscape.

5.2 The surveyed trees are moderately small to very large in size and consist of a mix of non-native and native deciduous broadleaf species, being sycamore and ash. They are semi-mature to mature and stand at heights of up to approximately 26 metres, have maximum diametrical crown spreads of up to approximately 23 metres and stem diameters of up to approximately 1900 millimetres. Detailed tree dimensions and other pertinent information such as structural defects and physiological deficiencies are included in the Tree Survey

Schedule (TSS) at Appendix One. In respect of the TSS it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regards specific trees.

5.3 The TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'R', as per BS5837:2005 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality and value' and, accordingly, the most suitable for retention and 'B' category trees are those considered to be of 'moderate quality and value'. 'C' category trees are those considered to be of 'low quality and value' which, as stated in BS5837:2005 Table 1*, "will usually not be retained where they would pose a significant constraint on development"*. In turn, 'R' category trees are those that are in relatively poor condition whereby they should be removed for reasons of sound arboricultural management regardless of any plans for the site.

5.4 As such, only those classed either 'A' or 'B' are of a quality and value whereby they may be considered as a potential material constraint in the development process and, in this respect, BS5837:2005 states that *"Certain* ['A' category] *trees are of such importance and sensitivity as to prevent development occurring or to substantially modify its design".* However, it should be noted that the guidance does not state that all trees identified as 'A' or 'B' category have to be retained at all costs. Rather, a more pragmatic approach should be taken whereby the retention values of such trees are considered against the merits of the planned land use changes and they are subsequently afforded appropriate weight in the context of such proposals, with suitable compensatory planting proffered for any necessary losses should this course of action be established to be acceptable.

5.5 As detailed in Table One (below) one of the trees was allocated a high retention value of 'A' and two trees and one group were allocated moderate retention values of 'B'.

Table One: BS5837-2005 Retention Categories of the Surveyed Trees

	Retention Categories	Tree Numbers	Totals
Trees of a moderate or high quality & value that should be afforded appropriate consideration in the context of development	**'A'**	T3	*1 Tree*
	'B'	T1, T2 G1	*2 Trees* *1 Group*
Trees of a low quality & value that should not be considered a material constraint to development	**'C'**	-	-
Trees that should be removed for sound management reasons regardless of site plans	**'R'**	-	-
			= 3 Trees & 1 Group in Total

6.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

6.1 I am informed by the project agents, IWA Architects, that the proposal is to construct a single-storey building with an associated area of hard-standing for car-parking within the garden area to the northern section of the site. The building is to be used as function suite with a bar, kitchens, a lobby and two function rooms. In order to identify the impacts that the proposal would potentially have upon the trees in question the tree survey and constraints information has been overlaid onto the proposal plan to produce a Tree Impact Plan (TIP) (appended at Plan One) detailing:

- The location of the proposed building;

- The extents of the proposed hard-standing;
- The trees proposed for retention plus their respective pertinent information;
- The trees proposed/recommended for removal; and
- Indicative locations considered suitable for new tree planting with large growing spcecies.

Projected Arboricultural Losses Relating to the Proposal

6.2 As detailed on the TIP and in Table Two (below) construction of the proposed building can be achieved whilst retaining all the trees, providing that special measures discussed in paragraphs 6.3 and 7.1 to 7.2 are followed. Nonetheless, as group G1 is relatively closely spaced and sited to the top of a retaining wall down to the river, with subsequent potential for tree root and stem growth to displace said structure, I would recommend that it be thinned in order to remove any poor quality trees that may be present.

Table Two: Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended for non-development related reasons	Total number of tree removals
Trees, groups and hedges of a moderate or high quality & value that should be afforded appropriate consideration in the context of the proposed development	**'A'**	-	-	-
	'B'	-	-	-
Trees, groups and hedges of a low quality & value that should not be considered a material constraint to development	**'C'**	-	-	-
Trees, groups and hedges that should be removed for sound management reasons regardless of site plans	**'R'**	-	-	-
Totals		-	-	***0 Trees in Total***

Other Projected Arboricultural Impacts and Practicable Solutions

6.3 As detailed on the TIP, various areas of the proposed building encroach within the RPAs of a number of the retained moderate and high value trees. However, I would note that section 11.6 of 'BS5837:2005 – Trees In Relation To Construction – Recommendations' states that the siting of structures within the RPAs of *'good quality (category A or B)'* trees may be justified with careful consideration of the foundation design and construction, as discussed in more detail in paragraph 7.3.

6.4 As detailed on the TIP several areas of the proposed car-parking also encroach within the RPAs of various moderate and high value trees. In this respect I would note that sections 11.8 and 11.9 of 'BS5837:2005' state that where the construction of hard-surfacing within tree RPAs is necessary then a 'no-dig' solution should be used *'to avoid root loss due to excavation'* (see paragraph 7.4 for more details).

7.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

7.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2005, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs)

throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 7.2, below), give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development. In certain situations, there is a limited degree of flexibility in the RPA and CEZ positioning.

7.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TIP. With regards CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to section 9 of BS5837:2005 and should be agreed with the LPA. A temporary protective fencing specification is included at Appendix Two and the extents of the RPAs should dictate locations of the CEZs.

Special Materials and Working Methods for Proposed Hard Surfaces and Structures within RPAs

7.3 Section 11.6 of BS5837:2005 recommends that, where the construction of structures within the RPAs of retained category 'A' and 'B' trees cannot be avoided, such as in the case of the proposed building discussed in 6.3, then root damage should be avoided during by designing and constructing the building using a combination of piles, which should be located to avoid major roots, and *"beams, slabs,* [and] *suspended floors, where all should be laid at or above ground level, and cantilevered as necessary to avoid tree roots".*

7.4 Likewise, sections 11.8 and 11.9 recommend that, where the construction of hard surfaces cannot be avoided within RPAs, as per paragraph 6.4, then a 'no-dig' design such as a three dimensional cellular confinement system should be used to avoid root loss and damage due to excavation. A manufacturer's brochure detailing the design and construction of a typical 'no-dig' hard-surface is included at Appendix Three.

7.5 In respect of these matters the guidance also recommends that site specific specialist advice to be sought from a structural engineer and the associated working methods be detailed in an Arboricultural Method Statement (AMS) and on a Tree Protection Plan (TPP), as discussed further in paragraph 7.7.

7.6 With specific regard to the use of pile and raised beam foundations, hard-surfacing within RPAs and tree works associated with the proposal, I would note that I attended a site meeting with Mr David Hewitt, the Council's Countryside Officer, and Mr Stephen Hetherington, the project architect, in late July 2011. During the meeting we discussed the site and the issues at hand and it was preliminarily agreed that it would be acceptable to use the special designs, working methods and materials detailed previously in the construction of the building and the hard-standing within RPAs, providing that a detailed AMS be produced and followed accordingly.

Arboricultural Method Statement and Tree Protection Plan

7.7 BS5837:2005 recommends that, where considered expedient, an AMS and a TPP be prepared detailing *"special mitigation construction",* such as the construction of walls and hard surfaces within tree RPAs using special methods. Essentially, the AMS and TPP describe the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process. Production of and adherence to an AMS and TPP can be conditioned to a planning approval if considered necessary.

8.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

8.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site plans and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

8.2 No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors

8.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

8.4 Contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

New Tree Planting

8.5 New tree planting proposals should be included as part of the landscape design plan for the site. Appropriate locations for new trees of suitably large growing species, such as Lime or London Plane, are included on the TIP. All tree planting should be carried out in accordance with BS4428:1989 - Code of Practice for General Landscape Operations, BS3936-1:1992, Nursery Stock – Part 1: Specification for Trees and Shrubs and BS4043:1989, Transplanting Root-Balled Trees where applicable.

Retained Tree Management

8.6 Any tree risk management appraisal and subsequent recommendations made in this report were based on observations and site circumstances at the time of my survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress. In this respect I would note that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. It is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

9.0 SUMMARY AND CONCLUSIONS

9.1 The site in question is a disused pub with gardens and hard-standing. Three individual trees and one group of trees were surveyed in respect of a proposal to construct a single-storey function building with car-parking at the site.

9.2 One of the trees was allocated a high retention value and two trees and the group were allocated moderate retention values. The trees are moderately small to very large in size and confer a moderate to a high visual amenity in the landscape, dependent on the tree(s) under consideration and the location(s) from where they are viewed.

9.3 The proposed building and the hard-standing encroach into the RPAs of various high and moderate value trees. However, the guidance allows for such situations and advises that pile and beam foundations be used to construct the building and 'no-dig' surfacing be used for the car-parking.

9.4 This approach was preliminarily agreed as acceptable with the Council's Countryside Officer during a site meeting on the stipulation that a detailed Arboricultural Method Statement and Tree Protection Plan be prepared and followed. The preparation and provision of these documents can be conditioned to a planning approval.

9.5 New planting with trees of suitably large growing tree species should be included as part of the landscaping scheme for the site.

9.6 In consideration of the above I therefore conclude that the proposals comply with the requirements of relevant Council Policy and current Government guidance in respect of trees and development.

REFERENCES

BS4428:1989 - Code of Practice for General Landscape Operations. BSI British Standards,
BS3936-1:1992, Nursery Stock – Part 1: Specification for Trees and Shrubs. BSI British Standards, London.
BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
BS4043:1989 - Transplanting Root-Balled Trees. BSI British Standards, London.
BS5837:2005 - Trees in Relation to Construction – Recommendations. BSI, London.
National House Building Council (2008).NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.
Ribble Valley Borough Council (1998). Ribble Valley Borough Council Districtwide Local Plan.

AUTHOR'S QUALIFICATIONS & EXPERIENCE

Qualifications. I hold a Higher National Diploma (HND) in arboriculture at distinction level and a Bachelor's Degree (BSc(Hons)) in arboriculture at first class level, both of which were awarded at the University of Central Lancashire through Myerscough College.

As part of my continuing professional development I am currently studying towards a Master's Degree (MSc) in arboriculture and urban forestry on a part-time basis.

Professional Memberships. I am a professional member of the Arboricultural Association (MArborA), a professional member of the Consulting Arborist Society, a professional member of the Institute of Chartered Foresters and a professional member of the Society for the Environment.

Chartered Status. As a professional member of the Institute of Chartered Foresters I am a Chartered Arboriculturist (MICFor) and, as a professional member of the Society for the Environment, I am a Chartered Environmentalist (CEnv).

Experience. I have approximately 14 years practical involvement in the profession of arboriculture, with experience initially gained as a tree climber for various tree contractors in both the UK and Australia.

In 1999 I worked as an arboricultural technician for Bradford Metropolitan District Council resurveying their TPO stock and, from early 2000 to late 2001, as a surveyor for Cheshire Woodlands arboricultural consultants.

During this period I also spent several months working in the USA with HortScience Inc., a highly regarded consultancy whose proprietors have made a notable contribution to the worldwide advancement of the profession of arboriculture.

From early 2002 to late 2003 I then worked as a consulting arboriculturist with The Environment Partnership (TEP), a large multi-disciplinary environmental consultancy practice based in Warrington, gaining essential experience working alongside other professionals including foresters, ecologists, planners and landscape architects.

Following this I spent three years working as a freelance consulting arboriculturist to various UK companies, including Cheshire Woodlands, TEP and OCA UK Ltd.

Since 2007 I have worked solely as an independent arboricultural consultant, subsequently establishing Bowland Tree Consultancy Ltd in early 2010.

Throughout my varied arboricultural career I have gained widespread knowledge and experience of tree matters in relation to planning, construction and development and continue to apply these skills on a day to day basis.

Continuing Professional Development. In order to stay professionally current I regularly attend seminars, workshops, conferences and training courses relevant to my profession and scope of work.

APPENDIX ONE:

TREE SURVEY SCHEDULE& BS5837:2005 - TABLE 1

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL			
Site:	Talbot Hotel, 5 Talbot Street, Chipping, Lancashire, PR3 2QE	Assessment Date:	08 July 2011
Agent for Client:	IWA Architects	Job Reference:	BTC223

No.	Species	Height	Stem Diam.	Branch Spread		Height of C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Sycamore *(Acer pseudoplatanus)*	26	1700 (ts)	N E S W	6.5 10 10.5 9.5	5	M	G	▪ Stem bifurcates into co-dominant sub-stems at a height of approximately with a very tight fork and an included bark union, although it was showing no signs of incipient failure at the time of the survey. ▪ Number of occluded pruning wounds to primary branches.	▪ Retain in context of proposal through use of special construction methods. ▪ Protect RPA with CEZ throughout development in accordance with proposed Method Statement.	>40	B1	707	15
T2	Sycamore	19	1400 (ms)	N E S W	7 9 6.5 8	5	M	G	▪ Located on river bank. ▪ Not inspected in detail due to location. ▪ Part of group with interconnecting crowns. ▪ Dense ivy up stem and into branches. ▪ Multiple stems arise at ground level with partially included bark unions.	▪ Retain in context of proposal through use of special construction methods. ▪ Protect RPA with CEZ throughout development in accordance with proposed Method Statement. ▪ Prune to cut back branches from proposed structure to give a 1.5m clearance. ▪ Sever ivy in order to facilitate future inspections.	>40	B1/2	615.83	14
T3	Sycamore	22	1900	N E S W	11.5 11.5 11.5 11.5	1.5	M	G	▪ Located on river bank. ▪ Stem trifurcates into primary branches at a height of approximately 2m. ▪ Base on top of retaining wall down to river with loss of part of structure having evidently occurred due to downward from the weight of the tree.	▪ Retain in context of proposal through use of special construction methods. ▪ Protect RPA with CEZ throughout development in accordance with proposed Method Statement. ▪ Repair retaining wall.	>40	A1	707	15
G1	5no. Sycamore, 5no. Ash *(Fraxinus excelsior)*	≤ 18	≤ 1000 (ms)	N E S W	≤ 8.5 ≤ 8.5 ≤ 8.5 ≤ 8.5	≥ 0.5	SM-M	G	▪ Roughly linear group with interconnecting crowns. ▪ Located on river bank. ▪ Not inspected in detail due to location. ▪ Many trees are multi-stemmed from ground level. ▪ Number of trees have dense ivy up stems and into branches.	▪ Retain in context of proposal through use of special construction methods. ▪ Protect RPA with CEZ throughout development in accordance with proposed Method Statement. ▪ Thin group by removal of approximately two poor quality trees. ▪ Prune to lift crown of applicable retained trees to obtain a 3m foliage to ground clearance for access to rear of structure and to cut back branches from proposed structure to give a 1.5m clearance. ▪ Sever ivy in order to facilitate future inspections.	>40	B2	≤ 314.2	≤ 10

HEADINGS & ABBREVIATIONS

No.	Allocated Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common and botanical name in brackets where appropriate
Height:	In metres – 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 - measured or estimated at a height of approximately 1.5 metres above ground level or just above the root flare for multi-stemmed trees. 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
Height of CC:	Height of crown clearance in metres - measured at lowest point above adjacent ground level – to inform on crown to height ratio, potential for shading, etc
Age:	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
Comments on Condition, etc:	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 exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2005 (i.e. less than 10, 10-20, 20-40, more than 40)
Cat. Grade:	Category Grading - tree retention value listed as R or A to C - broadly in line with BS5837:2005 table 1
RPA m²:	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

BS5837:2005 Table 1 – Cascade Chart for Tree Quality Assessment

<table>
<tr><td colspan="5">Trees for removal</td></tr>
<tr><td>Category and definition</td><td colspan="3">Criteria</td><td>Identification on plan</td></tr>
<tr><td>Category R
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</td><td colspan="3">▪ Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees such as 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, for example Dutch Elm Disease, or very low quality trees suppressing adjacent trees of better quality
Note – Habitat reinstatement may be appropriate. For example R category tree used as a bat roost: installation of bat box in nearby tree.</td><td>Dark Red</td></tr>
<tr><td colspan="5">Trees to be considered for retention</td></tr>
<tr><td rowspan="2">Category and definition</td><td colspan="3">Category – Subcategories</td><td rowspan="2">Identification on plan</td></tr>
<tr><td>1. Mainly arboricultural values</td><td>2. Mainly landscape values</td><td>3. Mainly cultural values, including conservation</td></tr>
<tr><td>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.</td><td>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 for example the dominant and/or principal trees within an avenue</td><td>Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance for example avenues or other arboricultural features assessed as groups</td><td>Trees, groups or woodlands or significant conservation, historical, commemorative or other value for example veteran trees or wood-pasture</td><td>Light Green</td></tr>
<tr><td>Category B
Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</td><td>Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage</td><td>Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality</td><td>Trees with clearly identifiable conservation or other cultural benefits</td><td>Mid Blue</td></tr>
<tr><td rowspan="2">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</td><td>Trees not qualifying in higher categories</td><td>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</td><td>Trees with very limited conservation or other cultural benefits</td><td rowspan="2">Grey</td></tr>
<tr><td colspan="3">Note – Whilst 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 150mm should be considered for relocation</td></tr>
</table>

APPENDIX TWO:

TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by **Temporary Protective Fencing**, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be protected throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2005 Fig. 2 (overleaf) and, if applicable, as defined by area on the Tree Protection Plan (TPP);
2. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
3. preclude any delivery of site accommodation and/or materials and/or plant machinery;
4. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
5. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be of at least 2.1 metres in height and, in agreement with the LPA, be either weldmesh "Heras" panels or 18mm thick exterior grade plywood boards.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Fig. 1, overleaf) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arborist shall inspect the Temporary Protective Fencing.

Temporary Ground Protection

1. Any necessary Temporary Ground Protection shall conform to Figure 3 of BS5837:2005 (see overleaf).
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Arboricultural Consultant shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

– CONSTRUCTION EXCLUSION ZONE – KEEP OUT!

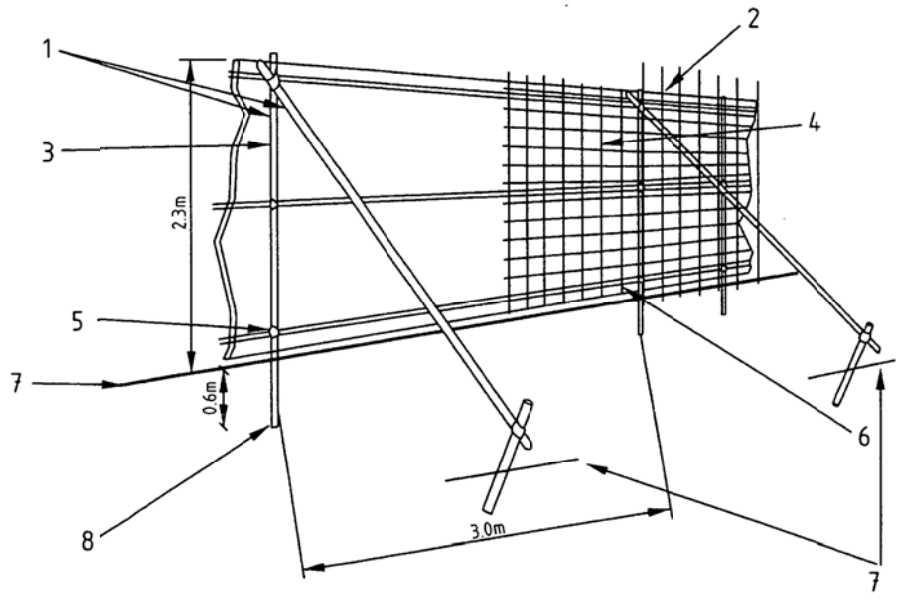
(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

- **THE PROTECTIVE FENCING MUST NOT BE MOVED**
- **NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE**
- **NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE**
- **NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE**
- **NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE**
- **NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE**
- **NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE**

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Fig. 1: CEZ Warning Sign



1. Scaffold poles.
2. Uprights driven into ground at a maximum 3.0m spacing with cross members and brace as appropriate.
3. Wooden panels secured with wire ties or scaffold clamps where necessary.
4. Weldmesh "Heras" type clamped to uprights and horizontals.
5. Scaffold clamps.
6. Wire twisted and secured to inside face of fencing.
7. Ground level.
8. Scaffold poles driven approximately 0.6m into the ground.

Fig. 2: BS5837:2005 Temporary Protective Fencing – Recommended Construction

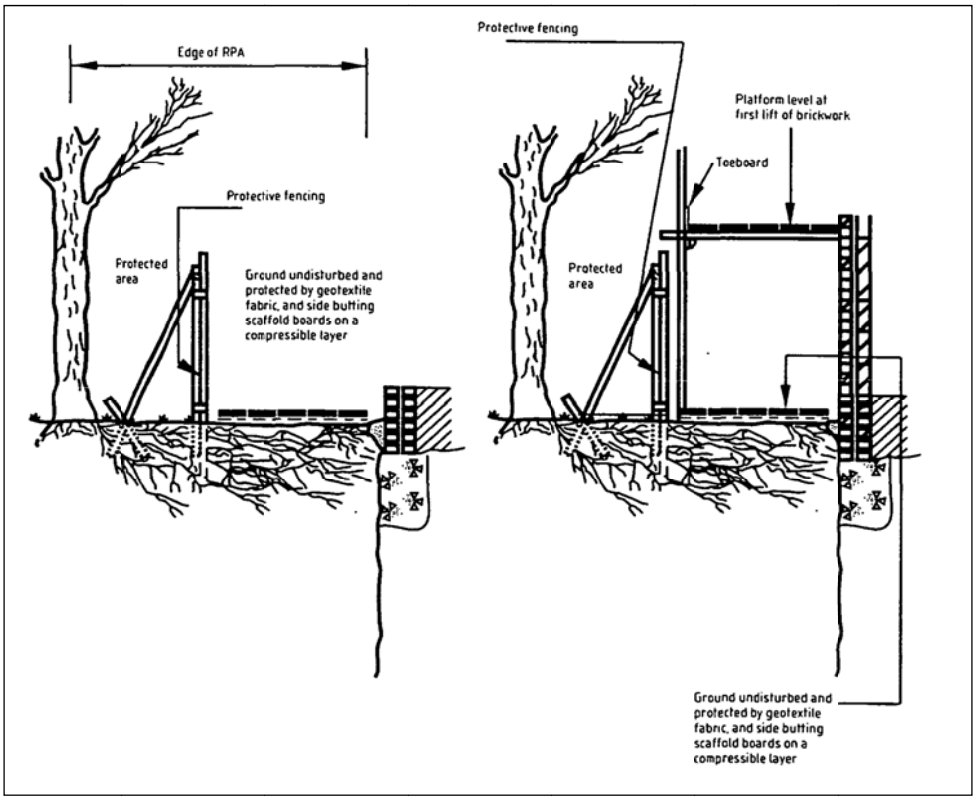


Fig. 3: BS5837:2005 Temporary Ground Protection – Recommended Construction

KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees

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

Tree Categorisations:

Those of a High and Moderate Quality/Value:

Category 'A' Tree/Group/Hedge
High Quality/Value with Estimated Remaining Lifespan of Over 40 Years

Category 'B' Tree/Group/Hedge
Moderate Quality/Value with Estimated Remaining Lifespan of Between 20 & 40 Years

Those of a Low Quality &/or Value:

Category 'C' Tree/Group/Hedge
Low Quality/Value with Estimated Remaining Lifespan of Between 10 & 20 Years

Category 'R' Tree/Group/Hedge
<10 Years Remaining Lifespan - Should Therefore be Removed in Accordance with Prudent Arboricultural Management During that Period Regardless of Proposals

Root Protection Areas (RPAs):

Radial Root Protection Area (RPA)
(Area that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone)

Tree Planting:

Appropriate Locations for New Trees to be Planted as Part of Landscaping Scheme for Site.
Trees Planted to be Extra Heavy Standards of Large Growing Species with Girths of 14 to 20cm

Project:
TALBOT HOTEL
5 TALBOT STREET
CHIPPING
LANCASHIRE
PR3 2QE

Agent for Client:
IWA ARCHITECTS

Title:
TREE IMPACT PLAN
in Relation to Proposed Construction of Extension and Parking

Scale:	1:200@A1
Date:	October 2011
Drawn by:	PH
Checked by:	PH

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Rev: