

Yew Tree and Gardens

Client: Mr Richard Walsh.

**– 5 Aintree Cottages, Whalley Road
Mellor Brook, Blackburn**

Tree Report for Proposed Residential Development

Prepared by
Antony Wood RFS Cert Arb
Yew Tree+Gardens
Yew Tree House
Hale, Milnthorpe
Cumbria LA7 7BJ
015395 63527 07813 897631
info@yewtreegardens.co.uk



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TREE SURVEY

1. Site

a. Site Description

The survey area comprises an area of detached garden situated between Aintree Cottages and the watercourse of Mellor Brook. This garden consists of a lawned area, shrub plantings and garden tree varieties. These varieties mainly comprise of un-managed shrub form examples of *Prunus laurocerasus* and *Prunus lusitanica* with trees stock dominated by semi-mature to mature varieties of *Chamaecyparis lawsoniana*. Existing structures comprise of a paved area with garden building of timber construction in the centre of the site. The site is bounded to the North by the metalled highway Whalley Road, to the East by Mellor Brook, to the West by Aintree Cottages and to the south by domestic gardens and a pumping station. Reference; Appendix 1, Appendix 2 and Appendix 3 for detailed tree list, site layout detail and images. The site was surveyed on 28/02/11, tree heights were estimated via use of clinometer (Suunto PM-5) measurements of DBH taken at 1.5m height and crown spread was taken by ground measurements. Approximate positions of trees taken from site plan. All images were taken at same date with Nikon L3. Weather conditions were overcast. An existing client supplied Tree Schedule for tree references A-S is included as Appendix 1a.

2. Existing Structures and Proposed Development

a. Existing Structures

At the time of survey there are three existing structure located in the surveyed area. These comprise of a detached garden summerhouse of timber construction and two garden sheds, also of wooden construction.

b. Proposed Development

To the best of our knowledge the current development proposal undergoing design consideration is for the for the construction of a residential dwelling within the surveyed area.

3. Tree Preservation Orders and Conservation Areas

a. Site Description

We understand that the site is not covered by any existing Tree Preservation Orders, nor is it situated within a conservation area. The status of all the trees on the site would need to be confirmed and appropriate permissions obtained prior to any works being undertaken on the surveyed trees, as listed in Appendix 1: Tree Schedule.

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c. Existing structures

As previously noted the majority of the surveyed trees are located around the boundary of the site and the only existing structure within the surveyed area is a wooden garden building.

Due to the proximity of Whalley Road to the Northern site boundary consideration must be given to the condition of trees located along this boundary. As can be seen from Appendix 1, Tree Schedule the majority of these trees have poor form and are encroaching upon the pavement area and as such should be considered for removal irrespective of any proposed development. Tree references T15 and T16 are unlikely to be suitable for long term retention in this roadside location due to the rapid growth and fragile nature of *Populus nigra*.

5. Tree Constraints – Development

Due to the nature of the proposed development and the location of the trees around the boundaries of the site it should be possible to complete the construction phase of the proposed development without adversely affecting any trees marked for retention.

To this end we would therefore recommend the following procedure to achieve satisfactory protection of any retained trees during the construction phase.

To provide combined root and crown protection for trees located along the Northern boundary of the site a combined root crown barrier may be erected at the positions indicated on the Tree Location Plan. See Appendix 2 for detailed layout. This barrier should be in place before commencement of any construction works and should stay in place until completion of the construction phase.

This barrier would be of the type specified in BS3857:2005.9.3.

No additional underground services have been indicated to us at this time but they may be safely routed through the centre of the site to avoid root zones, if additional services require routing through the root zones of trees for retention then appropriate hand trenching methods should be used. See BS3857:2005.11.7.

6. Tree Constraints - Proposed Development and Juxtaposition with Trees

Whilst no above ground constraints e.g. over-shadowing are directly placed upon the proposed development; consideration must be given to the condition of trees in the immediate area of the development. Trees identified as requiring either pruning to provide clearance to existing structures or removal due to defects are listed in Appendix1: Tree Schedule, Appendix3: Images. Most of the trees and shrubs surveyed are unsuitable for retention in close proximity to any residential development due to their rapid growth rate, terminal size and identified weaknesses.

Tree Ref.	Species	Height (est) m	Spread (est) m NSEW	Age Class	Vigour	DBH (mm)	Condition/Comments	BS5837 RetCat	Work Recommendations	
1	<i>Cupressus arizonica</i> var. <i>glabra</i>	8	2	sm	n	180	Single stemmed Cypress adjacent Western boundary	B3	regularly monitor condition.	
2	<i>Prunus laurocerasus</i>	8	7	m	n	na	Multi stemmed Cherry Laurel	R	recommend removal due to poor form and structure	
3	<i>Chamaecyparis lawsoniana</i>	12	3.00	m	n	210	Single stemmed Cypress adjacent Northern boundary.	C2	regularly monitor condition - overhanging pavement	
4	<i>Picea abies</i>	12	1	sm	l	180	Single stemmed Spruce- resin evident in basal area	C3	regularly monitor condition	
5	<i>Chamaecyparis lawsoniana</i>	12	2	sm	n	190.	Single stemmed Cypress adjacent Northern boundary.	C2	regularly monitor condition - overhanging pavement	
6	<i>Chamaecyparis lawsoniana</i>	12	2.5	m	n	210	Single stemmed Cypress adjacent Northern boundary. Stem bifurcates@3m with included bark.	C3	regularly monitor condition	
7	<i>Prunus lusitanica</i>	10	8	m	n	ms ≥100	Multi stemmed Portuguese Laurel	R	recommend removal due to poor form and structure	
8	<i>Salix caprea</i>	7	4	sm	n	120	Single stemmed Goat Willow adjacent Northern Boundary	c1	regularly monitor condition.	
9	<i>Cotoneaster frigidus</i>	7	5	m	l	150	Single stemmed Himalayan Cotoneaster	c1		
10	X <i>Cupressocyparis leylandii</i>	8	3	sm	n	ms na	Multi stemmed Leyland Cypress-included bark	R	recommend removal due to poor form and structure, proximity to road/pavement boundary	
11	X <i>Cupressocyparis leylandii</i>	9	3	sm		190	Multi stemmed Leyland Cypress-included bark	R	recommend removal due to poor form and structure, proximity to road/pavement boundary	
12	X <i>Cupressocyparis leylandii</i>	9	2	sm		ms ≥100	Multi stemmed Leyland Cypress-included bark	R	recommend removal due to poor form and structure, proximity to road/pavement boundary	
13	<i>Chamaecyparis lawsoniana</i>	9	2.5	sm		224	Single stemmed Cypress adjacent Northern boundary.	C2	regularly monitor condition	
14	<i>Pinus nigra</i> sp. <i>nigra</i>	12	4	sm	n	220	Single stemmed Pine, at meeting of Northern and Eastern Boundaries	b3	regularly monitor condition	
15	<i>Populus nigra</i> var	12	4	m	n	260	Single stemmed Poplar adjacent Northern boundary	c1	regularly monitor condition	
16	<i>Populus nigra</i> var	12	4	m	n	270	Single stemmed Poplar adjacent Northern boundary	c1	regularly monitor condition	
17	<i>Chamaecyparis lawsoniana</i>	9	2	sm	n	170	Single stemmed Cypress adjacent Northern boundary.	C2	regularly monitor condition	
18	<i>Chamaecyparis lawsoniana</i>	12	4	m	n	210	Single stemmed Cypress adjacent Northern boundary. Stem bifurcates@2.5m with included bark.	C3	regularly monitor condition	

Tree No	Species	Height est (M)	Spread est (NSEW)	Age Class	Vigour	Stem Dia at 1.5M	Condition / Comments	BS 5837 RET CAT	Recommendation
A	Lawson Cypress								
	Variety								
	Chamaecyparis	8	2/2.5/3/2	MID	N	70	Reasonable form, limited value	B	
B	Lawsonia var								
	Lawson Cypress								
	Variety	6.5	2/2.5/3.5/2	MID	N	59	Reasonable form, limited value	B	
C	Chamaecyparis								
	Lawsonia var								
	Lawson Cypress								
D	Variety								
	Chamaecyparis	6	2/1/1/2	MID	N	43	Reasonable form, limited value	B	
	Lawsonia var								
E	Laurel								
	Prunus	6	1/1/2/2.5	MID	L		Multi stemmed		
	Rotundifolia						Limited potential, poor quality	C	
F	Lawson Cypress								
	Variety	7	2.5/2.5/2.5/2	MID	N	58	Reasonable form, limited value	B	
	Chamaecyparis								
G	Lawsonia var								
	Laurel								
	Prunus	5	2/3/3/3.5	MID	N		Multi stemmed		
H	Rotundifolia								
	Laurel								
	Prunus	7	3/2.5/3.5/3.5	MAT	N		Multi stemmed		
I	Portuguese								
	Laurel Prunus								
	Lusitanica	8	4/3/2/4	MAT	N		Multi stemmed		

Tree No	Species	Height est (M)	Spread est (NSEW)	Age Class	Vigour	Stem Dia at 1.5M	Condition / Comments	BS 5837 RET CAT	Recommendation
S	Lawson Cypress Variety Chamaecyparis Lawsonia var	10	3.5/3.5/2/2.5	MAT	N	87	Mature specimen, good form	B	

BS 5837 RET CAT -

A - High quality specimen, high value and potential

B - Mid quality specimen and average value and potential

C - Low quality specimen, little value, poor potential

Vigour -

L = Low

N = Normal

Appendix3 - Site Images



Site viewed from West



Southern edge looking to East



Western Boundary



Southern edge grouping



North east boundary



Northern Bounadry line

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Appendix 4

Reference List

The Body Language of Trees by Claus Mattheck & Helge Breloer (1994) London:HMSO.
Diagnosis of ill-health in trees by R.G. Strouts and T.G. Winter. (2000) London:HMSO
Principles of Tree Hazard Assessment and Management by David Lonsdale.(1999) HMSO
BS5837:2005 British Standards Institute
Trees Their Use, Management, Cultivation and Biology Robert Watson 2006