ARBORICULTURAL CONSTRAINTS REPORT

FOR

Hanson Garden Centre, Whalley Rd, Barrow

OAS 1402/AR-01
May 2013

Oakfield Arboricultural Services
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Appendix 1 Tree Survey

1.0 Introduction

1.1 Oakfield Arboricultural Services were instructed to undertake a tree survey and provide arboricultural constraints advice on the site known as Hanson's Garden Centre to advise with regards to a possible planning application.

1.2 A detailed survey was undertaken by Stephen Milligan in May 2013 in cloudy conditions. The survey was carried out in accordance with BS 5837: 2012 and the principles set out in this document.

1.3 The scope of **'**Trees in relation to design, demolition and construction – Recommendations' is to provide recommendations and guidance on how trees and other vegetation may be satisfactorily integrated into construction and development projects. The overall aim of this is to ensure the continued longevity and quality of amenity contribution that trees appropriate for retention and protection provide. This report and its appendices follow precisely the strategy for arboricultural appraisal and input intended to provide councils with evidence that trees have been properly considered throughout the development process.

2.0 Disclosure

2.1 A topographical survey has been provided by Holden Surveys Ltd. (Dwg. Ref. EAS_12_HANSON). The tree/ s are plotted as to the locations shown on the topographical survey.

3.0 Limitations

3.1 This is a preliminary assessment from ground level and observations have been made solely from visual inspection for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.

3.2 Any conclusions relate to conditions found at the time of inspection. The recommendations contained within this report are valid for 1 year from the date of the survey. Any significant alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid.

3.3 This is an arboricultural report and no such reliance must be given to comments relating to buildings, engineering, soil or ecological issues.

3.4 This is not a full health and safety audit or implications assessment and should not be viewed or used as such.

3.5 This report remains the property of Oakfield Arboricultural Services and it author Stephen Milligan. Use of this document is given to the client and the client only.

4.0 Statutory Legal Requirements

4.1 Section 198 of the Town & Country planning Act 1990 allows local authorities to protect certain trees by means of a tree preservation order (TPO) in the interests of amenity. TPO’s prevent the felling, topping, lopping, uprooting or any other wilful damaging of trees without the permission of the local planning authority (LPA).

4.2 Subject to certain exemptions an application must be made to the LPA in order to carry out any works to trees afforded protection by a TPO, failure to do this may result in a fine. Applications to work on TPO protected trees can take up to eight weeks to gain consent.

4.3 Trees are also protected if located within the curtilage of a conservation area (CA); any tree works required must give the LPA six weeks' notice of intent to carry out said works. This gives the LPA sufficient time to inspect the tree to ascertain if a TPO should be made.

4.4 If protected trees are required to be removed to facilitate a development with full planning permission any such protective measures such as TPO's and or CA are null and void, however it is always advisable to check with the relevant LPA that this is the case as specific planning conditions may apply to the said planning permission with regards to the protection of trees.

4.5 The Wildlife and Countryside Act 1981 and The Conservation Regulations 1994 both provide legal protection to many of Britain's animal and plant species. As some protected species rely on trees and the habitat they provide any potential issues must be investigated by an appropriately qualified person before any tree works are considered or carried out.

5.0 Methodology

5.1 All trees surveys are carried out in accordance with the recommendations as set out in BS: 5837 2005 and can be found in appendix X. The survey will include the following information:

- Tree number
- Species – (common name)
- Height
- Crown spread – to the four cardinal points of a compass
- Ground clearance
- Stem diameter (DBH) given in mm.
- Root protection area in m2
- Age class Y =young, MA = middle aged, M = mature, OM = over mature and V = veteran
- General condition – good, fair and poor
- General comments including defects
- Estimated remaining life expectancy in years – <10 years, 10+, 20= and 40+
- Category grade – A = high quality, B= good quality, C = low quality and U= dead or less than 10 years life expectancy.
- Preliminary tree work recommendations

6.0 Site Description

6.1 The site is located to the north of Barrow off Whalley Road. The site is surrounded by open country side to the north east and south aspects with Clitheroe golf course to the west boundary.

6.2 The site is currently a retail garden centre still operating. The site comprises buildings, temporary and permanent, car parking areas driveways, paving areas and light structures such as glasshouses. Access to the site is gained from Whalley Road to the eastern boundary. The site has a gentle incline running down from east to west and is generally level throughout the site.

7.0 Tree Discussion

7.1 The sites vegetation is made up of mainly native species and more or less limited to the site boundaries. Trees are mainly mature in their age with some younger planted specimen/ ornamental plantings in and around the retail areas.

7.2 Of the 40 individual trees surveyed 20 have been graded category B, of the 8 groups and 3 hedges surveyed 1 group has been graded category A, 2 graded category B with 2 hedges graded category B. The remainder of the vegetation has been graded category C with 2 individual trees graded category U. For the purposes of planning those trees, groups or hedges graded category A or B are considered high/ good quality and have high retention value, removal of any of these grades of vegetation will be resisted by the LPA or require significant mitigation to replace any loss. Trees graded category C or U are not considered to be a constraint to development.

7.3 In addition to the quality of the trees and their category location must also be considered. For the majority most of the vegetation is located offsite which makes their retention mandatory regardless of given category.

7.4 No information has been confirmed as to if any of the sites vegetation is afforded protection by means of a Tree Preservation Order of by being contained within the curtilage of a conservation area.

8.0 Design Consideration

8.1 No outline proposal has been given at this stage however the constraints imposed by trees both above and below ground should inform the design of the layout design considering these three main factors when designing the initial layout.

- Root protection areas (RPA), the RPA is represented by the magenta circles on the tree constraints plan. In general construction should be excluded from these areas or the use of specialist construction techniques should be used.
- The current and ultimate future height and spread of each tree and its location to any proposed construction.
- Species characteristics such as density of foliage, fruit fall and lifespan.

Other factors to consider in the design for more general consideration and will include:-

- The possible presence of TPO's
- Working access space to facilitate the construction
- The effect of construction and any requirement to manage trees more frequently and any material affect this may have upon the amenity values of retained trees
- Infrastructure requirements such as service runs, bin stores, pathways and patios, soil makeup and foundation requirements
- End use of the space adjacent to retained trees and future pressure to remove trees.
- Possible shading by trees

It is important that the project arboriculturalist be involved in the ongoing review of the layout, architectural, engineering and landscape drawings so that the requirement for the successful retention of the retained trees is provided during the development process.

8.3 Once any design has been drawn an implications assessment should be conducted with regards to any potential tree issues. This will highlight any areas of concern and inform the design of any mitigation required. This would also include a preliminary tree protection plan and method statement which will be used as part of the planning application.

Stephen Milligan
Arboricultural Consultant

Appendix 1 Tree Survey

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T1	Ash	15	5	11	10	5	3	850	1020	326.69	M	F	Large tree to boundary. Part of linear group. Good condition.	20+	B	1, 2	
T2	Oak	16	9	5	11	7	3	900	1080	366.25	M	F	Large tree to boundary. Part of linear group. Good condition.	40+	B	1, 2	
T3	Sycamore	11	4	3	4	3	0	550	660	136.78	MA	F	Dominated by T2. Part of boundary linear group.	20+	C	2	
T4	Sycamore	11	4	2	4	3	0	450	540	91.56	MA	F	Dominated by others, part of boundary linear group.	40+	C	2	
T5	Ash	16	10	4	11	5	2	800	960	289.38	M	F	Large tree to boundary. Part of linear group. Good condition.	20+	B	1, 2	

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T6	Oak	14	9	6	7	6	3	950	1140	408.07	M	F	Offsite large tree to boundary. Part of linear group. Good condition	40+	B	1, 2	
T7	Sycamore	12	7	4	5	5	1	450	540	91.56	MA	F	Dominated by others, part of boundary linear group. Offsite tree	20+	C	2	
T8	Oak	17	9	7	8	7	1	850	1020	326.69	M	F	Offsite large tree to boundary. Part of linear group. Good condition	40+	B	1, 2	
T9	Sycamore	12	5	4	5	4	1	550	660	136.78	MA	F	Dominated by others, part of boundary linear group. Offsite tree	20+	C	2	
T10	Oak	16	7	8	9	7	1	900	1080	366.25	M	F	Offsite large tree to boundary. Part of linear group. Good condition	40+	B	1, 2	

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T11	Horse Chestnut	16	8	8	7	8	0	1100	1320	547.11	MA	F	Offsite large tree to boundary. Part of linear group. Good condition. Storm damage within crown	20+	B	1, 2	Remedial works to prune storm damaged limbs
T12	Oak	10	0	4	7	2	4	300	360	40.69	M	F	Significant lean into site, tree dominated by others. Offsite tree	20+	C	1, 2	Prune back to boundary.
T13	Oak	5	2	0	0	1	0	650	780	191.04	M	F	Significantly reduced tree. Located offsite	20+	C	1	
T14	Ash	12	3	4	5	3	0	800	960	289.38	M	F	Coppiced effect large tree. Stem ivy covered. Part of linear group. Located offsite	20+	B	1, 2	
T15	Oak	14	9	7	8	8	3	950	1140	408.07	M	F	Offsite large tree to boundary. Part of linear group. Good condition	40+	B	1, 2	

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T16	Ash	9	0	2	6	3	0	250	300	28.26	M	F	Small tree of little significance. Part of linear group to boundary dominated by others. Located offsite	20+	C	2	
T17	Silver Birch	11	2	3	4	3	3	320	384	46.30	MA	F	Thin crown with moderate dieback. Tree in decline.	<10	R	1	
T18	Sycamore	13	6	7	6	6	1	850	1020	326.69	MA	F	Offsite large tree to boundary. Part of linear group. Good condition. Large wound to main stem	20+	B	1, 2	
T19	Ash	11	4	2	7	5	1	600	720	162.78	MA	F	Coppiced effect large tree. Stem ivy covered. Part of linear group. Located offsite	20+	B	1, 2	
T20	Spruce	10	2	3	3	3	1	350	420	55.39	MA	F	Planted specimen of good form and condition.	40+	B	1, 2	

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T21	Oak	19	7	7	8	6	3	750	900	254.34	M	F	Large tree to boundary. Part of linear group. Good condition.	40+	B	1, 2	
T22	Oak	15	7	6	8	6	3	700	840	221.56	M	F	Large tree to boundary. Part of linear group. Good condition.	40+	B	1, 2	
T23	Ash	13	3	3	4	4	0	300	360	40.69	M	F	Coppiced affect tree of no significance	20+	C	1	
T24	Ash	14	5	5	6	6	1	700	840	221.56	M	F	Large tree to boundary. Good condition. Stem ivy dominated	40+	B	1, 2	
T25	Oak	12	5	4	4	4	6	500	600	113.04	M	P	In significant decline, tree located offsite.	<10	R	1	

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T26	Sycamore	12	5	5	5	6	6	500	600	113.04	MA	F	Offsite tree of poor form	20+	C	1	
T27	Ash	12	0	6	6	2	3	550	660	136.78	M	F	Offsite tree of poor form	20+	C	1	
T28	Oak	9	7	7	8	6	2	600	720	162.78	M	F	Offsite tree in good condition. Located offsite.	20+	B	1, 2	
T29	Ash	12	5	5	4	4	1	700	840	221.56	M	F	Vehicle strikes to lower main stem. RPA compacted and surrounded by broken tarmac.	20+	C	1	
T30	Oak	10	4	4	3	4	2	600	720	162.78	MA	F	Offsite tree of good form and condition.	40+	B	1, 2	

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T31	Ash	11	4	4	3	3	2	300	360	40.69	MA	F	Offsite tree, part of group.	20+	C	2	
T32	Sycamore	15	6	6	5	7	3	700	840	221.56	MA	F	Large offsite tree. Part of group.	40+	B	1, 2	
T33	Sycamore	12	4	5	4	4	0	300	360	40.69	MA	F	Offsite tree, part of group.	20+	B	1, 2	
T34	Oak	13	4	4	6	5	1	400	480	72.35	MA	F	Offsite tree in good condition.	40+	B	1	
T35	Cypress	11	3	3	2	3	1	500	600	113.04	MA	F	Tree of little significance	20+	C	1	

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T36	Spruce	9	1	1	1	1	2	200	240	18.09	MA	F	Tree of little significance	20+	C	1	
T37	Magnolia	5	4	3	4	2	0	250	840	221.56	MA	F	Planted specimen tree of little significance	20+	C	1	
T38	Ash	5	4	3	4	2	0	400	480	72.35	MA	F	Planted specimen tree of little significance	20+	C	1	
T39	Acer	6	2	2	2	2	1	200	240	18.09	MA	F	Planted specimen tree of little significance	20+	C	1	
T40	Walnut	6	5	4	4	4	2	450	540	91.56	MA	F	Planted specimen tree of little significance	20+	C	1	

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G1	Ash, Sycamore, Alder	13	As on plan				0	450	540	91.56	MA	F	Small group to boundary, tall slender form as dominated by G2. Of no real significance.	20+	C	1	
G2	Oak	18	As on plan				1	1000	1200	452.16	M	F	Large offsite group of major landscape significance to the area. Separated to the site by small stream running parallel to the site.	40+	A	1, 2, 3	
G3	Alder	13	As on plan				0	700	840	221.56	M	F	Small offsite group compliments G2. Separated to the site by stream. One steam leaning towards site in poor condition.	20+	B	1, 2	Remove poor stem
G4	Alder, Hawthorn	13	As on plan				0	450	540	91.56	M	F	Internal group in good condition. Good landscape value	20+	B	1, 2	

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G5	Cypress	9	As on plan				0	200	240	18.09	MA	F	Planted hedge to act as screen of little significance.	20+	C	2	
G6	Cypress	9	As on plan				0	400	480	72.35	MA	F	Planted group to car park. Unkempt and of no significance	20+	C	2	
G7	Cedar, Pine	10	As on plan				1	250	300	28.26	MA	F	Small planted group within retail area. Young to semi mature in age could easily be replaced	40+	C	1	
G8	Yew	5	As on plan				0	300	360	40.69	MA	F	Planted group within retail area, of no real significance	40+	C	1	
H1	Hawthorn, Cypress, sycamore, Oak	5	As on plan				0	200	240	18.09	MA	F	Planted boundary hedge. Unkempt with large gaps, of no significance	20+	C	1	

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H2	Hawthorn, Ash, Sycamore, Cypress	4	As on plan				0	200	240	18.09	MA	F	Mixed hedge to rear boundary. Good condition in places. Easily retained and gapped up	20+	B	1, 2	
H3	Hawthorn, Laurel.	4	As on plan				0	200	240	18.09	MA	F	Mixed hedge to boundary and front of site, in good condition.	20+	B	1, 2	