



Initial Arboricultural Impact Assessment

**in Relation to Proposed Construction of One
Residential Unit at**



**58 Bushburn Drive, Langho,
Lancashire, BB6 8EZ**

Prepared by:

Bowland 
Tree Consultancy Ltd

February 2015

**INITIAL ARBORICULTURAL IMPACT ASSESSMENT
58 BUSHBURN DRIVE, LANGHO**

CONTENTS

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL
BS5837:2012 'TABLE 1'
TEMPORARY PROTECTIVE FENCING SPECIFICATION
TREE IMPACT PLAN

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL – FEBRUARY 2015	
Site:	58 Bushburn Drive, Langho, Lancashire, BB6 8EZ
Client:	Mrs Val Kendall

Surveyor:	Phill Harris – Chartered Arboriculturist
Survey Date:	6 June 2014
Job Ref.:	BTC680

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	Hawthorn	7	2x130 (ts)	N 1.5 E 2 S 3 W 1.5	N/A 2.5	SM	M	- Two stems arise at ground level. - Very dense ivy up stems.	Ensure protection of Root Protection Area (RPA) throughout course of development.	10+	C1	15	2.21
T2	Damson	8.5	1x220 1x120 (ts)	N 3 E 4.5 S 2.5 W 0	N/A 2.5	EM	G	- Stem bifurcates at a height of approximately 0.7m with an included bark union. - Dense ivy up stems. - Highly biased crown to east.	Ensure protection of RPA throughout course of development.	10+	C1	28	3.01
H1	Golden Leyland Cypress, Hawthorn, Smoke Bush	≤ 2	N/A	≤ 1.5 wide	N/A N/A	Y	G	Short length of hedge.	Remove in order to construct development as proposed.	10+	C1	N/A	1

Headings and Abbreviations:

- 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):
(Estimated Dimensions):

Allocated sequential reference number - Tree (‘T’), Group (‘G’), Woodland (‘W’) or Hedge (‘H’) reference number - refer to plan and to numbered tags where applicable
Common name
In metres, to nearest half 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 diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
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
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.
Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
Physiological Condition - a measure of the tree(s) overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
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.
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
Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
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



DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. 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. 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 tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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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	1 Mainly arboricultural qualities 2 Mainly landscape qualities 3 Mainly cultural values, including conservation			Red
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.				
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)			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			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			Grey

- TEMPORARY PROTECTIVE FENCING 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 retained in place throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf);
2. be sited in the area defined on the Tree Protection Plan (TPP);
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. 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
6. 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 weldmesh "Heras" panels of at least 2.0 metres in height.
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 45° 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 Figure 1, below) 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 Arboriculturist shall inspect the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign

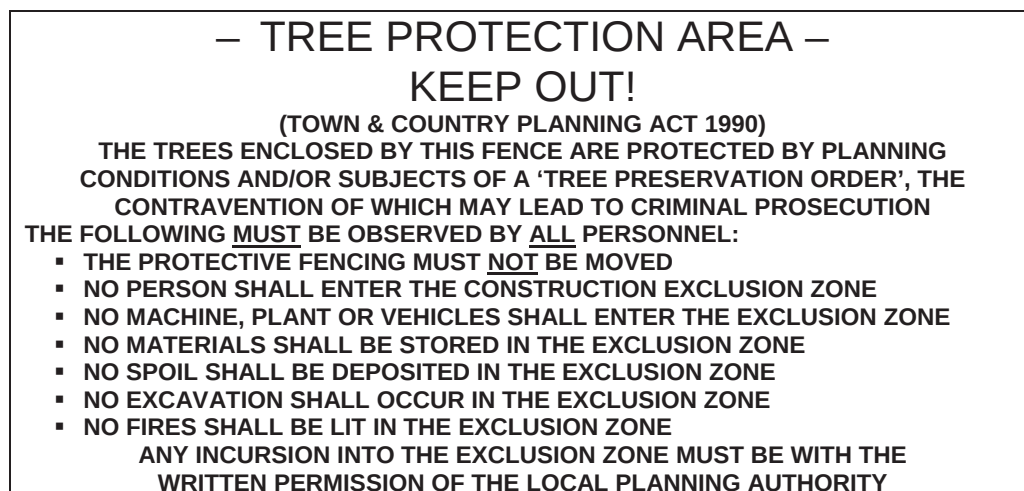


Figure 2: BS5837:2012 Default specification for protective barrier

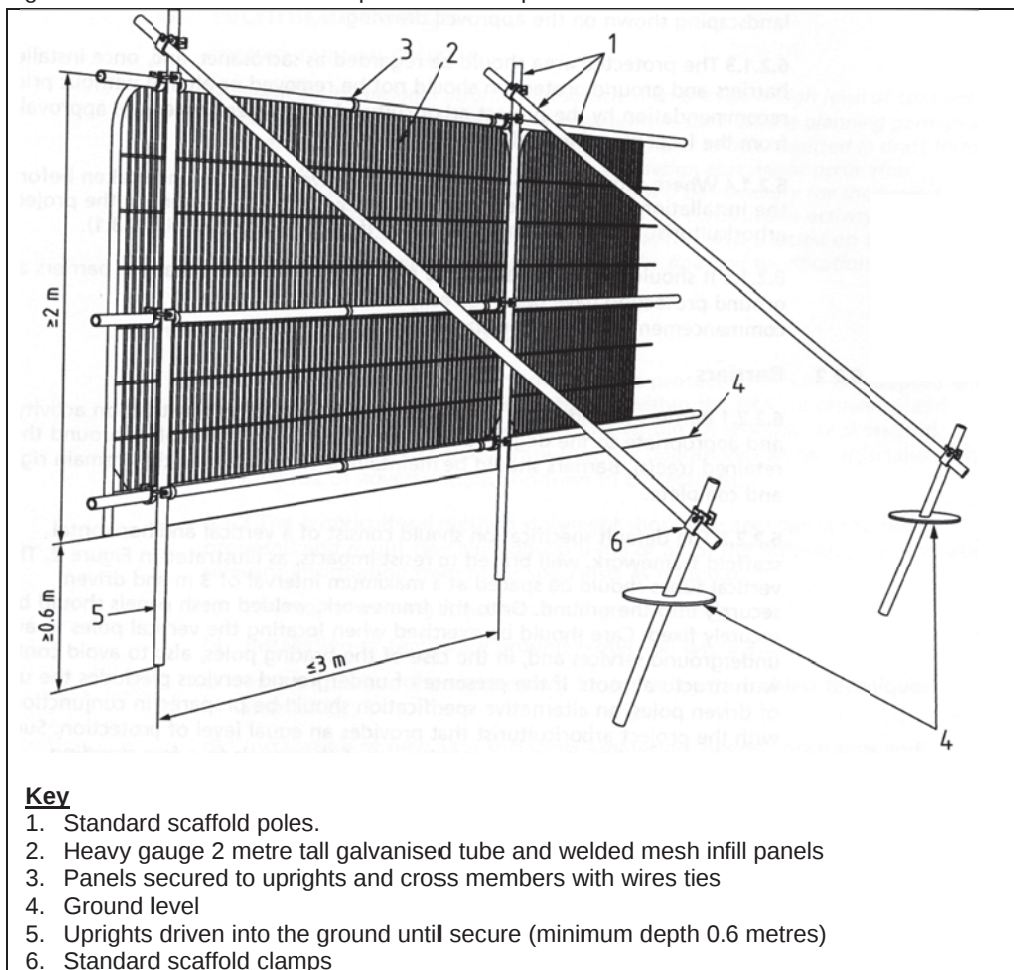
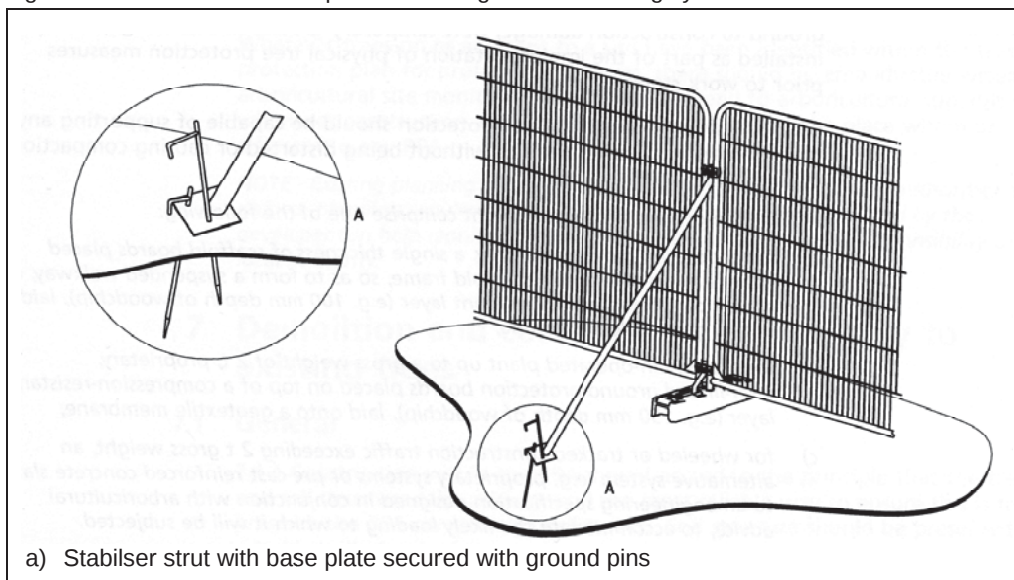
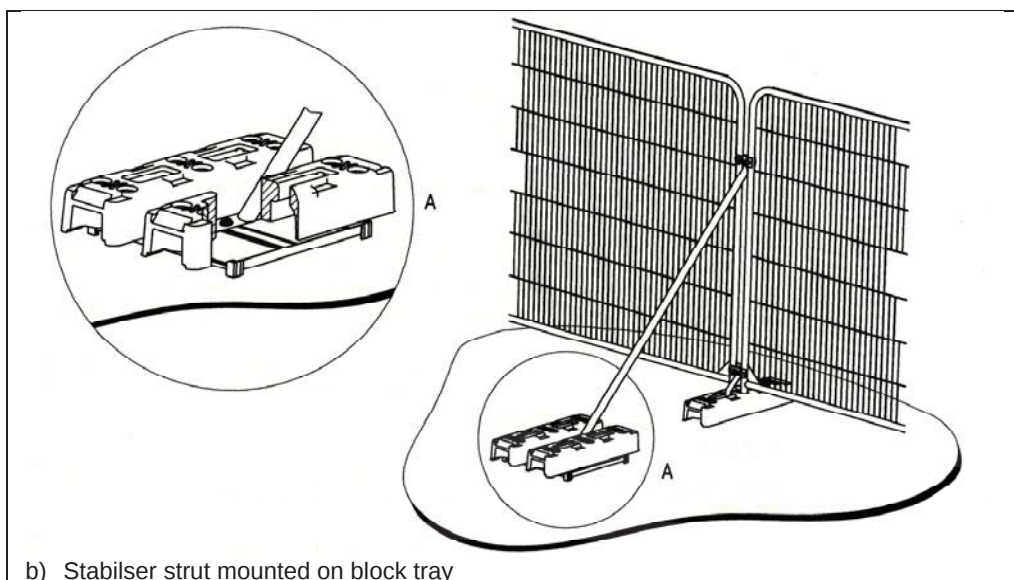


Figure 3: BS5837:2012 Examples of above-ground stabilising systems





b) Stabiliser strut mounted on block tray

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