

Jon Oliver Arboriculture

Proposed development – Land adjacent to Church Raike, Old Hive, Chipping

Prepared for: Janet Seed
Croftlands
Broadmeadow
Chipping
Preston
PR3 2GH

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1.0 Instructions

- 1.1 I have been instructed by Janet Seed to prepare a tree report with regards to a planning application to be made in respect of 3 dwellings and garages. This report includes a tree survey and tree protection plan (TPP)

2.0 Site Meetings/Visits

- 2.1 An unaccompanied site visit was made on 21st March 2014.

3.0 Introduction

- 3.1 A tree survey was carried out on 21st March 2014. The trees and hedges are all on the perimeter of the site. T1 and T4, both Sycamores, (*Acer pseudoplatanus*) should cause no significant problem to the siting of the proposed dwellings. T2 Lime (*Tilia x europaea*) and T3 Sycamore (*Acer pseudoplatanus*) will require special consideration with respect to the location of the proposed garages within in the root protection area (RPA). See appendix 2, TPP and drawings showing proposed location of dwellings and garages and Old_Hive_TPP.pdf
- 3.2 I was provided with a topographical survey of the site, this was used to prepare the TPP, and a drawing showing the proposed location of the buildings.
- 3.3 The scope of this report is to carry out a tree survey within the site in accordance with BS5837:2012, collect data in order to advise the development designer of key issues relating to trees and provide options and strategies. To prepare a report with associated data, site plans and imagery as required. This will allow for the consideration of issues relating to trees for the proposed development and any existing structures.
- 3.4 Caveats: This report is only concerned with trees in relation to construction. It includes a detailed assessment based on the site visit and the documents provided. All my observations were from ground level without detailed investigations. Ariel tree inspection, invasive procedures and sub soil investigations are outside the scope of the report. Should further assessment involving any of these be required it will be highlighted in the report.

4.0 Tree Preservation Orders and Conservation Areas

- 4.1 It is my understanding that there are no Tree Preservation Orders covering any of the trees on the site of the proposed dwellings and it is not within a conservation area. Confirmation of this would need to be sought prior to any works being undertaken.

5.0 Tree Constraints – Above and below ground

5.1 No installation of any services is to take place within the RPA of any trees.

5.2 T1 and T4 will be unaffected by the proposed development whereas T2 and T3 will require special consideration with respect to the siting of the garages within the RPA.

This will necessitate special construction techniques to avoid damage to the roots of both trees. The trees will also require crown lifting to provide sufficient clearance for the garages. A suitable building construction technique would be the use of micro pilings for the foundations and a suspended slab floor, which may need to be cantilevered, to ensure that no piles were causing damage to major roots. Additionally, the floor would need to be vented and water would need to be harvested from the garage roof and diverted to irrigate the ground covered by the garage. A suitable method is detailed in BS5837: 2012 Section 7.5 (appendix 4).

The professional advice of a structural engineer would need to be sought to assess the viability of this method within this location.

The work would require access to the RPA and appropriate measures would need to be taken to avoid soil compaction or root damage within the RPA.

6.0 Tree loss/new planting

6.1 It is recommended that the old hedging specimens that make up the hedge line are coppiced to encourage new growth and the hedge line is planted with a native hedging mix, which could be laid in the future.

7.0 Proposed Tree Surgery Work

7.1 T2 and T3 crown lift and T3 crown clean. This would need completing prior to construction work and erection of tree protection fencing.

7.2 T4 crown clean. The recommendations for work to this tree could be carried out after construction but it would seem prudent to complete this work prior to construction.

7.3 H1 coppicing. The recommendations for work to this hedge could be carried out after construction but it would seem prudent to complete this work prior to construction. The additional planting would have to take place during the dormant season (end of November to the end of March). It would seem prudent that this takes place after construction is completed.

8.0 Protective fencing

- 8.1 A protective fence needs to be erected prior to the commencement of any site works to create a Construction Exclusion Zone (CEZ). It shall remain in situ throughout the construction phase and will not be removed until the completion of all construction works. It will have signs attached stating 'Tree Protection Area Keep Out'.
- 8.2 The protective fencing is to be a robust barrier capable of excluding construction vehicles from root protection areas. An example of suitable fencing can be found in appendix 5.
- 8.3 The fence is to be sited in accordance with the TPP

9.0 Additional considerations

- 9.1 No storage of materials, lighting of fires will take place with the CEZ. No mixing or storage of materials will take place up a slope where they may leak into a CEZ.
- 9.2 No fires will be lit within 20m of any tree stem and will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 9.3 If there is a requirement to use cranes or high sided vehicles during the construction process then appropriate action must be taken to ensure no damage takes place to trees in the CEZ.
- 9.4 No notice boards, cables or services will be attached to any tree.
- 9.5 Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground does not allow contaminants to run towards a tree root area
- 9.6 No cement mixing/washing out to take place within 10m of any retained trees
- 9.7 No chemicals, bitumen etc to be stored within 10m of any retained trees
- 9.8 Any underground services required should be routed outside the CEZ. If routing is required within the rooting zone of trees for retention then appropriate sub surface or hand trenching methods should be used. See BS3857:2012

10.0 Conclusions

- 10.1 It is possible to retain the 4 trees detailed in this report without compromising the trees future viability provided that advice is sought from a structural engineer, with respect to T2 and T3, and all recommendations in this report and BS5837:2012 are followed.