



RIBBLE VALLEY
BOROUGH COUNCIL

PLANNING
23 MAY 2018
FOR THE ATTENTION OF

For office use only
Application No.
Date received 23.5.18
Fee paid £ _____ Receipt No: _____

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area. Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

320160467P

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Easting:

Northing:

4. Trees Ownership

Is the applicant the owner of the tree(s)?

Yes No

5. What Are You Applying For?

Are you seeking consent for works to a tree(s) subject to a TPO?

Yes No

Are you wishing to carry out works to tree(s) in a conservation area?

Yes No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

See tree condition report ref: 0721

8. Trees - Additional Information

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

8. Trees - Additional Information

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

Yes No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.
If YES, you are required to provide for:

Yes No

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing additional information in support of your application?

Yes No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

GM Tree Consultants report ref: 0721

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

22/05/2016

320160487P

Tree Condition Report

3 Alston Court
Longridge
PR3 2XD

21st May 2016

Job Ref: 0721

Gary Marsden
FDS Arb, M.Arbor.A.

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gary@gmtreeconsultants.co.uk



GMTREE
CONSULTANTS



The content and format of this report are for the exclusive use of the client. It may not be sold, lent, hired out or divulged to any third party not directly involved in this subject matter without our written consent.

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact me.

Any enquiries regarding this report should be addressed to:

GM Tree Consultants
16, Farfield Drive,
Lower Darwen,
Darwen,
Lancashire,
England,
BB3 0RJ.

Tel: 077 61 66 73 84
Email: gary@gmtreeconsultants.co.uk
Web: www.gmtreeconsultants.co.uk

Gary Marsden FDS_c Arb M.Arbor.A
Professional Member - Arboricultural Association (AA)
Professional Member - Consulting Arborist Society (CAS)



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Introduction

1. Qualifications and experience

I have based this report on my site observations and any provided information and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, and include a summary in Appendix 'A'.

2. Instruction

I am instructed by Liz Griffin (referred to as the 'client' from here on) to inspect the group of Yew trees located in the front garden at 3 Alston Court, Longridge, PR3 2XD and to provide a report to fulfil the following criteria:

- A schedule of the relevant tree to include basic data, tree location and a condition assessment.
- A schedule of any subsequent work that may be required.

3. Relevant background information

Prior to the tree inspection, my client advised me that:

- There is concern over the long term management of the Yew trees near the garage as 2 of the trees appear block out by the surrounding trees stopping them from developing.

4. Documents and information provided

My client provided me with copies of the following documents or information:

- Their email of instruction outlining the situation.
- Their email commissioning this report and agreeing to the T&C and cost.

5. Scope of this report

This report is only concerned with the 3 prominent Yew trees nearest to the garage. It takes no account of any trees outside this remit or any building structural issues. It includes a preliminary assessment based on the site visit and any documents provided, listed in section 4 above.

The survey is based upon information that was available at the time of the inspection. Further inspections are necessary over time to give a fuller picture of the health of trees.

6. Mapping

I have not been provided with a topographical survey of the site. A site plan showing all of the tree locations and any relevant details can be found in Appendix 'B'.

7. Technical references

This arboricultural report is based on the following primary technical references:

- British Standards Institution (2010) BS 3998 Recommendations for tree work

Limitations

8. Survey

The inspection was carried out from ground level only and relates only to arboricultural aspects. All visual observations and recommendations, relate, to the condition of the trees on the day of the survey. The trees have been assessed with the aid of a Nylon mallet for the purpose of detecting changes in resonance which may indicate that further investigation is required. Where appropriate the use of advanced decay detection methods are used, primarily a digital resistograph. Any unusual weather conditions, changes in soil, soil levels and changes to surroundings may result in a dramatic change in the trees health.

9. Time limit

Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period. Any alteration to the site and any development proposals could change the current circumstances and may invalidate this report and any recommendations made.

10. Tree health

Trees are dynamic structures that can never be guaranteed 100% safe: even in good condition they can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

11. Justification of works

Where management action / tree surgery are recommended, this is based on maximizing the tree's safe useful life expectancy (SULE), given its current situation or the safety of persons and surrounding targets. A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree would be made safe following the completion of any recommended work.

12. Buildings

This report does not consider the structural condition of existing buildings, nor the impact of existing trees on their foundations. If there are concerns over such matters the advice of a structural engineer should be sought.

Site visit and observations

13. Site visit

I carried out an unaccompanied site survey on 6th May 2016. All my observations were from ground level without detailed investigations and I measured all dimensions unless otherwise indicated. I did not have access to trees outside the client's boundaries and have confined any observations to what was visible from within the client's property and any dimensions have been estimated. The weather at the time of inspection was clear, still and dry, with good visibility. I have taken various photographs

of the site for reference and are kept on file, photos are added into the report only if they are needed to highlight a specific issue.

14. Brief site description

The B6243 is located in Longridge. The site is on the southern side of the road and surrounded by similar residential developments. The site consists of a large house that is currently occupied and centrally set in a large garden. No significant utility services were observed on site. No visual inspections of any services were made below ground level. The surrounding topography is relatively flat and the site is not particularly exposed. This site has been surveyed previously.

15. Identification and location of the trees

I have illustrated the locations of the significant trees on the map included in Appendix 'B'. This plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information on it is contained within this report and the provided documents.

16. Systematic method of assessment

I visually inspected the significant trees and recorded the information in the table in Appendix 'C'.

I stress that my inspection was of a preliminary visual tree assessment (VTA) nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

The methodology employed in the assessment of trees undertaken by GM Tree Consultants takes into consideration the following points (but not in any particular order of importance) by firstly carrying out a Visual Tree Assessment (VTA), this includes:

- A distance visual assessment of the tree taking into account the overall shape, form, foliage colour appropriate for the time of year and any other elements that do not appear normal for that particular species.
- The exposure to the weather. This can be due to it being a solitary tree or that surrounding tree cover could have been removed exposing it to 'new wind forces' acting on the canopy.
- The prevailing ground conditions. For example: soil erosion, ponding, soil characteristics and the impact on the tree, presence / lack of vegetation.
- Any information as to the trees history or history of the surrounding trees / landscape. For example: previously failed limbs, surrounding tree removal / failure, excavations, fruiting bodies seen.
- Knowledge of previous documented information of issues with a particular species. For example: tight union failure on Beech, poor compartmentalisation of Willow.
- The health and visual defects of the tree. For example: cavities, the trees 'body language', dieback, foliage irregularities, fungal brackets and deadwood.

From this information an assessment is made of the likelihood of the part/s most likely to fail in relation to the target / occupancy value within the trees failure area and recommendations are then made, these can include the following but is not exhaustive:

- Recommendations for further visual monitoring.
- Investigation with more advanced decay detection equipment such as: Resistograph, Picus, Thermal imaging.
- Remedial pruning / limb removal.
- Whole tree removal.
- Pruning for aesthetic reasons.
- Removal of significant deadwood.
- Or, no work may be needed.

The primary reasoning behind this method of assessment is to identify a foreseeable failure, make an informed decision and act on it within a specified time and know that the response is reasonable in relation to the target area and the financial resources available.

Condition assessment

17. Tree dimensions

A detailed on site assessment of the tree can be found in the inserted survey sheets in appendix 'C'.

18. Tree assessment Summary

The trees have been assessed and have been found not to have any significant defects that would lead them to fail and cause injury or damage to surrounding features. There are issues of suppressed growth of trees T2 and T3 due to the surrounding trees T1 and T4.

In my opinion the removal of trees T2 and T3 would allow T1 and T4 additional room to develop a more fuller rounded crown with the availability of more light and space. The trees recommended for removal are heavily suppressed and there long term development is extremely limited.

There is some room near the main entrance to mitigate the removal of the trees by replanting 2 broadleaf trees as an understory that can establish and provide the next generation of mature tree cover.

19. Photos

Photos showing the trees and the area near the entrance that can be used for replanting



20. Target led tree risk assessment

Failure Score:

Score	✓	Likelihood of failure	Example defects
50		Imminent/Immediate	Uprooting; Extreme root loss; Collapsing structure
8		Probable/Soon	Altered exposure; Primary decay fungus; Severe inclusive bark/root loss; Fragile dead wood
2		Likely, foreseeable	Lapsed pollard; Overweight/subsiding limbs; Poor stem taper; Dieback
.8		Potentially with time	Early development of inclusive bark; Robust dead wood
0	x	Unlikely ever	Tree generally free of defects, or insignificant defects only

Target Score:

Score	✓	Value	Static target examples	Target occupancy examples
40		Very high	Building 24 hour use, railway	Constant vehicular traffic/busy playground
25		High	Building 12 hour use, ≥11Kv power lines	Frequent vehicular traffic/constant pedestrian use
20		Medium	Building/structure occasional use, <11Kv lines	Peak times traffic/intermittent use, eg commuter run
15		Low	Garage, Summer house, Listed wall	Occasional traffic/sporadic use, eg slow country road
7		Very low	Unlisted wall, paving, garden features	Infrequently used access/public right of way/bridleway
0		None	Grass	Hardly ever used, eg remote path

Impact Score:

Score	✓	Degree of harm and consequences (examples)	(size/weight for guidance only)		
10		Severe structural damage, vehicles crushed – passenger fatalities very probable	VL	> 750mm	> 500kg
6		Moderate structural/ severe vehicle damage – fatal/disabling injuries likely	L	350-750mm	50-500kg
4		Minor damage/probable disabling/hospitalising injury to pedestrians	M	100-350mm	10-50kg
1	x	Fragile objects destroyed, superficial/recoverable injury to pedestrians	S	< 100mm	< 10kg

Hazard Rating Calculation:

FAILURE SCORE	0	x TARGET SCORE	7	x IMPACT SCORE	1	=	<u>0</u>
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Implementation of control measures

21. Appropriate Response

The use below of the word 'within' should not be taken to mean that delay is always acceptable:

NB: It is established practice to inspect trees annually, especially if mature & adjacent to/within areas of public access

Score range	✓	Threat Category	Recommended action & Completion deadline	Code
4000+		7- Extreme	Evacuate/prevent access to impact site, emergency call-out of contractors	E
2001-3999		6- Serious	Close site if practical; arrange for work to be completed within 7 days	7d
1000-2000		5- Significant	Arrange for work to be completed within one month maximum	1m
350-999		4- Moderate	Remediate within 3 months, re-inspect after gales in the meantime (Force 7+)	3m
160-349		3- Slight	Re-inspect annually/after storms (Force 10+), schedule work within 2 yrs.	12m
50-159		2- Minimal	Re-inspect within 3 yrs. if adjacent to public access, schedule work as required	36m
0-49	0	1- Insignificant	Re-inspect within 5 yrs. if adjacent to public access, schedule work as required	60m

Recommendations

22. Present requirements:

Any works required to establish acceptable levels of risk for the site and to maintain the tree in line with good arboricultural management are listed in a priority scale and should be carried out within the time scale indicated. These lists of works are designed to highlight dangerous situations and are necessary for safety reasons or to establish high levels of arboricultural management to the existing tree.

Type of work	Recommended		Specification	Time frame (within)
	Yes	No		
Tree removal	x		Fell / dismantle trees T2 and T3 down to ground level	6 Months
Stump Grind	x		Grind out stumps and associated roots to below ground level	12 Months

Other Considerations

23. Tree Preservation Order (TPO) and Conservation Area (CA)

A tree preservation order, referred to as a 'TPO', is an order made by a local planning authority ('LPA') in respect of trees or woodlands.

The principal effect of a TPO is to prohibit the: Cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent.

Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

Conservation Areas are areas of special architectural or historical interest with a character or appearance that is desirable to preserve or enhance. Trees may often contribute to the special character of the area.

All trees in a Conservation Area are subject to controls which enable the LPA to protect the special character of the area created by the trees. If trees have a specific Tree Preservation Order (TPO) on them, then the normal Tree Preservation Order controls apply.

You must give the LPA 6 weeks' notice, in writing, of your intention to do any work to trees in a Conservation Area. You must not carry out any work during the six week period, which starts from the date of receipt of your notification by the council, unless you receive written permission to do so.

Work which is not exempt and is carried out without formal notification or within the six week period without the written consent of the council is illegal. The LPA may prosecute offenders and fines of up to £20,000 for each tree may be imposed by the Magistrates Court in the event of offenders being

convicted of an offence. If proceedings are instituted in the Crown Court fines are unlimited. There is a duty to replace any tree removed without permission.

It has been confirmed that there is a Tree Preservation Order / Conservation Area in force on some or all of the trees in question. It is strongly advised that prior to undertaking any work on the tree/s written consent is granted from the local authority via an application or through the planning process.

24. Local authority details

For reference the contact details are listed below for the relevant councils planning department and / or the arboricultural (tree) officer.

Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA
Tel: 01200 425111,
E-mail: webmaster@ribblevalley.gov.uk

25. Tree works

The management options noted in the survey data should be followed so to keep a maintained tree stock on and around this development site, particularly giving clearance from properties and over any adopted roads or footpaths.

26. Implementation of works

All tree works should be carried out to BS 3998 Recommendations for Tree Work as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from:

Arboricultural Association
The Malthouse,
Stroud Green,
Standish,
Stonehouse,
Gloucestershire
GL10 3DL, UK

Tel: +44 (0)1242 522152
Email: admin@trees.org.uk
Website: www.trees.org.uk/contractors.htm
Fax: +44 (0)1242 577766

27. Local Arboricultural Contractors

If requested I can provide a list of reputable arboricultural contractors that have carried out work on previous projects.

28. Safety

Tree works can be a hazardous profession, so it is important that all operatives have the necessary and relevant training, health and safety policy and valid forms of insurance.

29. Statutory wildlife obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provide statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

30. Future considerations

Any remaining trees should be inspected on a regular basis by a qualified arboricultural consultant and should not exceed a 5 year interval.

APPENDIX 'A'

Brief details of qualifications and experience of Gary Marsden

Qualifications:

- National Certificate in Arboriculture
- Foundation Degree In Science - Arboriculture
- BTEC Higher National Diploma in Arboriculture
- Certified Expert Witness by Cardiff Law School / Bond Solon
- LANTRA Professional Tree Inspection Award

Practical experience:

After qualifying at NC level in arboriculture I gained full time employment with Blackburn with Darwen Borough Council as an Arborist / Climber (September 1998) where I gained a wide range of practical Arboricultural experience ranging from pruning, dismantling and planting.

In January 2004 I was promoted to Team Leader Arborist where I developed my skills in Arboriculture, leadership, organisation and prioritising workloads.

In August 2005 I was promoted to 'Arboricultural Officer' this job involves:

Health and Safety of all Arboricultural aspects

Inspection and scheduling of tree complaints

Tree surveys and report writing

Staff management

In July 2008 I set up my own tree consultancy company – GM Tree Consultants – which I am constantly developing and evolving.

Continuing professional development:

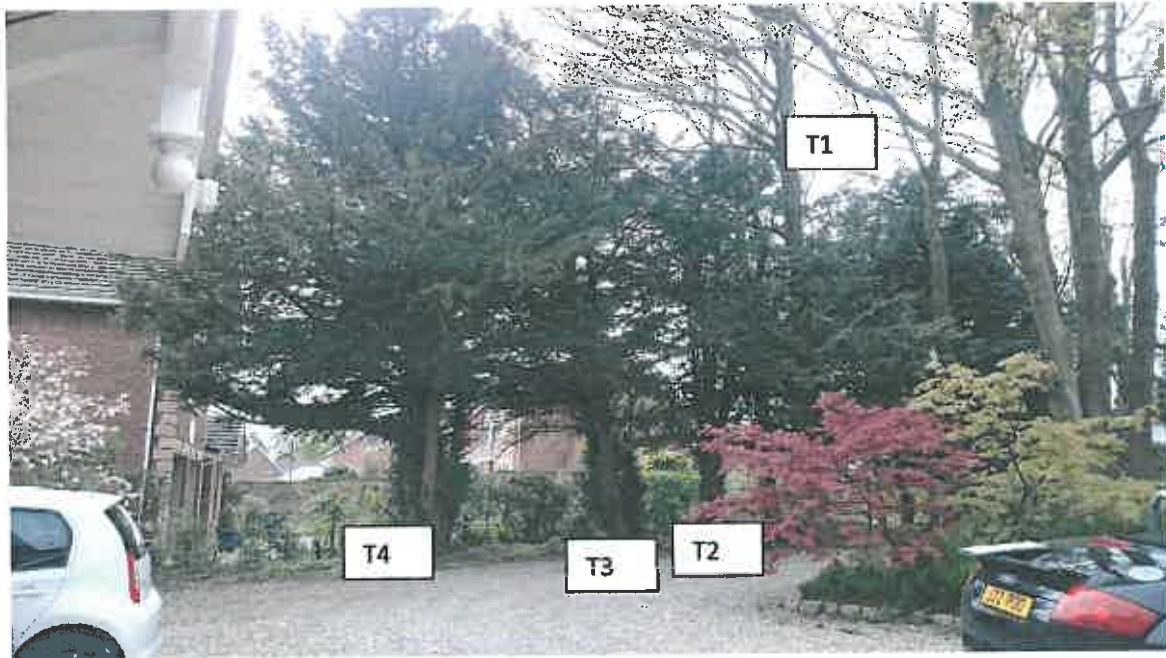
As a conscious effort to stay in touch with the progression in modern techniques and practices in the arboricultural industry, I attend seminars, receive regular arboricultural literature and maintain membership of professional bodies, examples of which are listed below:

- Arboricultural Association Professional Member since November 2006
- Professional Member of the Consulting Arborist Society since May 2009
- Quantified Tree Risk Assessment licensed user since October 2008
- Attendance of Arboricultural Association annual conferences
- Attendance of specialist short courses in relation to specific fields in arboriculture including: Tree Preservation Orders, Subsidence and mortgage reports, Planning legislation and Tree inspection methods and skills.
- Accredited as an Expert Witness by Cardiff University Law School / Bond Solon since December 2011

A detailed breakdown of qualifications and continued professional development training is available; please contact me directly for this information if requested.


APPENDIX 'B'

- Site Location photo showing tree locations



APPENDIX 'C'

Inserted tree survey data

Job Ref:	0721			06 May 2016			Surveyor: Gary Marsden			Site Address		3 Alston Court, Longridge								
	Tree number	Species (common)	measured (m) or estimated (#)	Number of stems	Trunk dia. @ 1.5m (mm)	Height (m)	Crown Spread (m)	Life Stage y - sm - em - m - om	Height of canopy to ground level (m)	Vitality	Vigour	Safe useful life expectancy (SULE)	Paved roosting Area (%)	Physiological Condition	Structural Condition	Advanced Decay Detection	Targets	recommended works	Works priority	
														Abr.	comments (- and +)	Abr.	comments (- and +)			
1	oak	m	1	375	18	8	m	7	good	good	40+	40	good	fair	canopy forms part of the main tree cover in this area - suppressed to the south but still dominant - tall drawn out stem	not needed	driveway / garden	no work needed	#	
2	yew	m	2	180; 180	7	6	em	2	good	good	<10	40	good	poor	heavily suppressed T1 and T3 - no room to develop due to surrounding canopy cover - very sparse canopy due to lack of available light	not needed	driveway / garden	remove due to suppression and good long term management	within 6 months	
3	yew	m	1	420	9	6	em	2	good	good	<10	40	good	poor	suppressed by T1, T2 and T3 tree has a lean to the SW	not needed	driveway / garden	remove due to suppression and good long term management	within 6 months	
4	yew	m	1	450	12	8	sm	2	good	good	40+	40	good	fair	tree is suppressed on the north by T3 - this tree has the potential to develop into a good specimen if the surrounding 2 trees are removed in line with good long term tree management	not needed	driveway / garden	no work needed	#	

BS 5837 Surveys

**Arboricultural Impact
Assessments**

**Arboricultural Method
Statements**

Site Supervision

Visual Tree Assessments

QTRA Assessments

Expert Witness Reports

**L.O.L.E.R Thorough
Equipment Inspections**

Mortgage Reports

TPO applications and advice



Supplementary map to support application to carry out works to protected trees

Report reference: 0721

Tree location plan for the 4x Trees at 3 Alston Court, Longridge, PR3 2XD

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