



Arboricultural Impact Assessment

in Relation to Proposed Site Re-Development at



**Primrose Works, Primrose Road,
Clitheroe, Lancashire, BB7 1BS**

Prepared by:

Bowland 
Tree Consultancy Ltd

February 2015

ARBORICULTURAL IMPACT ASSESSMENT PRIMROSE MILL, CLITHEROE

CONTENTS

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

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ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Primrose Works, Primrose Road, Clitheroe, Lancashire, BB7 1BS
Proposal:	Demolition of part of mill building, conversion of part of mill building to residential usage, and construction of new residential block and associated car-parking
Survey Date:	18 September 2014
Report Date:	3 February 2015
Prepared By:	Kendall Rigg HND TechArborA
Report Ref:	BTC747
Client:	Lodematic Ltd

Introduction and Rationale. Bowland Tree Consultancy Ltd was instructed to carry out an appraisal of the potential for a proposed redevelopment of the above site to impact upon trees and, in turn, to advise on appropriate protective measures for retained trees during development and on facilitation pruning and/or felling works where identified as necessary. Further to this instruction I confirm that I visited the site on 18 September 2014 and carried out a survey of trees in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations, and our disclaimer at page 5.

In this respect I set out a brief overview of my observations, findings and recommendations below, along with comments on any issues raised. I also enclose a Tree Survey Schedule (TSS) detailing specific tree related information, and a Tree Constraints Plan (TCP) and Tree Impact Plan (TIP), the former of which shows the site under consideration with pertinent tree constraints detailed, and the latter of which also has an overlay of the proposal, and any necessary tree removals indicated. The plans are based on the site plans provided by the project agents, Janet Dixon town Planners Limited, and, for the purpose of this report, I presume the details of the plans supplied to be accurate.

The Site and the Proposal. The site under consideration is located on the Primrose Road Industrial Estate to the southern boundary edge of the town of Clitheroe, within the administrative boundaries of Ribble Valley Borough Council. It currently consists of several industrial/office buildings with associated hard-standing and areas of overgrown vegetation.

The site is bordered by an un-made track to the north, a small third-party owned area of land over to the northeast, Primrose Road to the east, the Primrose Road Industrial Estate to the south-east and south, and Primrose House to the west (see TCP). There are two existing vehicular access points, from Primrose Road to the east, and via the un-made track off Woone Lane to the north-east. Topography within the site is highly variable, with a rise in ground levels of approximately 4 metres from the south to the north, with associated steps, retaining walls and bankings.

I am informed, by the project agents, Janet Dixon Town Planners, that the proposal is for the demolition of the northern section of the existing mill building, the retention and conversion of the southern section to residential units, and the construction of a new residential block to the site's north-west, with the north-eastern area converted to car-parking provision and a bin and cycle store, as detailed on the attached TIP.

The Trees. Eight individual trees (prefixed 'T') and five groups of trees (prefixed 'G') were surveyed in respect of the proposals and their associated potential to impact upon said vegetation, and the respective constraints of these items are plotted on the appended TCP.

I have not been informed if any of the surveyed trees are the subject of a Tree Preservation Order (TPO), or if the site is within a Conservation Area. As such, it is therefore essential to contact the planning office at Ribble Valley Borough Council in order to check for the presence of any such statutory tree protection prior to carrying out any tree works that are not related directly to the implementation of a detailed planning approval.

The surveyed vegetation consists of various deciduous broadleaf species including Sycamore, Hawthorn and Elm. The trees are in the young to post-mature age range and stand at heights of up to approximately 17 metres, have maximum diametrical crown spreads of up to approximately 16 metres and stem diameters of up to approximately 870 millimetres. Tree dimensions and other pertinent information such as structural defects and physiological deficiencies, along with recommendations for remedial management works, are included in the TSS attached.

The trees were appraised in accordance with BS5837:2012 Table 1 (appended) and, as detailed in Table A (below), one tree and one group were allocated a low retention value of 'C'. In addition, seven trees and four groups were classed as unsuitable for retention (i.e. 'U' category). With regard to Table A it should be noted that tree quality and value is categorised within the existing context without taking into account any site development related issues, but that the recommendations for works take the proposal into consideration where there are clearly definable potential impacts upon trees.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree & Group Numbers	Totals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	-	-
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	T2, G3	1 Tree 1 Group
Those considered unsuitable for retention	'U'	T1, T3, T4, T5, T6, T7, T8 G1, G2, G4, G5	7 Trees 4 Groups
			= 8 Trees and 5 Groups in Total

The Proposal's Projected Impacts on Trees. As detailed in Table B (below), other than the removal of those trees considered unsuitable for retention, construction of the development as proposed is projected to require the removal of one low quality tree, Sycamore T2. However, I would emphasise that, although it is large and mature, the tree in question is low value as it expresses very poor vitality to the point where it is evidently in a state of terminal decline, with a resultant relatively short remaining life expectancy. This decline is evidently partially resultant of the ground area directly below the northern part of its crown having been used as a storage area for various chemical containers, and the runoff from this area subsequently draining towards the tree's stem and root system.

I would also note that retention of the tree in the context of the current proposals would not be possible due to the proposal to construct an area of car-parking to it north, which will require the removal of the existing hard standing and an associated reduction in ground levels within a large percentage of its Root Protection Area (RPA).

Table B: Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals suggested for non-development related reasons	Total no. of tree removals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	-	-	-
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	T2	-	1 Tree
Those that should be removed for sound management reasons regardless of site plans	'U'	-	T1, T3, T4 G1, G2, G4, G5	3 Trees 4 Groups
Totals		-	-	= 4 Trees & 4 Groups in total

Mitigation for Projected Tree Losses. The development includes proposals for the inclusion of extensive new tree planting throughout the site, as provisionally detailed on the TIP. In turn, it is projected that a high quality landscape scheme with the inclusion of trees of suitable species, will both deliver a considerable long-term visual amenity value and sufficiently mitigate for the necessary losses. Approximate locations considered suitable for new tree planting are included on the appended TIP. In this respect, the provision of specific tree species, numbers, planting locations and post-planting management, in the form of a landscape plan, can be conditioned to a planning approval.

Tree Retention Recommendations. Adequate protection of retained tree RPAs during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas around trees that are to be kept free from major disturbance throughout development through the installation of temporary protective fencing to form a Construction Exclusion Zone. The TSS lists the RPAs of the individually surveyed trees as areas in square metres and as radial distances in metres from stem centres, whilst the RPAs are indicated in magenta on the TIP. A Temporary Protective

Fencing Specification is appended which gives details of the purpose and the type and construction of the default temporary protective fencing that should normally be used.

Specific details regarding the type of temporary fencing that will be suitable for this development, along with the locations and extents of the Construction Exclusion Zones, should be included in an Arboricultural Method Statement and on a Tree Protection Plan. Essentially, the Arboricultural Method Statement and Tree Protection Plan describe the timing, procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process. The production of and adherence to an Arboricultural Method Statement and Tree Protection Plan can be conditioned as part of a planning approval.

In addition to the points raised herein I would also emphasise the importance of ensuring that all relevant recommendations included under the General Recommendations section at page 4 be followed accordingly.

Summary and Conclusions. The partial demolition of an existing mill building, the conversion of the remainder of the mill buildings to residential usage, and the construction of a new residential block along with associated car-parking is proposed at the site under consideration.

As such, eight individual trees and five groups were surveyed in respect of the proposals and their associated potential to impact upon said vegetation.

One tree and one group have a low retention value, seven trees and four groups are considered unsuitable for retention.

From the information provided my appraisal determined that, other than the removal of the trees considered unsuitable for retention, construction of the development will require the removal of one low value tree, Sycamore T2 which, although large and mature, is evidently in a state of terminal decline with a resultant relatively short remaining life expectancy.

Nonetheless, it is anticipated that the proposed development can accommodate a substantial number of newly planted trees of suitable species, the provision of which can be conditioned to a planning approval. In turn, the new tree planting is projected to both offer a considerable long-term visual amenity value and sufficiently mitigate for the necessary development related tree losses.

In addition, my appraisal determined that the production of an Arboricultural Method Statement and a Tree Protection Plan can be conditioned to a planning approval in order to ensure that suitable procedures, working methods and protective measures are correctly considered and implemented, and that the retained trees are adequately protected throughout the development.

Kendall Rigg HND TechArborA
Consulting Arboriculturist

GENERAL RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations. Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site plans and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents. No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Protected Species. Hedges, climbing plants, shrubs and trees should be inspected for birds' nests prior to any clipping, pruning or removal works, and any work likely to destroy or disturb active nests should be avoided until the young have fledged. All personnel carrying out tree works should also be vigilant of the possibility that roosting bats may be present in trees and, if any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigate prior to works continuing.

Arboricultural Contractors. All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects. Contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

New Tree Planting. Where trees are removed in order to facilitate construction then new tree planting proposals should be included as part of the landscape design plan for the site. All tree planting should be carried out in accordance with BS 8545:2014 Trees: from Nursery to Independence in the Landscape – Recommendations.

Retained Tree Management. Any tree risk management appraisal and subsequent recommendations made in this report were based on observations and site circumstances at the time of my survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress. In this respect I would note that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. It is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. 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 located in areas of restrictive ground vegetation, cannot therefore be expected. 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 regard to 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 and other measurements 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 potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. 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 inform the relevant Council of the matter. 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 by the arboriculturist 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.

This document is intended as a guide to identify key tree related constraints to site development only, and 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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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		Primrose Works, Primrose Road, Clitheroe, Lancashire, BB7 1BS					
Agent for Client:		Janet Dixon Town Planners Limited					

Surveyor:	Kendall Rigg HND TechArborA
Survey Date:	18 September 2014
Job Reference:	BTC747

Page: 1 of 3

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	Sycamore	10	1x150 1x130 1x100 (ms)	N E S W	1 3 4 1	4-S 2	Y	M	- Self-set tree growing against boundary wall. - Subsequently projected to cause significant structural displacement on incremental growth. - Leaf size and density is moderate.	Remove due to projected causation of structural displacement.	<10	U	22	2.67
T2	Sycamore	15	870	N E S W	8 8 9 8	4.5-S 3	PM	M/P	- Located at top of banking with area to the north being hard-standing that has evidently been used for the storage of chemicals over the long-term. - Run-off from this area is towards the tree and within its root system. - Slight stem lean to south-west. - Stem bifurcates at a height of approximately 3m. - Leaf size and density is moderate to very small, whilst the leaf distribution in the eastern side of the crown is visibly low. - Branch tip die back is evident throughout eastern side of crown. - Moderate deadwood up to 75mm throughout crown. - Evidently in a state of general decline. - Short projected remaining life expectancy.	Remove in order to construct development as proposed.	10+	C1	342	10.44
T3	Hawthorn	5	6x70 (ms)#	N E S W	2 2 2 2	0.1-S 2	SM	P	- Very low crown vitality. - General state of decline.	Remove due to short projected remaining life expectancy.	<10	U	13	2.06
T4	Sycamore	12	220	N E S W	1 2 2 3	3-W 2	SM	G	- Self-set tree growing on top of 2m retaining wall at bottom of banking. - Retaining wall has substantial cracks.	Remove due to projected causation of structural displacement.	<10	U	22	2.64
T5	English Elm	11	180	N E S W	2 0 0.5 3	2-S 2	Y	G	- Located on neighbouring land. - Self-set tree growing 300mm from edge of 2m high retaining wall. - Subsequently projected to cause significant structural displacement on incremental growth. - Slight stem lean west. - Crown heavily biased due to presence of neighbouring tree.	Inform tree owner of projected causation of structural displacement.	<10	U	15	2.16

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	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 Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	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
Branch & Canopy Clearances:	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.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree('s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	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.
Management Recommendations:	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
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	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

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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)	
T6	Sycamore	9	160	N E S W	1 0.5 4 5	1-S 1	Y	G	- Located on neighbouring land. 0.3m from top of 2m high retaining wall. - Subsequently projected to cause significant structural displacement on incremental growth. 0.8m from telegraph pole. - Slight stem lean south west due to presence of neighbouring tree. - Main leader removed.	Inform tree owner of projected causation of structural displacement.	<10	U	12	1.92
T7	Sycamore	13	1x380 1x330 1x280 (ms)	N E S W	4 5 5 6	3-S 3	SM	M/G	- Located on neighbouring land. 0.3m from top of 2.5m high retaining wall. - Subsequently projected to cause significant structural displacement on incremental growth. 1m from telegraph pole. - Bifurcates at a height of approximately 0.5m with very tight fork and evidence of included bark union.	Inform tree owner of projected causation of structural displacement.	<10	U	150	6.91
T8	Sycamore	17	650	N E S W	7 7 7 6	4-S 4	M	M	- Located on neighbouring land, reported to belong to electric company. 0.5m from 2m high retaining wall with pavement and road below. - Subsequently projected to cause significant structural displacement on incremental growth. - Moderate stem lean east. - Visible bottle bulge in the first 2m of stem. - Stem evidently displaying buckling, but corrects at 4m. - Bifurcates at a height of approximately 5m with included bark union. - Leaf size, density and distribution is moderate, with reduction in vitality evident.	Inform tree owner of projected causation of structural displacement.	<10	U	191	7.8
G1	Ash, Goat Willow	≤ 5	≤ 70	N E S W	≤ 1 ≤ 2 ≤ 2 ≤ 2	0.1-N ≥ 0	Y	G	- Young self-set group growing in areas between buildings and walls. - Limited potential for future growth.	Remove due to short projected remaining life expectancy.	<10	U	≤ 2	≤ 0.84
G2	Goat Willow, Ash, Sycamore, Elm, Norway Maple, Damson	≤ 7	≤ 9x80 (ms)	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	0.1-N 0	Y-SM	G	- Closely to sparsely spaced self-set group growing in areas between buildings and walls. - Limited potential for future growth.	Remove due to short projected remaining life expectancy.	<10	U	≤ 17	≤ 2.35
G3	2no. Sycamore	≤ 10	≤ 3x250 (ms)#	N E S W	≤ 5 ≤ 5 ≤ 4 ≤ 5	2-E ≥ 0	SM-EM	G	- Located on neighbouring land therefore not inspected in detail. - Base of stem in contact with metal fence.		10+	C1	≤ 85	≤ 5.2

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Page: 3 of 3

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)
G4	approx. 9no. Goat Willow	≤ 5	≤ 70#	N ≤ 2 E ≤ 1 S ≤ 2 W ≤ 2	0.1-E ≥ 0	Y	G	- Young self-set group growing on banking. - Limited potential for future growth.	Remove due to short projected remaining life expectancy.	<10	U	≤ 2	≤ 0.84
G5	approx. 5no. Goat Willow, 2no. Ash	≤ 6	≤ 90#	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0.1-S ≥ 0	Y	G	- Young self-set group growing on banking. - Limited potential for future growth.	Remove due to short projected remaining life expectancy.	<10	U	≤ 4	≤ 1.08

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	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>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.</i>			Red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
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)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	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	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	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	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	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

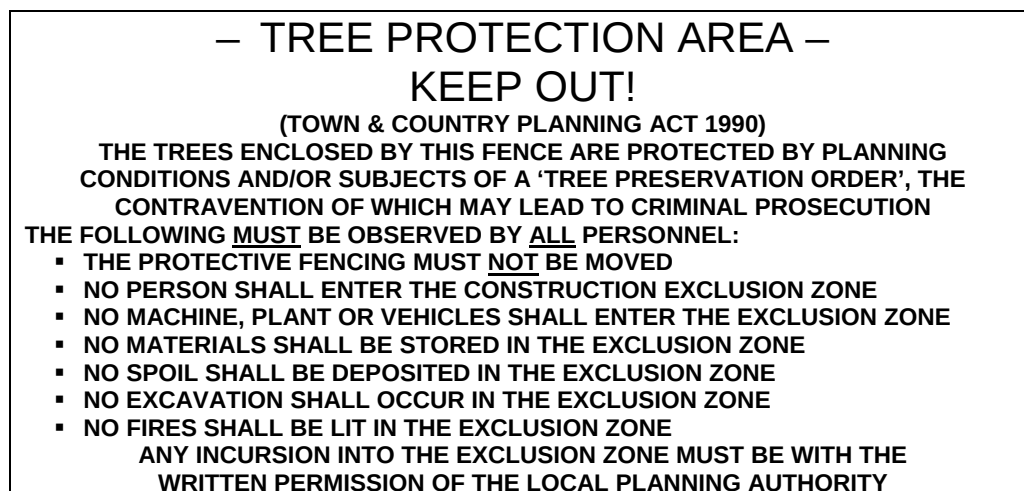


Figure 2: BS5837:2012 Default specification for protective barrier

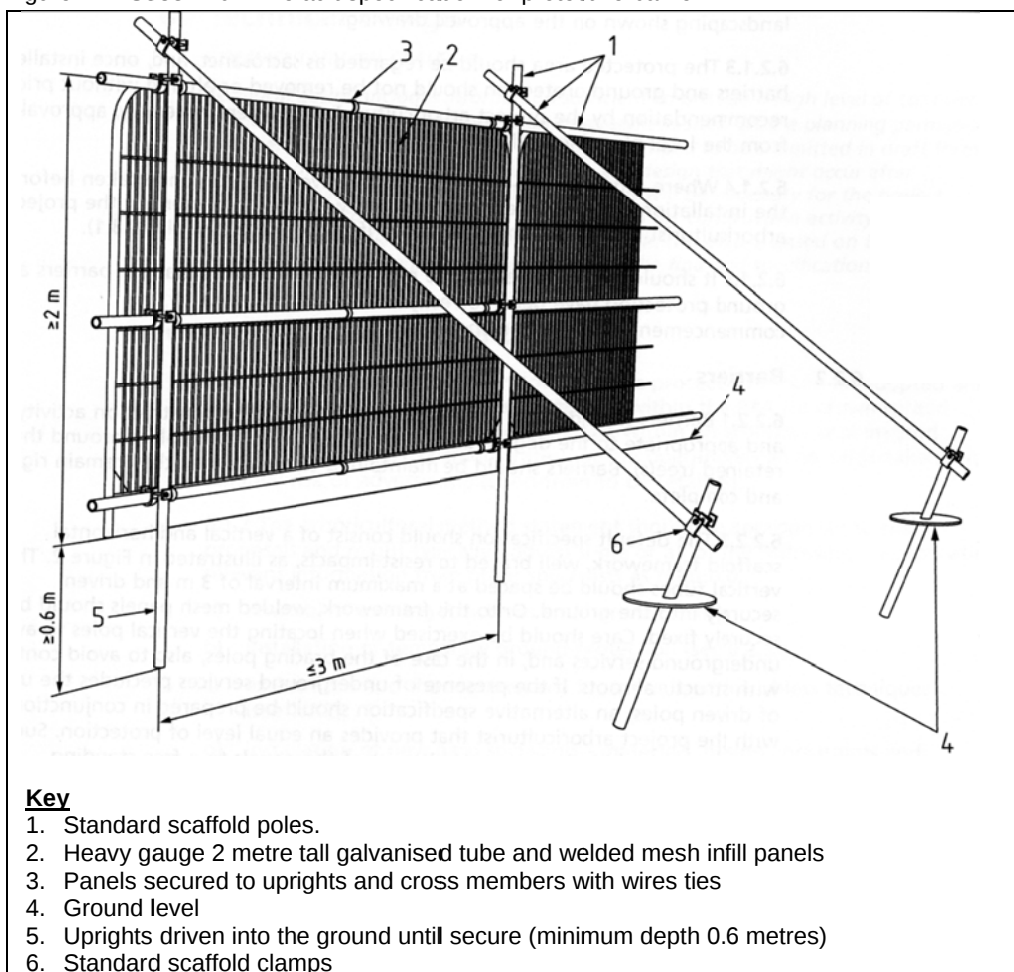
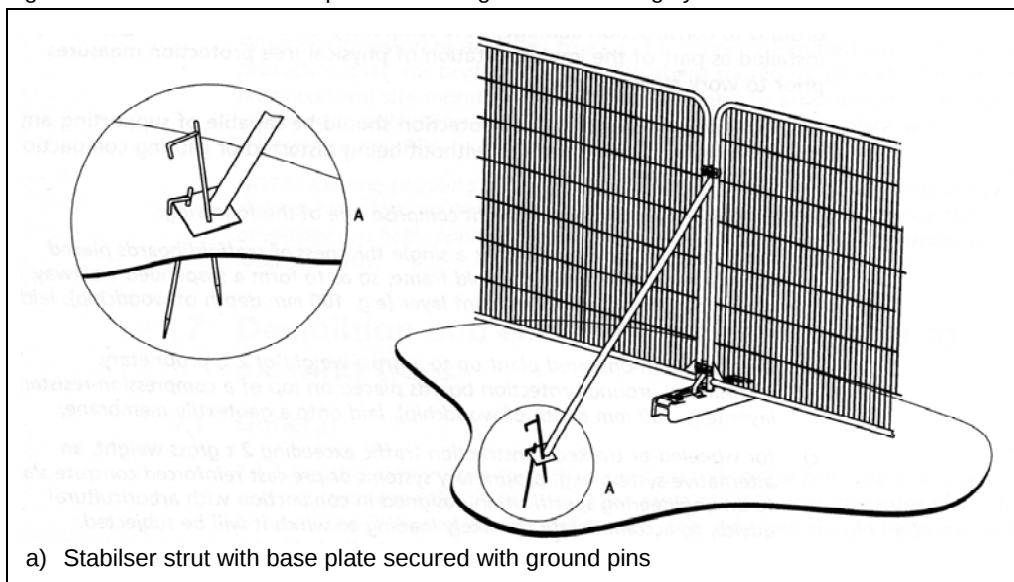
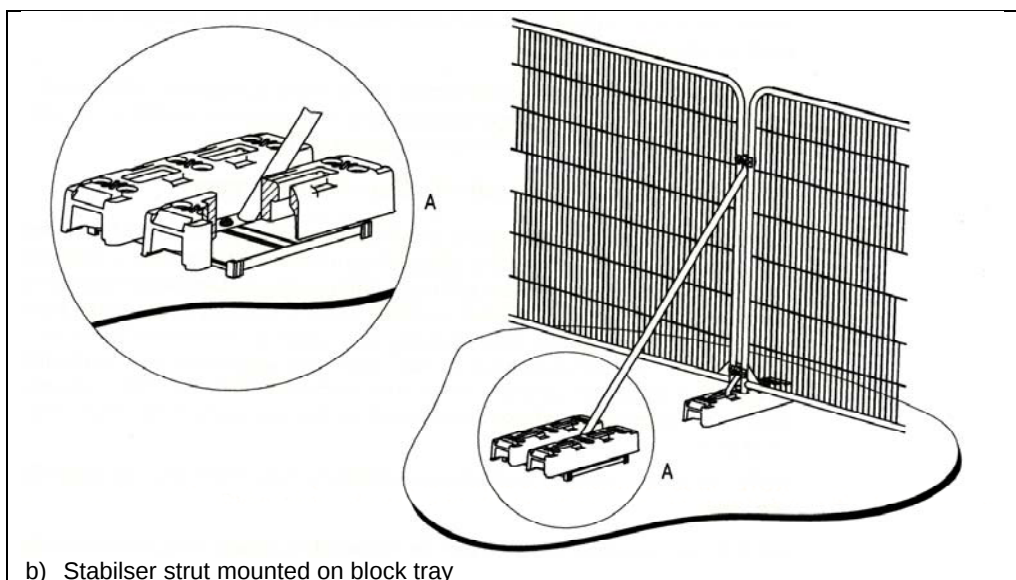


Figure 3: BS5837:2012 Examples of above-ground stabilising systems





b) Stabiliser strut mounted on block tray



KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

Trees to be Considered for Retention:

- Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group
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

Root Protection Areas (RPAs):

- RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone

Project:
PRIMROSE WORKS
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS

Agent for Client:
JANET DIXON TOWN PLANNERS

Title:
TREE CONSTRAINTS PLAN
In Relation to Proposed Site Re-Development

Scale: 1:250@A2
Date: September 2014
Drawn by: PH
Checked by: KR



Ref: BTC747-TCP Rev:

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





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KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

Trees to be Considered for Retention:

Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
PRIMROSE WORKS
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS

Agent for Client:
JANET DIXON TOWN PLANNERS

Title:
TREE IMPACT PLAN
In Relation to Proposed Site Re-Development

Scale: 1:250@A2
Date: January 2015
Drawn by: PH
Checked by: KR

