

320170021

Arboricultural Impact Assessment

in Relation to Development Proposal at



**Eatough's Farm, Fleet Street Lane,
Ribchester, Lancashire, PR3 3EX**

Prepared by:

Bowland 
Tree Consultancy Ltd

September 2014

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL
Site: Eatough's Farm, Fleet Street Lane, Ribchester, Lancashire, PR3 3EX
Agent for Client: Modulus Associates

Surveyor: Kendall Rigg HND Tech Arbor A
Survey Date: 11 August 2014
Job Reference: BTC723

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearance	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cal. Grade	RPA (m ²)	RPA Radius (m)
T1	Common Oak	8	750	N 6 E 6 S 5 W 5	2-W 2	M	G	- Growing in managed hedgerow on opposite side of compacted track to site. - Heavy ivy up stem into branches. - Light ivy up stem. - Basal suckering on northern side of stem, with chicken wire embedded into the bark at this point. - Small dark lesion to base of southern stem close to old pruning cut. - Stem trifurcates at base. - Southern stem bifurcates at a height of approximately 1m, and has grown through stock fence. - Very tight fork with evidence of included bark. - Rubbing limbs in lower and mid crown. - Slightly biased crown to east.	Sever ivy.	40+	A1/2	254	9
T2	Horse Chestnut	12	440	N 4 E 5 S 5 W 5	2-S 1	EM	G		- Retain in context of proposed development. - Ensure protection of Root Protection Area (RPA) throughout course of construction works.	20+	B1	88	5.28
T3	Horse Chestnut	9	1x230 1x190 2x170 (ms)	N 4 E 4 S 4 W 3	2-E 2.5	SM	G		- Retain in context of proposed development. - Ensure protection of RPA throughout course of construction works.	10+	C1	66	4.6
T4	Common Oak	8	260	N 3 E 2 S 4 W 2	2-SW 4	SM	G	- Growing in hedgerow. - Branch at 2m on southern side of stem has a very tight fork with evidence of included bark.	- Retain in context of proposed development. - Ensure protection of RPA throughout course of construction works.	20+	B1	31	3.12
T5	Wild Cherry	8	310	N 4 E 4 S 4 W 4	2-W 2	EM	P	- Crown vitality is very low. - Short projected remaining life expectancy.	Remove due to short projected remaining life expectancy.	<10	U	43	3.72
T6	Apple	3	1x50 1x40 1x20 (ms)	N 0.5 E 0.5 S 1.5 W 1	1.5-SE 1	EM	G	- Growing 0.3m from boundary wall. - Tree is being suppressed by neighbouring tree.	Remove in order to construct development as proposed.	10+	C1	2	0.8

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 legs where applicable
Common name 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 this 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 Clearance: Extra 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, M = mature, PM = post-mature
PC: Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moderately, 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: Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cal. Grade: Category Grading - free retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order to avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
(Estimated Dimensions): 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 'y' symbol

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H1	Hawthorn, Damson, Hazel, Elder	≤ 6	≤ 6x50 (ms)	≤ 5.5 wide	N/A ≥ 0	M	G	■ Unmanaged boundary hedgerow. ■ Damson, Hazel and Elder growing in hedgerow.	■ Remove sufficient length in order to construct access as proposed. ■ Retain remainder in context of proposed development and manage through laying.	10+	C1	N/A	≤ 1.47
H2	Hawthorn	≤ 6	≤ 2x100 (ts)	≤ 4 wide	N/A ≥ 0	M	G	■ Unmanaged hedgerow.	■ Retain in context of proposed development and manage through laying.	10+	C1	N/A	≤ 1.7
H3	Hawthorn, Elder	≤ 4	≤ 6x30 (ms)	≤ 4 wide	N/A ≥ 0	SM	G	■ Intermittent boundary hedge. ■ Occasional Elder growing in hedgerow.	■ Remove section in order to construct farmhouse extension as proposed. ■ Retain remainder in context of proposed development and manage through laying.	10+	C1	N/A	≤ 0.88

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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Figure 2: BS5837:2012 Default specification for protective barrier



