

Arboricultural Impact Assessment Overview

in Relation to Proposed Two-Storey Extension at



**Pendle View, Primrose Lane,
Mellor, Lancashire, BB2 7EQ**

Prepared by:

Bowland 
Tree Consultancy Ltd

April 2017

ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW PENDLE VIEW, MELLOR

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**ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW
PENDLE VIEW, MELLOR**

Control sheet

Project No.: BTC1320

Site: Pendle View, Primrose Lane, Mellor, Lancashire, BB2 7EQ

Client's Agent: Stanton Andrews Architects

Council: Ribble Valley Borough Council

Survey Date: 10 April 2017

Prepared by: Richard Dunn HND

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Pendle View, Primrose Lane, Mellor, Lancashire, BB2 7EQ
Agent for Client: Stanton Andrews Architects

Surveyor: Richard Dunn HND
Survey Date: 10 April 2017
Job Ref: BTC1320

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Laurel	4	6x80 (ms)#	N 1.5 E 1.5 S 1.5 W 1.5	0-N 0	SM	G	<ul style="list-style-type: none"> Multi-stemmed from ground. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect Root Protection Area (RPA) throughout development using Temporary Protective Fencing (specification appended) to form a Construction Exclusion Zone (CEZ). 	10+	C1	17	2.35
T2	Lawson Cypress	4	1x150 1x100 (ts)	N 1 E 1 S 1 W 1	0.5-E 0.1	SM	G	<ul style="list-style-type: none"> Bifurcated from ground. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	15	2.16
T3	Pissards Plum	5	2x110 (ts)	N 3 E 2 S 1.5 W 2	1.5-E 1.5	Y	G	<ul style="list-style-type: none"> Bifurcated at a height of approximately 0.5m. Tight fork with included bark. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	11	1.87
T4	Common Alder	7.5	210	N 4 E 3 S 3.5 W 3	2-S 2.5	SM	G	<ul style="list-style-type: none"> Numerous branch stubs on the western side of the tree. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	20	2.52
T5	Lawson Cypress	5	160	N 1 E 1 S 1 W 1	1-S 0.1	SM	G	<ul style="list-style-type: none"> No significant defects. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	12	1.92
T6	Common Alder	8.5	260	N 4.5 E 3.5 S 3.5 W 3.5	1.5-N 1.5	SM	G	<ul style="list-style-type: none"> Numerous branch stubs on the northern side of the tree. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	31	3.12

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 existing 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
Cat. Grade: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²: Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
(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



TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Pendle View, Primrose Lane, Mellor, Lancashire, BB2 7EQ

Agent for Client: Stanton Andrews Architects

Surveyor: Richard Dunn HND
 Survey Date: 10 April 2017
 Job Ref: BTC1320

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (nr)	RPA Radius (m)
T7	European Larch	10.5	260	N 4 E 4 S 4 W 4	1.5-N 1.5	EM	G	<ul style="list-style-type: none"> Slight lean north. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	31	3.12
T8	Weeping Silver Birch	4	120	N 2.5 E 3 S 2 W 2	2-N 1.5	SM	G	<ul style="list-style-type: none"> Numerous branch stubs in crown. 	<ul style="list-style-type: none"> Remove in order to develop the site as proposed. 	10+	C1	7	1.44
T9	Lawson Cypress	9	260	N 2 E 2 S 2 W 2	1.5-N 1	EM	G	<ul style="list-style-type: none"> No significant defects. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	31	3.12
T10	Scots Pine	9	270	N 3 E 3 S 3 W 3	2-SW 1.5	SM	G	<ul style="list-style-type: none"> No significant defects. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	33	3.24
T11	Willow-Leaved Pear	5	120	N 2 E 2 S 2 W 0.5	2-N 0.5	SM	G	<ul style="list-style-type: none"> Moderate amount of deadwood in crown. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	7	1.44
T12	Lawson Cypress	8	250	N 2 E 2 S 2 W 2	1-N 0.1	EM	G	<ul style="list-style-type: none"> No significant defects. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	28	3
T13	Hornbeam	5	180	N 2.5 E 2.5 S 3 W 2.5	2-E 0.5	SM	G	<ul style="list-style-type: none"> Moderate lean south. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	15	2.16
G1	1no. Downy Birch, 2no. Hornbeam	≤ 7	≤ 3x150 (ms)	N ≤ 4 E ≤ 3 S ≤ 3 W ≤ 2.5	1-W ≥ 0.5	Y-SM	G	<ul style="list-style-type: none"> Closely spaced group consisting of one multi-stemmed Birch and two young Hornbeam. Located within dense shrub bed which includes Holly, Laurel, Rhododendron and Berberis. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	≤ 10	≤ 1.8
G2	3no. Cypress sp.	≤ 3	≤ 6x65 (ms)	N ≤ 0.5 E ≤ 0.5 S ≤ 0.5 W ≤ 0.5	0.1-N ≥ 0	SM	G	<ul style="list-style-type: none"> Closely spaced group. 	<ul style="list-style-type: none"> Remove in order to develop the site as proposed. 	10+	C1	≤ 11	≤ 1.91

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Pendle View, Primrose Lane, Mellor, Lancashire, BB2 7EQ

Agent for Client: Stanton Andrews Architects

Surveyor: Richard Dunn HND

Survey Date: 10 April 2017

Job Ref: BTC1320

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
G3	1no. Sycamore, 1no. Hawthorn, 1no. Elder, 1no. Holly	≤ 7.5	≤ 180#	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	1-W ≥ 0.1	Y-SM	G	<ul style="list-style-type: none"> ▪ Closely spaced linear group. ▪ Trees are located on neighbouring land, behind a retaining wall. 	<ul style="list-style-type: none"> ▪ Trees are located in an elevated position and will not be impacted upon by the proposed development, therefore no root protection is necessary. 	10+	C1	≤ 15	≤ 2.16
H1	Hornbeam	≤ 3.5	≤ 80	≤ 1 side	N/A ≥ 0.1	SM	G	<ul style="list-style-type: none"> ▪ Length of outgrown hedge on southern boundary of garden. 	<ul style="list-style-type: none"> ▪ Retain in context of proposed development. ▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C1	N/A	≤ 0.96

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.

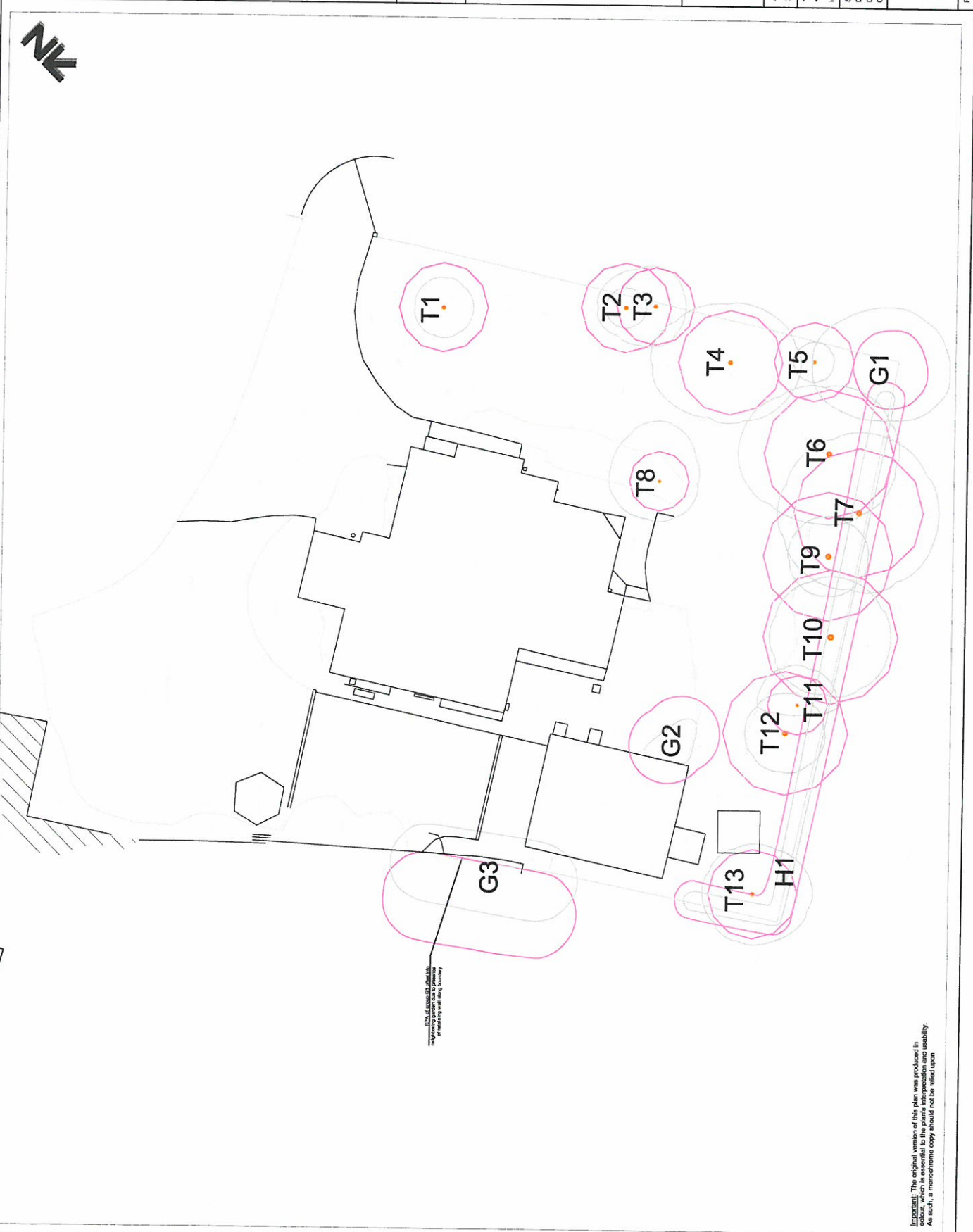
Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these 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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<p>KEY</p> <p>T = Individual Tree G = Group of Trees H = Hedge</p> <p>Please refer to associated Tree Survey Schedule for specific details in respect of items below.</p>	<p>Tree Categorisation:</p> <p>Those to be Considered for Retention:</p> <p>Category 'A' Tree/Group/Hedge Those of a High Quality with an Estimated Remaining Life Expectancy of at least 40 Years</p> <p>Category 'B' Tree/Group/Hedge Those of a Medium Quality with an Estimated Remaining Life Expectancy of at Least 20 Years</p> <p>Category 'C' Tree/Group/Hedge Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees</p> <p>Those Considered Unavailable for Retention: Category 'U' Tree/Group/Hedge Those in Such a Condition that they cannot be Retained or Harvested as Living Trees in the Current Calendar Year for Longer Than 10 Years</p>	<p>Root Protection Areas (RPAs):</p> <p>RPAs Areas of Ground Around Trees that Should be Protected Throughout Construction to form a Connection Evaluation Zone as Specified</p>	<p>Project: PENDLE VIEW PRIMROSE LANE MELLOR LANCASHIRE BB2 7EQ</p> <p>Agent for Client: STANTON ANDREWS</p> <p>Title: TREE CONSTRAINTS PLAN in relation to Proposed Construction of Extension</p> <p>Scale: 1:250@A4 Date: April 2017 Drawn by: RD Checked by: PH</p>	<p>Bowland Tree Consultancy Ltd e: info@treeconsultancy.co.uk t: 01772 43726</p> <p>Ref: BT/1520-TOP Rev:</p>
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Disclaimer: The original version of this plan was produced in AutoCAD. The original version of this plan was produced in AutoCAD. The original version of this plan was produced in AutoCAD. As such, a monochrome copy should not be relied upon.

KEY T = Individual Tree G = Group of Trees H = Hedge	Tree Categories: Those to be Considered for Retention: Category 'A' Tree/Group/Hedge Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years Category 'B' Tree/Group/Hedge Estimated Remaining Life Expectancy of at Least 20 Years Category 'C' Tree/Group/Hedge Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees Those Considered Unavailable for Retention: Category 'U' Tree/Group/Hedge Those in Such a Condition that they cannot be Safely Retained or that their Retention in the Context of the Current Land Use is Larger Than 10 Years	Root Protection Areas (RPAs): RPAs (Grouped Areas) from the Above should be Protected Throughout Development Works with Protective Fencing and/or Excavation Zones - see Specification
Please refer to associated Tree Survey Schedule for specific details in respect of items below		
Tree Categories: Those to be Considered for Retention: Category 'A' Tree/Group/Hedge Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years Category 'B' Tree/Group/Hedge Estimated Remaining Life Expectancy of at Least 20 Years Category 'C' Tree/Group/Hedge Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees Those Considered Unavailable for Retention: Category 'U' Tree/Group/Hedge Those in Such a Condition that they cannot be Safely Retained or that their Retention in the Context of the Current Land Use is Larger Than 10 Years		
<p>Note 1: The locations of trees T1, T2, T3, T7, T8 and T11, along with the locations and extent of groups G1 to G3 and hedge H1, were not included on the topographical site plan which was subsequently obtained by the architectural team. The locations of these trees and hedges are indicated on the site plan by the locations of the proposed location of the trees and hedges. It is intended that the locations of these trees and hedges be confirmed by a surveyor. The locations of these trees and hedges are indicated on the site plan by the locations of the proposed location of the trees and hedges.</p>		
<p>Root Protection Areas (RPAs): RPAs (Grouped Areas) from the Above should be Protected Throughout Development Works with Protective Fencing and/or Excavation Zones - see Specification</p>		
<p>Project: PENDLE VIEW PRIMROSE LANE MELLOR LANCASHIRE BB2 7EQ</p>		
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<p>Bowland tree consultancy ltd a High Quality Tree Care Company 01772 837789</p>		
Ref: BT1920-TIP 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.

