

Arboricultural Impact Assessment Overview

in Relation to Proposed Construction of Extension at



**Field View, Ribblesdale Avenue,
Clitheroe, Lancashire, BB7 2HZ**

Prepared by:

Bowland 
Tree Consultancy Ltd

November 2017

ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW

FIELD VIEW, CLITHEROE

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ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW FIELD VIEW, CLITHEROE

Control sheet

Project No.: BTC1408

Site: Field View, Ribblesdale Ave, Clitheroe, Lancashire, BB7 2HZ

Agent for Client: Sunderland Peacock & Associates Ltd

Council: Ribble Valley Borough Council

Survey Date: 16 November 2017

Surveyed by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

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Date of Issue: 20 November 2017

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Usage: For supply to Council planning department in support of planning application, in order to allow tree officer to carry out an initial assessment of the projected impacts of the proposed development on trees and, in turn, request further detail at suitable stages if considered necessary (e.g. as a planning condition)

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Field View, Ribblesdale Avenue, Clitheroe, Lancashire, BB7 2HZ

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phill Harris Chartered Arboriculturist

Survey Date: 16 November 2017

Job Ref: BTC1408

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	RPA (m ²)	RPA Radius (m)
H1	Hawthorn, Ash, Lilac, Holly, Cherry Laurel, Leyland Cypress, etc.	≤ 3	N/A	≤ 2.5 wide	N/A 0	EM	G	- Managed hedge running along western boundary. - Mainly consists of Hawthorn in area closest to property.	Retain in context of proposed development.	20+	N/A	≠ 1.5

Headings and Abbreviations:

No. Common name
 Species: 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
 Height: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
 Stem Diam.: 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 Spread: 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.
 Branch & Canopy Clearances: Estimated age class - Y = young, SN = semi-mature, EM = early-mature, M = mature, PM = post-mature
 Life Stage: Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
 PC: Comments relating to the tree's overall condition and any pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
 General Observations and Comments: 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
 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+)
 Cat. Grade: Category, Grading - tree 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 Human Impact: Where trees are located off-site, or are inaccessible for any other reason, and accurate measurement or other information cannot be taken then the information provided is estimated and is only offered with a 50% symbol

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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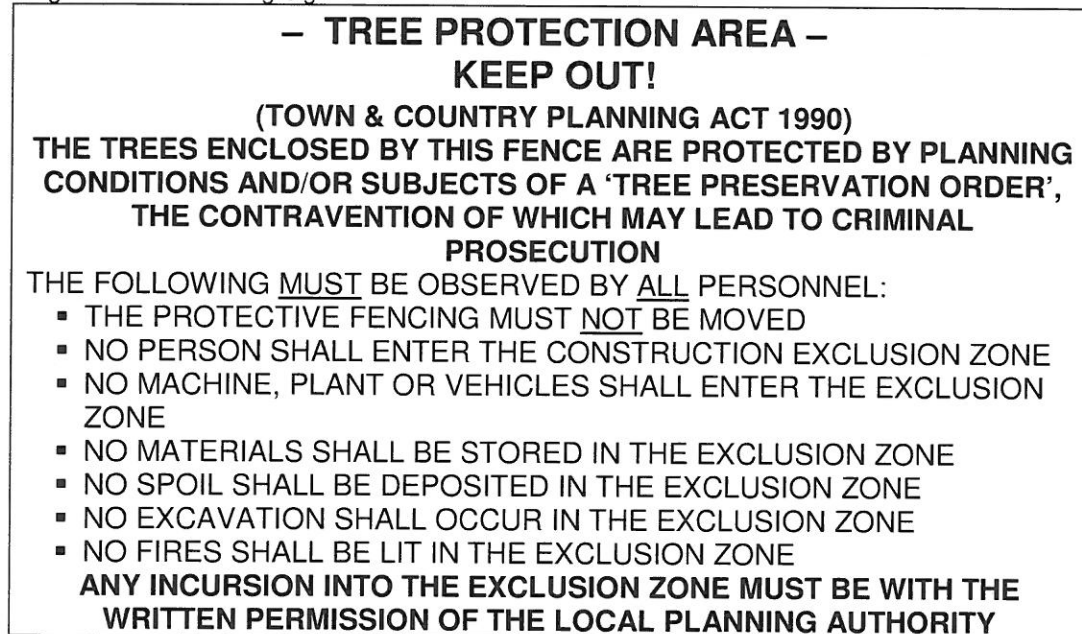
- TEMPORARY PROTECTIVE FENCING SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed in accordance with the Type 1 'Temporary Protective Fencing Construction' section at page 2 and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
1. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
2. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
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;
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
7. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.

Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

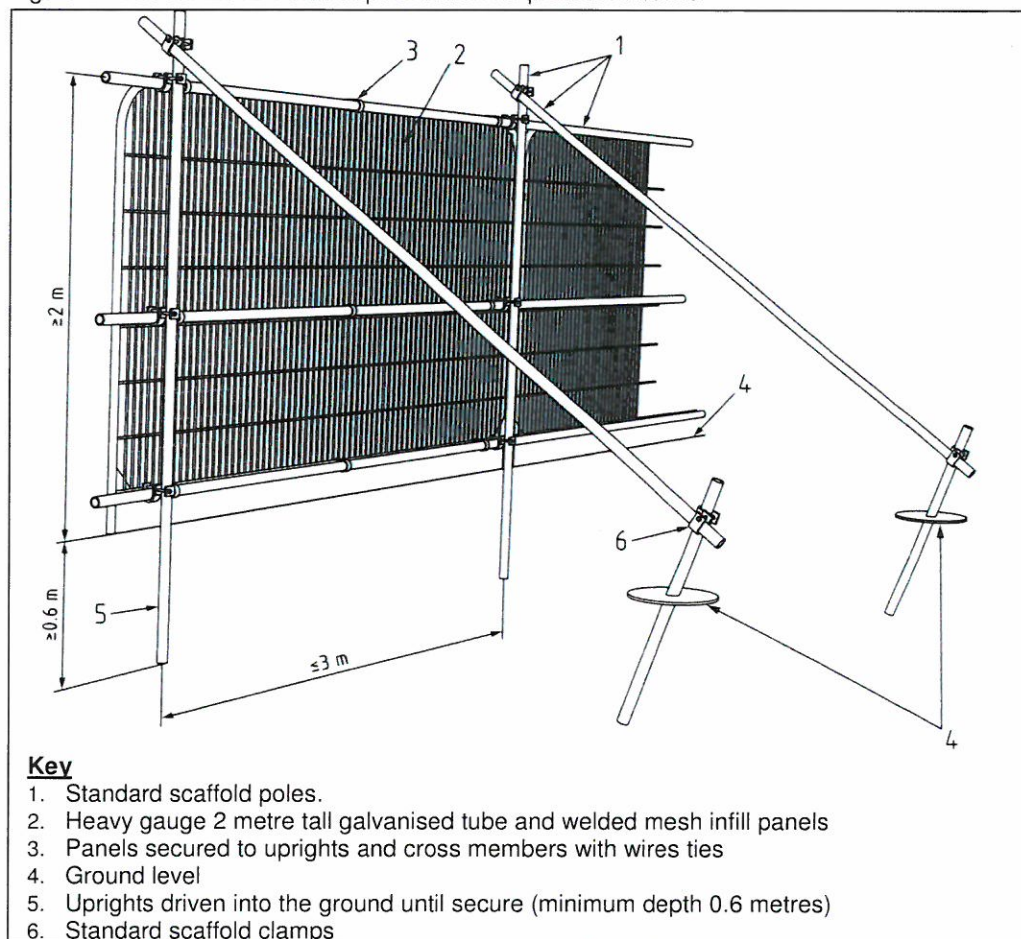
Figure 1: CEZ Warning Sign



Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

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 points 3 to 5 of Figure 2, overleaf.
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 points 4 to 5.
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) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

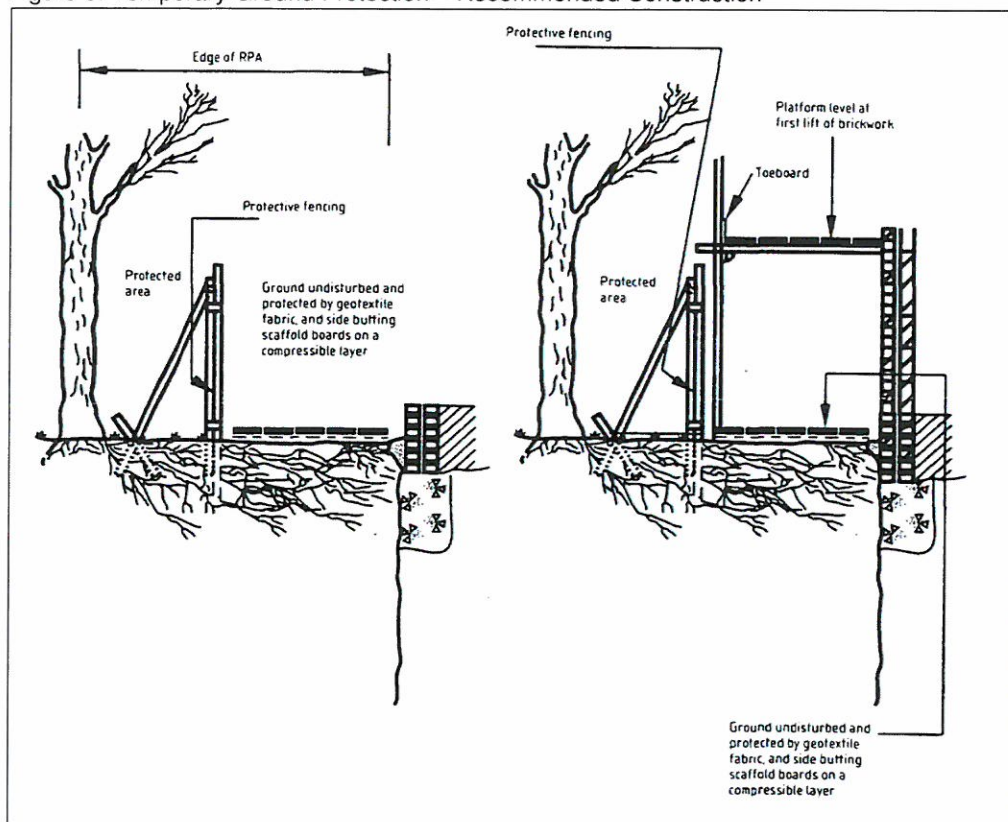
Figure 2: BS5837:2012 Default specification for protective barrier



Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 3, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 3: Temporary Ground Protection – Recommended Construction



KEY

H = Hedge

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

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Hedge

Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Hedge

Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Hedge

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' Hedge

Those in such a Condition that they cannot be retained and are likely to be removed in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas (RPAs):

RPAs Areas of Ground Around Trees that should be Protected Throughout Construction and Works and any necessary fencing to form a Construction Exclusion Zone

Project:

FIELD VIEW
RIBBLESDALE AVENUE
CLITHEROE
LANCASHIRE
BB7 2HZ

Agent for Client:

SUNDERLAND PEACOCK &
ASSOCIATES LTD

Title:

TREE IMPACT PLAN

in Relation to Proposed Construction of Extension

Scale: 1:100@A4

Date: November 2017

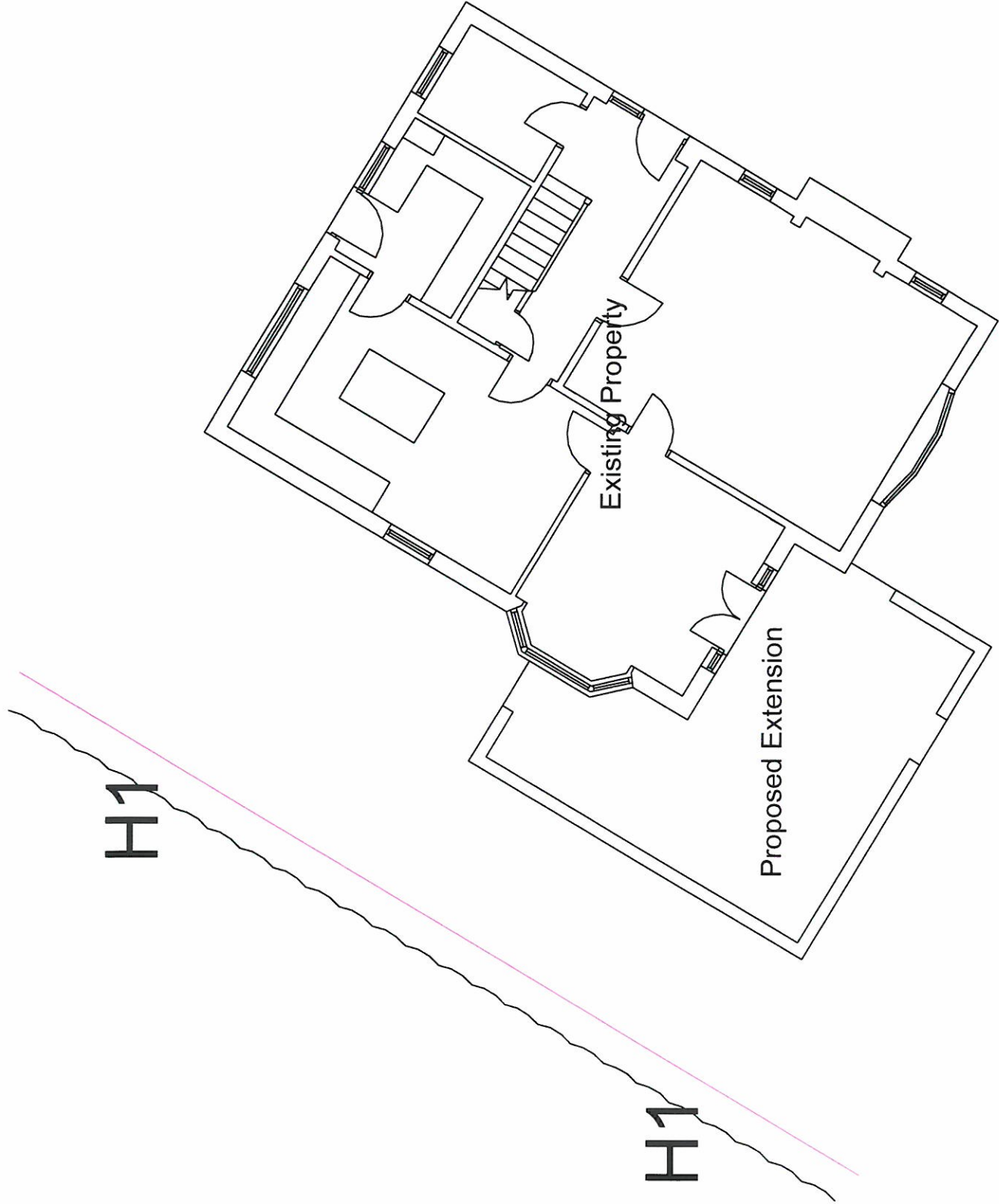
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Rev:



Important: The original version of this plan was produced in colour which is available in the plan's electronic format only. As such, a monochrome copy should not be relied upon.