Arboricultural Impact Assessment Overview

in Relation to Proposed Construction of
Four Detached Residential Properties at

Moorcock Inn, Slaidburn Road, Waddington, Lancashire, BB7 3AA

Prepared by:

Bowland Tree Consultancy Ltd

June 2016

ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW
MOORCOCK INN, WADDINGTON

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Contact Details

Bowland Tree Consultancy Ltd
7 Lakeland Close
Billington
Lancashire
BB7 9LN

T: 01254 825098
E: info@bowlandtreeconsultancy.co.uk

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Moorcock Inn, Slaidburn Road, Waddington, Lancashire, BB7 3AA

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Survey Date: 14 June 2016

Job Reference: BTC1130

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearance	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T1	Silver Birch	12.5	430	N 4 E 4.5 S 5 W 3.5	4-S 2.5	EM	M/P	▪ Very dense ivy up stem. ▪ Crown showing signs of a substantial reduction in vitality with small leaves and sparse foliage cover. ▪ Retaining wall to east of tree within RPA.	▪ Remove in order to construct development as proposed.	10+	C1	84	5.16
T2	Sycamore	9	330	N 4 E 4 S 3.5 W 2.5	2.5 2	SM	P	▪ Crown showing signs of a significant reduction in vitality with small leaves, sparse foliage cover and extensive branch dieback.	▪ Remove in order to construct development as proposed.	10+	C1	49	3.96
T3	Downy Birch	8.5	210	N 2.5 E 2.5 S 2.5 W 2	5 5	SM	MD	▪ Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves, very sparse foliage cover and extensive twig dieback. ▪ In decline with short projected remaining life expectancy.	▪ Remove due to short projected remaining life expectancy.	<10	U	20	2.52
T4	Downy Birch	8	190	N 1.5 E 1.5 S 1.5 W 0.5	N/A 5	Y	MD	▪ Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves, very sparse foliage cover and extensive twig dieback. ▪ In decline with short projected remaining life expectancy.	▪ Remove due to short projected remaining life expectancy.	<10	U	16	2.28
T5	Downy Birch	10	250	N 2.5 E 2.5 S 4 W 2.5	3-S 4	SM	P	▪ Two partially occluded wounds up to 200mm long to lower stem, with no signs of progressive decay within. ▪ 100mm diameter broken and hanging branch to stem at a height of approximately 3m ▪ Crown showing signs of a substantial reduction in vitality with small leaves and sparse foliage cover.	▪ Remove in order to construct development as proposed.	10+	C1	28	3
T6	Downy Birch	8	190	N 3.5 E 3.5 S 2 W 1.5	3-N 3	Y	P	▪ Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves, very sparse foliage cover and extensive twig dieback. ▪ In decline with short projected remaining life expectancy.	▪ Remove due to short projected remaining life expectancy.	<10	U	16	2.28
T7	Downy Birch	7.5	160	N 2 E 2 S 3 W 2	N/A 3	Y	MD	▪ Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves, very sparse foliage cover and extensive twig dieback. ▪ In decline with short projected remaining life expectancy.	▪ Remove due to short projected remaining life expectancy.	<10	U	12	1.92

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 50% 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 Clearance: 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(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(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 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 based 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 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 '#' symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Moorcock Inn, Staidburn Road, Waddington, Lancashire, BB7 3AA

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Survey Date: 14 June 2016

Job Reference: BTC1130

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)
T8	Leyland Cypress	4	appr. 9x20 (ms)#	N 2 E 2 S 2 W 2	N/A 0	Y	M	▪ Multi-stemmed from ground level with included bark unions. ▪ Extensive foliar browning. ▪ Species considered unsuitable for rural moor-side location.	▪ Remove due to low value and unsuitability of species.	10+	C1	2	0.72
T9	Variegated Poplar	7	230	N 2 E 2 S 2 W 2	0.2 1	Y	P	▪ Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves, very sparse foliage cover and extensive twig dieback. ▪ In decline with short projected remaining life expectancy.	▪ Remove due to short projected remaining life expectancy.	<10	U	24	2.76
T10	Downy Birch	9	200	N 5 E 1.5 S 3.5 W 2	3-S 4	SM	MD	▪ Large 1m long partially occluded cavity to mid stem with evidently non progressive decay within. ▪ Crown showing signs of a significant and evidently progressive reduction in vitality with very small leaves and very sparse foliage cover. ▪ In decline with short projected remaining life expectancy.	▪ Remove due to short projected remaining life expectancy.	<10	U	18	2.4
T11	Goat Willow	8	1x270 2x190 (ms)	N 0 E 5.5 S 6 W 5	N/A 0.5	EM	G	▪ Highly biased crown and severe stem lean to south. ▪ Stem trifurcates into sub stems at a height of approximately 0.3m.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	10+	C1	59	4.35
T12	Downy Birch	12.5	350	N 4 E 2 S 4 W 3	3-S 2	EM	P	▪ Has sustained multiple branch failures throughout crown. ▪ Number of *Piptoporus betulinus* (brown rot decay causing) fungal fruiting bodies to stem and branches.	▪ Remove due to poor structural condition.	<10	U	55	4.2
T13	Downy Birch	11	150	N 2 E 2 S 3 W 0.1	N/A 4	Y	P	▪ Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves, very sparse foliage cover and extensive twig dieback. ▪ In decline with short projected remaining life expectancy.	▪ Remove due to short projected remaining life expectancy.	<10	U	10	1.8
T14	Downy Birch	13.5	300	N 4.5 E 3.5 S 4.5 W 2.5	3 3	SM	M	▪ Very large 'witches' broom' stem at a height of approximately 3m. ▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	20+	B1/2	41	3.6
T15	Downy Birch	12	260	N 4 E 2.5 S 6 W 3	5-S 4	SM	M	▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	20+	B1/2	31	3.12
T16	Downy Birch	12	260	N 2.5 E 2.5 S 5 W 2	1-S 0.5	SM	M	▪ Moderately severe upper stem curvature. ▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	20+	B1/2	31	3.12

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Moorcock Inn, Skiddburn Road, Waddington, Lancashire, BB7 3AA

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phil Harris – Chartered Arboriculturist

Survey Date: 14 June 2016

Job Reference: BTC1130

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)
T17	Downy Birch	11.5	200	N 3 E 1.5 S 0 W 2	6	SM	M	▪ Highly biased crown to north-east due to suppression by neighbouring tree. ▪ Moderately severe mid-stem curvature. ▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	10+	C1	18	2.4
T18	Downy Birch	13	190	N 4 E 2 S 4.5 W 1	6-S 5	SM	M	▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Remove in order to construct development as proposed.	20+	B1/2	16	2.28
T19	Sycamore	8	220	N 4.5 E 3 S 4.5 W 3	1.5-S 2	SM	G	▪ Under crowns of neighbouring trees.	▪ Remove in order to construct development as proposed.	40+	B1/2	22	2.64
T20	Downy Birch	14	280	N 4 E 4 S 5.5 W 4	4-S 6	SM	M	▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Remove in order to construct development as proposed.	20+	B1/2	35	3.36
T21	Downy Birch	13.5	350	N 5 E 4 S 5 W 4	0.2-S 1	SM	M	▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Remove in order to construct development as proposed.	20+	B1/2	55	4.2
T22	Goat Willow	8	1x200 2x160 2x100 (ms)	N 3.5 E 3.5 S 5.5 W 3.5	N/A 0.5	SM	G	▪ Stem divides into multiple sub-stems at a height of approximately 0.5m with several included bark unions.	▪ Remove in order to construct development as proposed.	20+	B1/2	50	4
T23	Downy Birch	12	270	N 4 E 2 S 4 W 2	5-S 4.5	SM	M	▪ 1m long partially occluded wound to stem base with no signs of progressive decay within. ▪ Moderate upper stem curvature. ▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Remove in order to construct development as proposed.	20+	B1/2	33	3.24
T24	Downy Birch	7	200	N 4 E 1 S 6 W 1.5	1.6 4	SM	M	▪ Stem bifurcates at a height of approximately 1.6m. ▪ Crown showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover. ▪ Growing below crowns of neighbouring trees with subsequently highly suppressed growth potential.	▪ Remove in order to construct development as proposed.	10+	C1	18	2.4
T25	Sycamore	12	370	N 5 E 2 S 4 W 3	2-N 2	SM	G	▪ Part of group.	▪ Remove in order to construct development as proposed.	40+	B1/2	82	4.44

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Surveyor: Phill Harris – Chartered Arboriculturist
Survey Date: 14 June 2016
Job Reference: BTC1130

No	Species	Height	Stem Diam	Branch Spread	Branch & Canopy Clearances	Life Stage	BC	General Observations and Comments	Management Recommendations	ERC	Cat Grade	RPA (m²)	RPA Radius (m)
T26	Sycamore	12	2x320 (ts)	N 4 E 4 S 6 W 4	3-S 1	SM	G	▪ Two stems arise at ground level with a tight fork.	▪ Remove in order to construct development as proposed.	20+	B1/2	93	5.43
T27	Sycamore	9	200	N 4 E 4 S 0 W 0	3 2.5	SM	G	▪ Highly biased crown to north-east due to suppression by neighbouring tree.	▪ Remove in order to construct development as proposed.	40+	C1	18	2.4
T28	Goat Willow	4.5	6x60 (ms)#	N 3 E 3 S 3 W 3	N/A 0	SM	G	▪ On stream bank. ▪ Multi-stemmed from ground level.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	40+	C1/2	11	1.9
T29	Downy Birch	12	230	N 2 E 3.5 S 3.5 W 3.5	3-S 0.5	SM	G	▪ On opposite side of stream to site. ▪ Part of wider group.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	40+	B1/2	24	2.76
T30	Downy Birch	12	250	N 2 E 2 S 3 W 3	1-S 1	SM	G	▪ On opposite side of stream to site. ▪ No visible structural defects.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	40+	B1/2	35	3.36
T31	Downy Birch	10	120	N 1.5 E 2 S 2.5 W 2	N/A 2	Y	M	▪ On opposite side of stream to site. ▪ No visible structural defects.	▪ Retain in context of proposed development. ▪ Ensure protection of RPA throughout development.	10+	C1	7	1.44
G1	approx. 2no. Beech	≤ 10	≤ 3x200 (ms)#	N ≤ 2 E ≤ 6 S ≤ 7 W ≤ 2	N/A ≥ 0	SM	M	▪ Very closely spaced group of multi-stemmed trees. ▪ Evidently grown from previously cut stumps. ▪ May have previously formed part of hedge.	▪ Retain in context of proposed development. ▪ Ensure protection of RPAs throughout development.	40+	C1/2	≤ 54	≤ 4.16
G2	2no. Downy Birch, 1no. Sycamore	≤ 13	≤ 320	N ≤ 4 E ≤ 4 S ≤ 5.5 W ≤ 3	1.5-S ≥ 1	Y-SM	P-G	▪ Very closely spaced group. ▪ Semi-mature Birch and Sycamore stem bases in contact. ▪ Birch crowns showing signs of a significant reduction in vitality with very sparse foliage cover. ▪ Birch to east has sustained multiple branch failures throughout crown, and has a number of *Piptoporus betulinus* (brown rot decay causing) fungal fruiting bodies to its stem and branches.	▪ Remove Birch to east of group that has sustained branch failures. ▪ Retain remainder in context of proposed development. ▪ Ensure protection of RPAs throughout development.	10+	C1	≤ 46	≤ 3.84
G3	2no. Downy Birch	≤ 12.5	≤ 240	N ≤ 4 E ≤ 3 S ≤ 4 W ≤ 3	3-SW ≥ 3	SM	M	▪ Closely spaced group. ▪ Crowns showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Retain in context of proposed development. ▪ Ensure protection of RPAs throughout development.	20+	B1/2	≤ 26	≤ 2.88

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Moorcock Inn, Skaldburn Road, Waddington, Lancashire, BB7 3AA

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Survey Date: 14 June 2016

Job Reference: BTC1130

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	3no. Downy Birch, 1no. Sycamore	≤ 14	≤ 280	N ≤ 5.5 E ≤ 5.5 S ≤ 6 W ≤ 5.5	3-S ≥ 6	Y-SM	M-G	▪ Closely spaced group. ▪ Crowns showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover. ▪ Western Birch has a 100mm diameter broken hanging branch.	▪ Retain in context of proposed development. ▪ Ensure protection of RPAs throughout development. ▪ Prune to remove broken hanging branch from Birch.	20+	B1/2	≤ 35	≤ 3.36
G5	2no. Downy Birch	≤ 12	≤ 200	N ≤ 3 E ≤ 1.5 S ≤ 3 W ≤ 1	N/A ≥ 6	Y-SM	P	▪ Very closely spaced group. ▪ Both trees have large partially occluded wounds to lower stems with evidently non progressive decay within.	▪ Remove in order to construct development as proposed.	10+	C1	≤ 18	≤ 2.4
G6	2no. Downy Birch	≤ 12	≤ 280	N ≤ 4 E ≤ 3 S ≤ 5 W ≤ 1.5	0.1-S ≥ 0.5	SM	M	▪ Very closely spaced group. ▪ Crowns showing signs of a reduction in vitality with moderately small leaves and slightly sparse foliage cover.	▪ Remove in order to construct development as proposed.	20+	B1/2	≤ 35	≤ 3.36
G7	Goat Willow	≤ 5	≤ 4X60 (ms)#	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0	Y	G	▪ Small very closely spaced group of self-set multi-stemmed trees on bank of stream.	▪ Retain in context of proposed development. ▪ Ensure protection of RPAs throughout development.	10+	C1/2	≤ 7	≤ 1.44
G8	approx. 4no. Downy Birch	≤ 12	≤ 230	N ≤ 2 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	N/A ≥ 0.5	Y-SM	G	▪ Closely spaced group on opposite side of stream to site. ▪ Located on neighbouring land and therefore not inspected in detail.	▪ Ensure protection of RPAs throughout development.	40+	B1/2	≤ 24	≤ 2.76
G9	approx. 10no. Downy Birch	≤ 12	≤ 150	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 1	Y	G	▪ Very closely spaced group on opposite side of stream to site. ▪ Evidently located within site boundaries.	▪ Retain in context of proposed development. ▪ Ensure protection of RPAs throughout development.	10+	C1/2	≤ 10	≤ 1.8
G10	approx. 4no. Downy Birch	≤ 12	≤ 230	N ≤ 2 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	N/A ≥ 0.5	SM	G	▪ Closely spaced group. ▪ Located on neighbouring land and therefore not inspected in detail.	▪ Ensure protection of RPAs throughout development.	40+	B1/2	≤ 24	≤ 2.76
W1	Downy Birch	≤ 14	≤ 300#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 1	Y-SM	G	▪ Closely spaced group on opposite side of stream to site. ▪ Evidently monocultural woodland located on neighbouring land and therefore not inspected in detail. ▪ Trees are ≥4m from boundary fence and wall.	▪ Ensure protection of RPAs throughout development.	40+	B1/2	≤ 41	≤ 3.6
H1	Beech	≤ 2	N/A	≤ 2 wide	N/A ≥ 0	Y	G	▪ Section of maintained hedge along western boundary.	▪ Retain in context of proposed development. ▪ Ensure protection throughout development.	40+	C1/2	N/A	1

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 ▪ 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 *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.*			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 Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

Bowland Tree Consultancy Ltd

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.

- 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

– TREE PROTECTION AREA –
KEEP OUT!

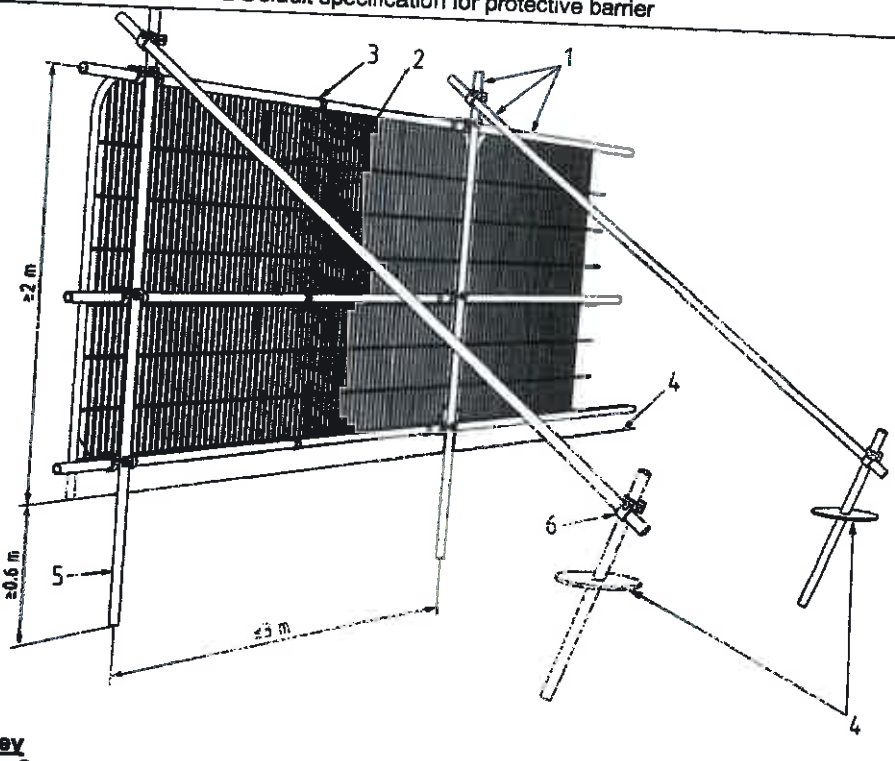
(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

- **THE PROTECTIVE FENCING MUST NOT BE MOVED**
- **NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE**
- **NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE**
- **NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE**
- **NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE**
- **NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE**
- **NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE**

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

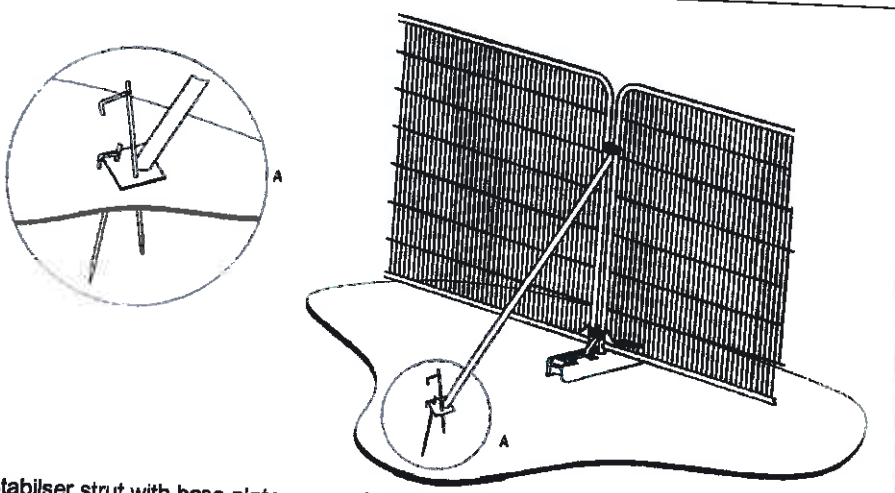
Figure 2: BS5837:2012 Default specification for protective barrier



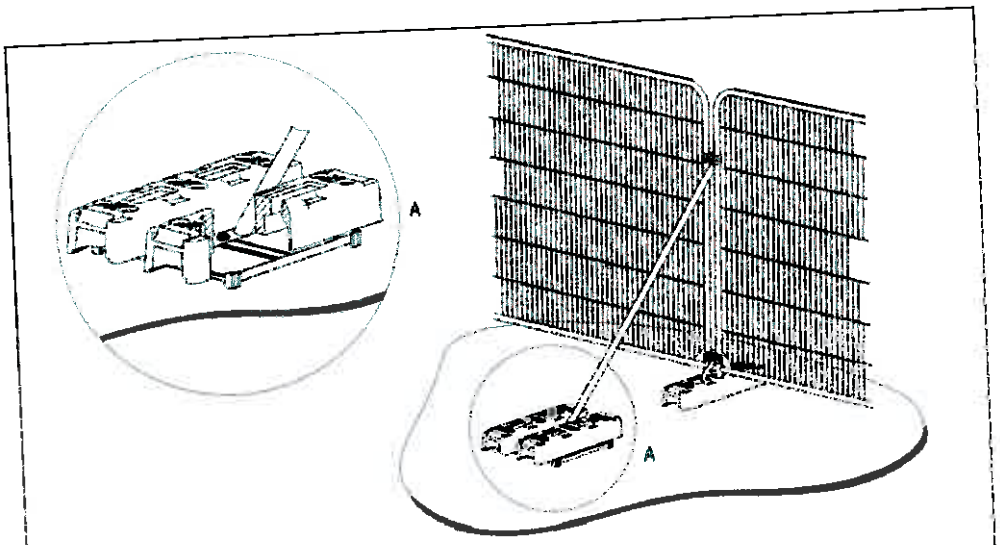
Key

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

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



a) Stabilser strut with base plate secured with ground pins



b) Stabilser strut mounted on block tray


N
W1
W1
W1
G1
G2
T11
G3
T14
T15
T16
T17
G4
T31
T30
G9
G10
G8
T29
G7
T28
KEY
Project:
MOORCOCK INN
SLAIDBURN ROAD
WADDINGTON
LANCASHIRE
BB7 3AA
Agent for Client:
SUNDERLAND PEACOCK & ASSOCIATES LTD
Title:
TREE IMPACT PLAN
Scale:
Date
Drawn by
Checked by
Bowland Tree Consultancy Ltd
Ref: BTC1130-TIP