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Comments & Observations in Respect of Sycamore T2 at Land at Ribblesdale View, Chatburn.

4th March 2019

Current Situation.

A tree survey was undertaken by Andrew Piercy in respect of this and other trees around the site on the 24th April 2016 and a survey prepared and submitted.

An application for development was subsequently submitted and approved indicating retention of T2

It appears that only limited location and associated plans were submitted with the tree survey and due to extensive site debris and undergrowth, estimated location plans were submitted with the application.

On clearance of the site it can now be determined that the tree T2 is located immediately within the site and appears to sit on top of a remnant stone boundary wall.

Now this information is available, it is evident that the tree will be located approximately 5m from the rear of Plot A with the canopy – as recently observed on site, extending part way over the roof.

From the submitted information and a visual inspection of the tree, having a stem diameter of some 960mm, the expected minimum root protection area for this tree would be approximately 11.5m which in turn, would spread beneath the entire floor plan of Plot A.

The tree was briefly examined and whilst it was considered to be in reasonable condition vitality was low – possibly not unreasonable for a tree of this size and age and that ivy cover obscured a detailed inspection.

Regardless, the conclusions presented in the 2016 inspection were not unreasonable at it would be expected that the tree had some useful life expectancy.

In respect of its location, now that is readily observable, it is acknowledged that the historic presence of the demolished garages may have compromised root morphology and that proximity to other off site structures and properties has clearly generated some conflict with 3rd parties.

Site levels are to be regraded within the majority of the expected root protection areas across the site and due to the presence of minimal soil coverings and bedrock below, any such operations are likely to have a major impact upon tree health and stability.

Options.

In practical terms the proximity of the tree to the approved development is unacceptable. The shade, nuisance, restriction of useable garden space and inevitable concerns about safety of residents with the tree towering over them – even if the structures could be built without harm to the root structure, would inevitably lead to the loss of the tree.

Such concerns would also inevitable be caused to occupiers of Plot B as well, the shade in particular being cast by the tree occupying the majority of their garden during the majority of the late morning and afternoon.

At best therefore any attempt at retention would be only short term and the removal of an item of this size after construction would be an extremely costly and difficult exercise.

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations discusses such issues and advises that if large trees are to be enclosed within the new development, adequate space should be allowed for their long term physical retention and future maintenance.

Clearly this is not the case in this instance.

In consideration of the inevitable conflicts with the aerial sections of the tree and damage and destruction that will be caused to the root system by regrading for the approved development, it can only be reasonably concluded that removal of the tree at this time would be the most prudent course of action.

It is understood that there is no statutory protection on this tree but regardless, it is likely that there will be some loss of visual amenity.

We would therefore propose that replanting is implemented to mitigate any loss and the new specimens be inserted both to the rear of Plots B & C and also to either side of the entrance off Ribblesdale View.

Items to the rear of Plots B & C should only be semi ornamentals to avoid both restriction in light and views but would be visible from some public areas outside the site and would provide screening of the garages from the new Plots.

The items to the site frontage could be larger growing items and would provide both a formal setting to the site and desirable visual amenity from adjacent public areas.

Recommendations.

From the foregoing comments and observations and inevitable conclusions, it would be recommended that the Council's Tree team be contacted in respect of the matter and acknowledgement obtained as to removal being the prudent course of action.

Should such agreement be forthcoming, we would then be pleased to provide a brief replanting schedule and agree the design with the Council to indicate appropriate mitigation and timescales.

We trust that this note addresses the various issues and provides a positive and constructive way forward. Should there be any queries or if clarification of any points is necessary, please contact the writer.

Iain Tavendale F.Arbor.A.



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Report on trees between The Croft and the railway line in Chatburn

Remit

Stephen Bialeki requested me to make a report on these trees to aid with a planning application as an initial tree report and to devise a tree constraints plan following BS5837, trees in relation to construction. The trees were examined on 29/4/2016 and were viewed from ground level using normal VTA (visual tree assessment) methods supplemented by acoustic hammer investigation techniques.

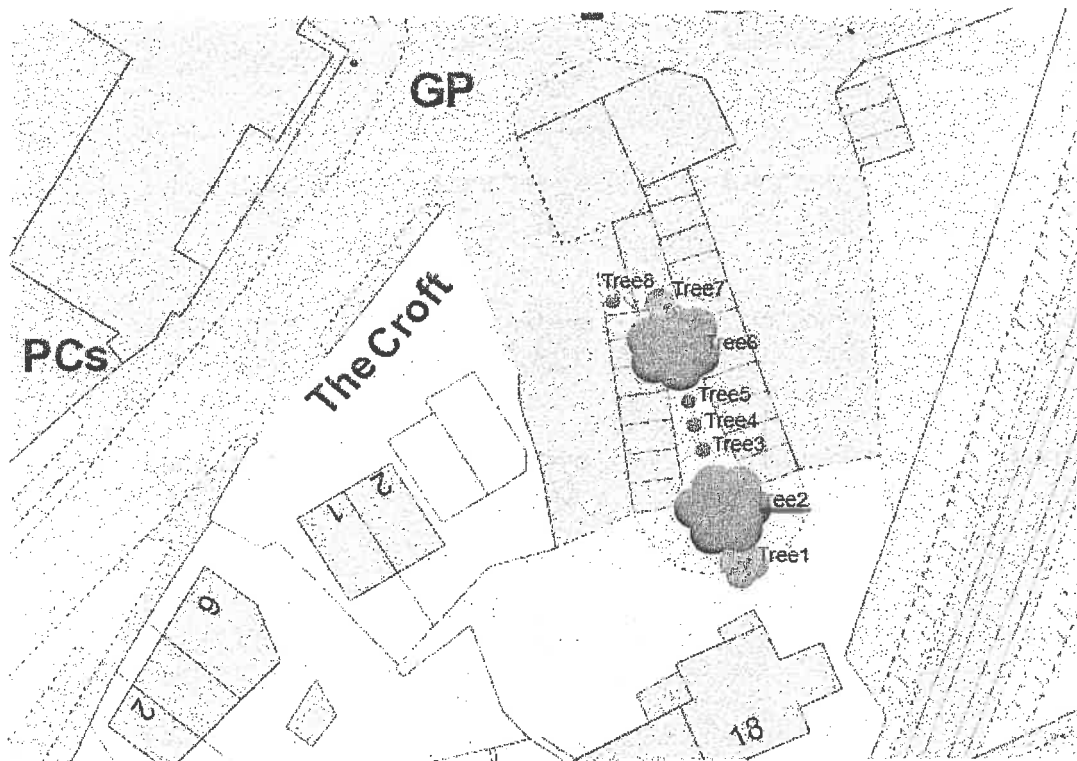
Weather

Cold, light rain with little wind.

Site & Situation

The trees are near old garages, trees 1-7 are between two rows of garages and appear to have grown through an old dry stone wall the vegetation on site is mostly unkempt. Tree 8 is in a shrubbery to the west of tree 7.

Map showing trees between The Croft and the railway line in Chatburn



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SUPPORTING STATEMENT

(Ref T2 of A Piercy supporting report)

Relating to the tree adjacent the west boundary of the application site

Refer to the map forming part of the "Tree Statement" shows trees between the east side of neighbouring garages and the west side of garages on the boundary of the application site.

The trees have also been plotted on the location plan in support of the "Tree Statement"

We have plotted Ref T2 onto the proposed site layout Drawing No 6002a to match the "Tree Report" location as a firm presumption

At the time of carrying out a site dimensional survey in preparation for the proposed sit layout plan it was impossible to plot accurately the west boundary and Ref T2 because of the garages to the west and heavy growth to the south boundaries Ref to photographs P3 & P4.

Following recent site clearance it transpires T2 is located on the boundary line in applicants ownership , consequently the tree has been plotted in the wrong location on the proposed site plan .

We have taken advise from Ian Tavendale arboricultural consultant , please refer to his comments and observations in respect of the tree.

In mitigation we would like to follow the consultants report and replace T2 with a sensitive "Tree Planting Scheme".

 06/03/19



P3

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P4



LOCATION PLAN.

OS MasterMap 1250/2500/10000 scale
 18 April 2016, ID: BW1-00520195
www.blackwellmapping.co.uk

1:500 scale print at A4, Centre: 377013 E, 444179 N

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