



Arboricultural Constraints Appraisal

in Relation to Proposed Demolition of Existing Property and Two
Outbuildings, Construction of Replacement Residential Dwelling,
and Conversion of Two Barns into Residential Dwellings at



**Land at Startifants Farm, Longridge
Road, Chipping, Lancashire, PR3 2QF**

Prepared by:

Bowland 
Tree Consultancy Ltd

August 2019

ARBORICULTURAL CONSTRAINTS APPRAISAL LAND AT STARTIFANTS FARM, CHIPPING

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ARBORICULTURAL CONSTRAINTS APPRAISAL LAND AT STARTTIFANTS FARM, CHIPPING

Project Details

Project No.: BTC1840

Site: Land at Startifants Farm, Longridge Road, Chipping, PR3 2QF

Agent: J Hadfield, Engineering and Surveying

Council: Ribble Valley Borough Council

Survey Date: 21 August 2019

Surveyed by: Elizabeth Thompson BSc(Hons) TechArborA

Prepared by: Elizabeth Thompson BSc(Hons) TechArborA

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: Land at Startifants Farm, Longridge Road, Chipping, Lancashire, PR3 2QF

Agent for Client: J Hadfield Engineering/Surveying

Surveyor: Elizabeth Thompson BSc(Hons) Tech ArborA

Survey Date: 21 August 2019

Job Reference: BTC1840

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	Common Ash	10	530	N 4 E 4 S 4 W 9.5	3-W 3	EM	M	<ul style="list-style-type: none"> Located in grass verge by driveway. Stem bifurcates at approximately 5m high. Ivy covered stem and crown to approximately 7m high; severed and dying off. Moderate dieback throughout crown with deadwood to approximately 60mm diameter. 	<ul style="list-style-type: none"> 	20+	C1	127	6.36
T2	Common Hawthorn	6	1x180 1x80 1x70 (ms)	N 2.5 E 3.5 S 2 W 2	0.3-E 0	Y	G	<ul style="list-style-type: none"> Located in grass verge by driveway. Multi-stemmed from ground level. Ivy covered stems to approximately 3.5m high. 	<ul style="list-style-type: none"> 	20+	C1	20	2.51
T3	Red Oak	7	320	N 3.5 E 4 S 5.5 W 4	0.5-SE 0	SM	G	<ul style="list-style-type: none"> Located in grass verge by driveway. One leader throughout crown. 	<ul style="list-style-type: none"> 	20+	C1	46	3.84
T4	Antarctic Beech	6	240	N 4 E 2 S 4.5 W 3	1-S 0	Y	G	<ul style="list-style-type: none"> Located in grass verge by driveway. Large primary branch to east at 0.5m high. Slight stem lean west. 	<ul style="list-style-type: none"> 	20+	C1	26	2.88
T5	Common Ash	14	750	N 5 E 5 S 5 W 7	3-S 2	M	M	<ul style="list-style-type: none"> Located in grass verge by driveway. Base partially obscured in vegetation. Ivy covered stem and crown to approximately 10m high; severed and dying off. Stem bifurcates at 2m high with a tight union. Slight dieback at tips consistent with early signs of Ash Dieback Disease. Occasional deadwood in crown to approximately 100mm diameter. 	<ul style="list-style-type: none"> 	10+	C1	254	9
T6	Common Ash	14	540	N 4 E 5 S 5 W 5	3-N 0	M	G	<ul style="list-style-type: none"> Located in grass verge by driveway. One leader throughout crown. Epicormic growth at stem base. Slight stem lean west. Ivy covered stem and crown to approximately 12m high; severed and dying off. 	<ul style="list-style-type: none"> 	10+	C1	132	6.48

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 half nearest 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 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 - 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 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 CONSTRAINTS APPRAISAL

Site: Land at Startifants Farm, Longridge Road, Chipping, Lancashire, PR3 2QF

Agent for Client: J Hadfield Engineering/Surveying

Surveyor: Elizabeth Thompson BSc(Hons) Tech ArborA

Survey Date: 21 August 2019

Job Reference: BTC1840

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)
T7	Common Oak	7	100	N 1.5 E 2 S 3 W 2	1.5-E 1	Y	G	<ul style="list-style-type: none"> Located in grass verge by driveway. Slight stem lean north-east. 	<ul style="list-style-type: none"> 	40+	C1	5	1.2
T8	Common Ash	15	550	N 5 E 6 S 5 W 3	6.5-E 1	M	G	<ul style="list-style-type: none"> Located in rear garden of existing property. Stem base within 200mm of stone wall to west. Stem bifurcates at 6m. Occasional deadwood throughout crown to approximately 50mm diameter. 	<ul style="list-style-type: none"> 	10+	C1	137	6.6
T9	Common Ash	15	810	N 5 E 4 S 5 W 7	5-W 2	M	G	<ul style="list-style-type: none"> Located in rear garden of existing property. Stem base in contact with garden wall causing progressive displacement. Damage around stem at approximately 2m high from washing line. Stem bifurcates at 4m high. Unidentified fungal fruiting body in pruning wounds on south-west of stem. Occasional deadwood throughout crown to approximately 40mm diameter. 	<ul style="list-style-type: none"> 	10+	C1	297	9.72
T10	Plum	5	1x90 2x80 (ms)	N 2 E 2 S 2 W 2	N/A 0	Y	G	<ul style="list-style-type: none"> Located in the rear garden of the existing property. Multi-stemmed from ground level. 	<ul style="list-style-type: none"> 	20+	C1	9	1.73
T11	Common Ash	7	2x330 (ts)#	N 4 E 4 S 5 W 3	1.5 - S 1.5	M	P	<ul style="list-style-type: none"> Located in field to east of site with stem within 1m of outbuilding. Twin-stemmed from approximately 1m high. Large pruning wounds with decay at base to approximately 0.5m high. Target cankers at majority of branch unions Crown in contact with outbuilding. Severe dieback and deadwood to approximately 100mm diameter throughout crown. Short projected remaining life expectancy. 	<ul style="list-style-type: none"> 	<10	U	99	5.6
T12	Common Ash	16	900#	N 5 E 5.5 S 6 W 7	6-W 3	M	M	<ul style="list-style-type: none"> Located in field to east of site. Moderate to severe dieback with deadwood throughout crown to approximately 80mm diameter. 	<ul style="list-style-type: none"> 	10+	C1	366	10.8
T13	Sycamore	13	700#	N 4 E 6 S 7 W 6.5	2-SE 2	M	G	<ul style="list-style-type: none"> Located on river bank to west of site. Primary branches arise at approximately 4m high. Four old tear out wounds over river of approximately 100mm to 150mm diameter branches. 	<ul style="list-style-type: none"> 	20+	C1	222	8.4

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

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Surveyor: Elizabeth Thompson BSc(Hons) Tech ArborA

Survey Date: 21 August 2019

Job Reference: BTC1840

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)
T14	Sycamore	8	320#	N 4 E 4 S 4 W 4	1-NW 1	SM	G	<ul style="list-style-type: none"> Located on river bank close to outbuildings. Moderate stem lean to west. 		20+	C1	46	3.84
G1	2no. Apple, 1no. Plum, 1no. Pear, 1no. Damson	≤ 6	1x140 1x120 (ts)#	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	N/A ≥ 1	Y	G	<ul style="list-style-type: none"> Closely spaced group in the rear garden of existing property. Majority are multi-stemmed from ground level. Pear has a moderate stem lean north. Apple has a slight lean south. Damson ivy covered stem and crown to approximately 3m high. 		20+	C1	≤ 15	≤ 2.21
G2	2no. Sycamore	≤ 9	1x280 2x230 (ms)#	N ≤ 5 E ≤ 4 S ≤ 6 W ≤ 4	N/A ≥ 1.5	EM	G	<ul style="list-style-type: none"> Located on the river bank close to outbuilding. Multi-stemmed from ground level. Bases obscured by waste. Southern tree has damage approximately 100mm wide on east side of stem, from ground level to approximately 1m high. Crowns in contact with outbuilding. 		20+	C1	≤ 83	≤ 5.15
G4	2no. Damson, 1no. Hawthorn	≤ 5	4x100 (ms)#	N ≤ 2 E ≤ 5 S ≤ 5 W ≤ 2	N/A ≥ 1	Y	P-G	<ul style="list-style-type: none"> Closely spaced group close to river bank. Hawthorn in severe decline with approximately 80% of crown dead. Crown of larger Damson in contact with outbuilding. 		20+	C1	≤ 18	≤ 2.4
H1	Hawthorn, Sycamore	≤ 1.5	1x40 3x30 (ms)#	≤ 1.5 wide	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Managed roadside hedge. Predominantly Hawthorn. 		20+	C1	N/A	≈ 0.79
H2	Hawthorn, Ash, Wych Elm, Elder, Hazel	≤ 5	5x60 (ms)#	≤ 3 wide	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Unmanaged hedge bordering the access road. Predominantly Hawthorn. Himalayan Balsam on verge. Dead tree at southern end of hedge. 		20+	C1	N/A	≈ 1.07
H3	Hawthorn	≤ 3	9x50 (ms)	≤ 5 wide	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Unmanaged hedge bordering field to east. 		20+	C1	N/A	≈ 1.8

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<p>Trees unsuitable for retention (see Note)</p> <p>Category U</p> <p>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</p>	<p>▪ 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)</p> <p>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>▪ 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</p> <p>Note: <i>Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
<p>Trees to be considered for retention</p>	<p>1. Mainly arboricultural qualities</p>	<p>2. Mainly landscape qualities</p>	<p>3. Mainly cultural values, including conservation</p>	
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>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)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	Green
<p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	<p>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</p>	<p>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</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	Blue
<p>Category C</p> <p>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</p>	<p>Trees not qualifying in higher categories</p> <p>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</p>	<p>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</p>	<p>Trees with very limited conservation or other cultural benefits</p>	Grey

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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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

- 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(s) defined by the Root Protection Areas or, if applicable, the Construction Exclusion Zones, as detailed on the associated Tree 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; 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 LPA shall inspect and approve the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign

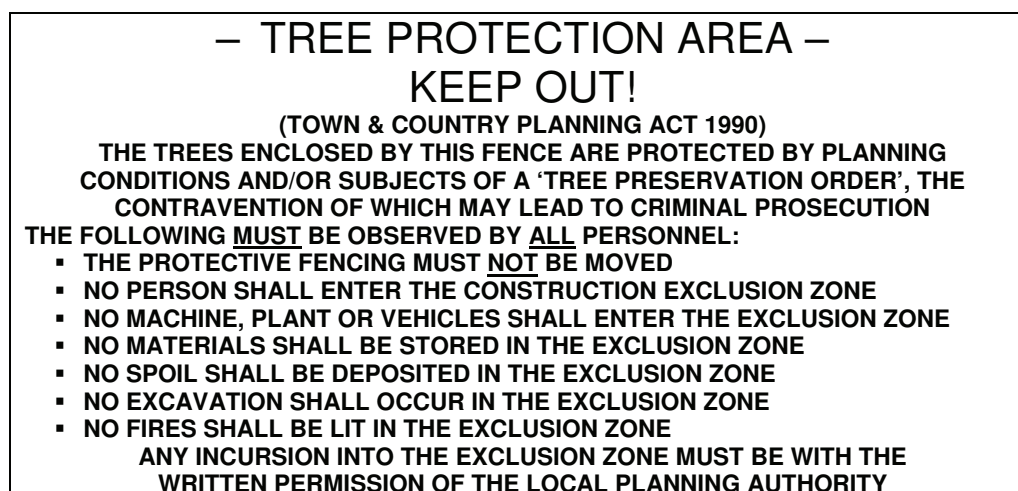
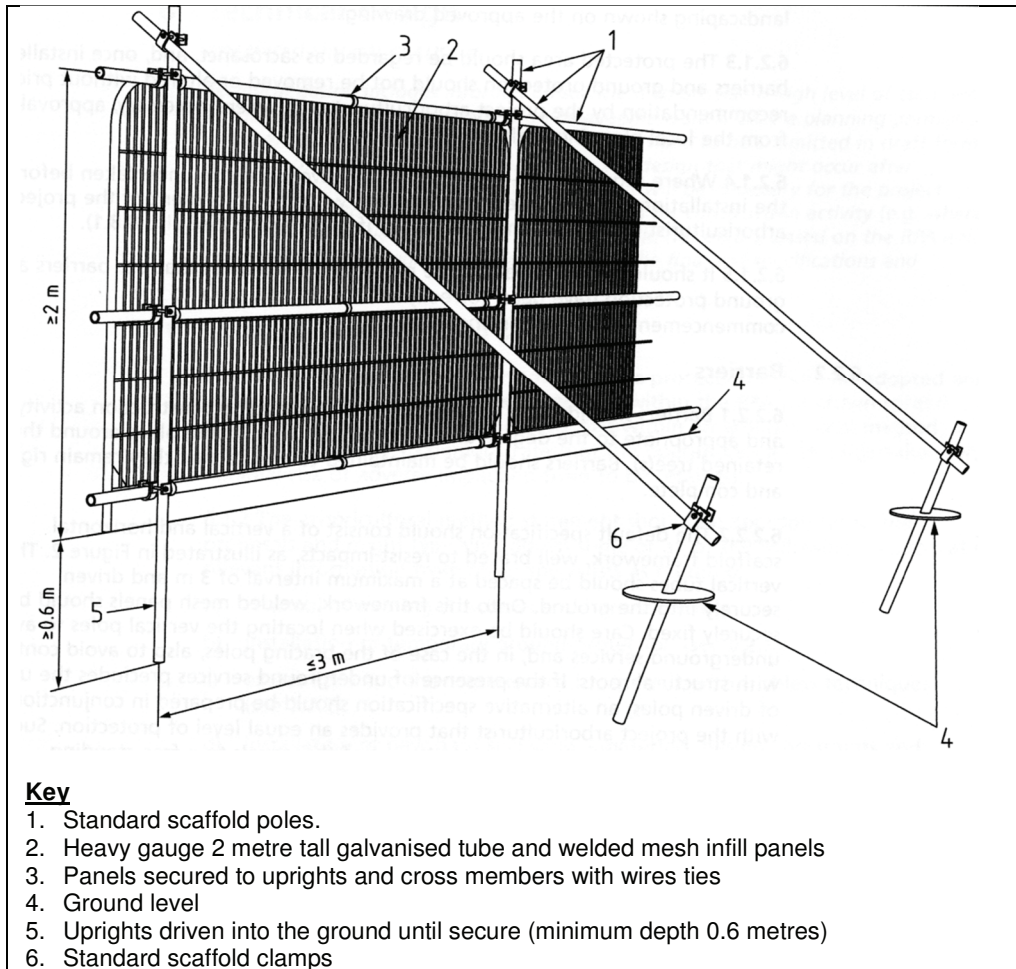


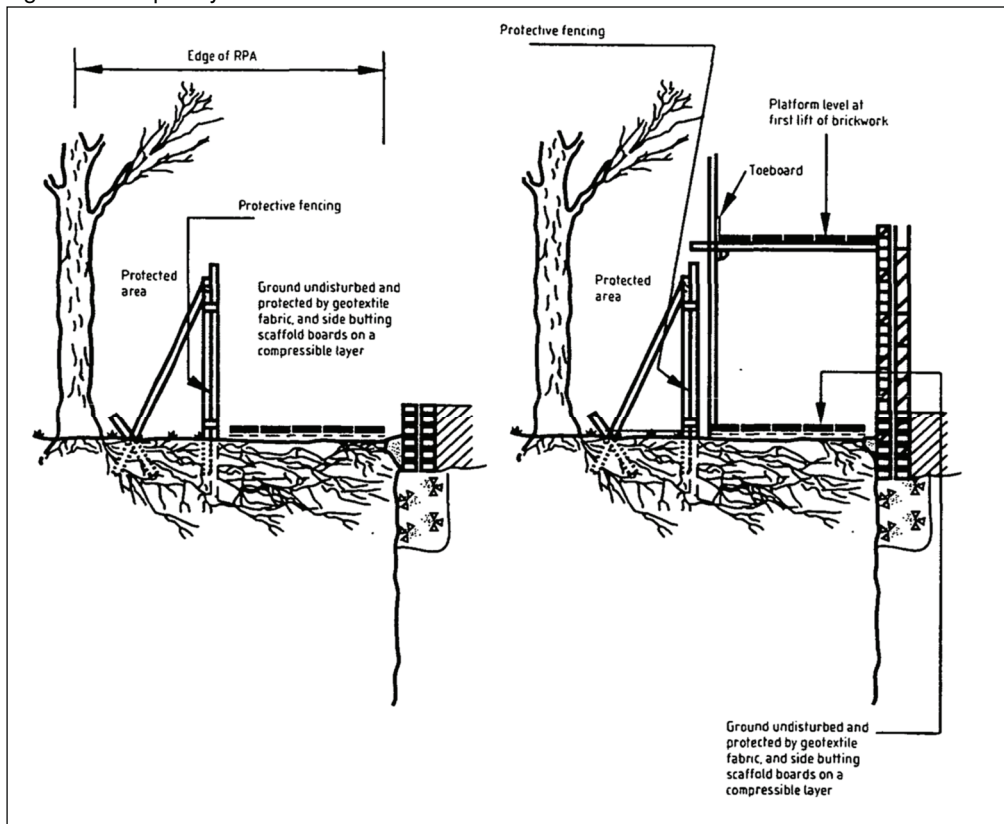
Figure 2: BS5837:2012 Default specification for protective barrier



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
 T = Individual Tree
 G = Group of Trees
 H = Hedge

Where applicable, the following survey schedule for specific details in respect of trees applies:

Tree Categorisations:
 Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge: Those of High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge: Those of Medium Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group/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' Tree/Group/Hedge: Those in Such a Condition that they Cannot be Safely Retained, or are in an Area in the Context of the Current Land Use for Longer Than 10 Years

Note 1: The main trunks of the subject trees and groups of trees were not marked on the topographical site plan provided and were subsequently plotted by the arboriculturist at the time of the site visit. Where possible, measurement from existing features, such as walls, fences, or other structures, was used to locate the trees. As such, the locations of the trees and groups cannot therefore be considered to be wholly accurate.

Root Protection Areas (RPAs):
 RPAs are defined as the area around a tree which should be protected through the implementation of Root Protection Works with Protective Fencing to form a Continuous Exclusion Zone – see Appendix 1: Appendix 1: Protective Fencing Specification

Note 2: The RPAs of individual trees T8 to T14, and groups G1, G2 and G3, are shown in pink. The RPAs of individual trees T1, T2, T3, T4, T5, T6, T7, T9, T10, T11, T12, T13, and H3 are shown in purple. The subsequent effects that these items are projected to have had on root growth and morphology.

Project:
 LAND AT STARTIFANTS FARM
 LONGRIDGE ROAD
 CHIPPING
 LANCASHIRE
 PR3 2QF

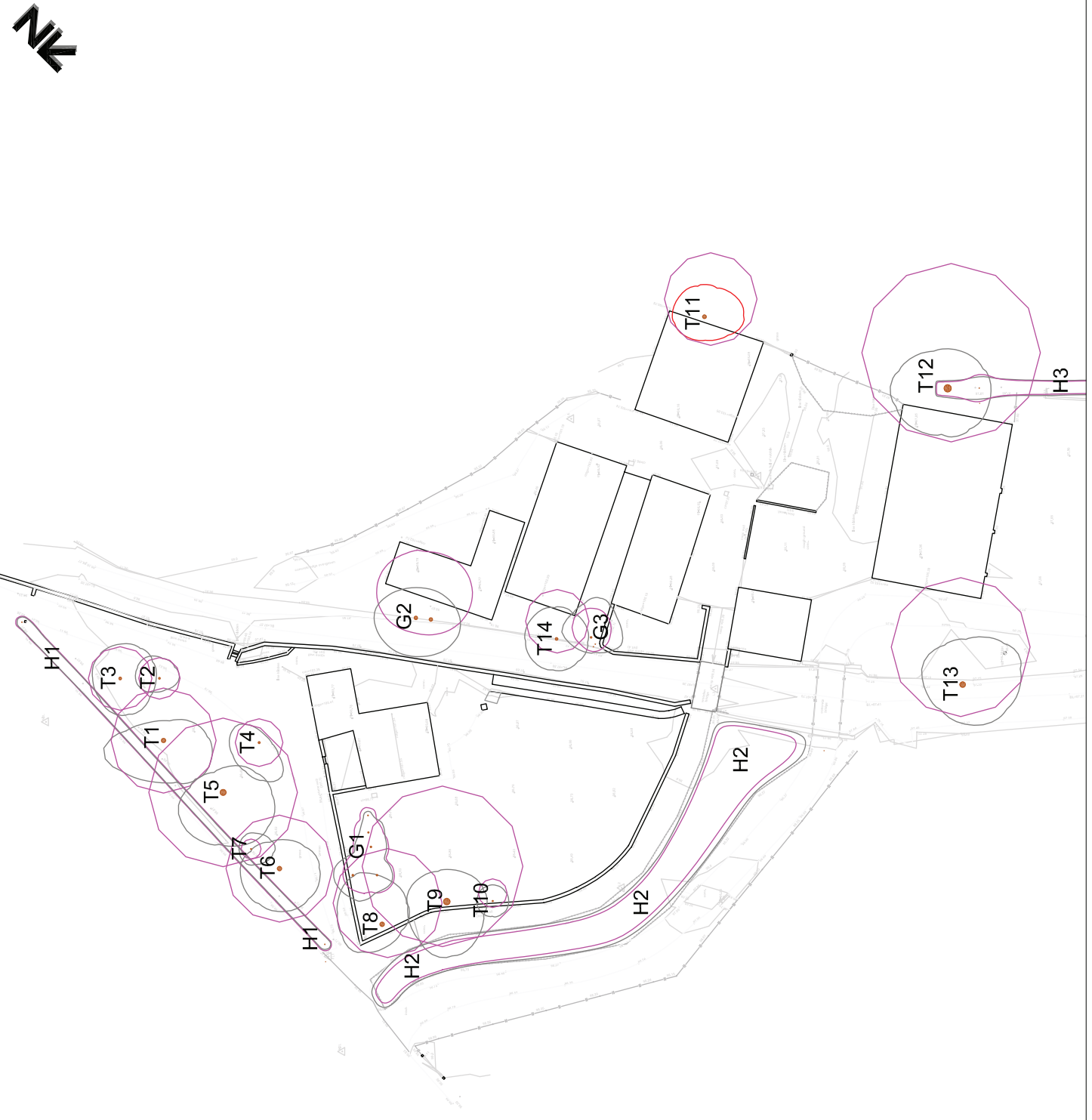
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Title:
TREE CONSTRAINTS PLAN
 In Relation to Proposed Demolition of Existing Property and Construction of a New Residential Dwelling, and Conversion of Two Existing Residential Dwellings

Scale: 1:500@A3
 Date: May 2019
 Drawn by: ET
 Checked by: PH

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Ref: BTC1843-TCP 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.