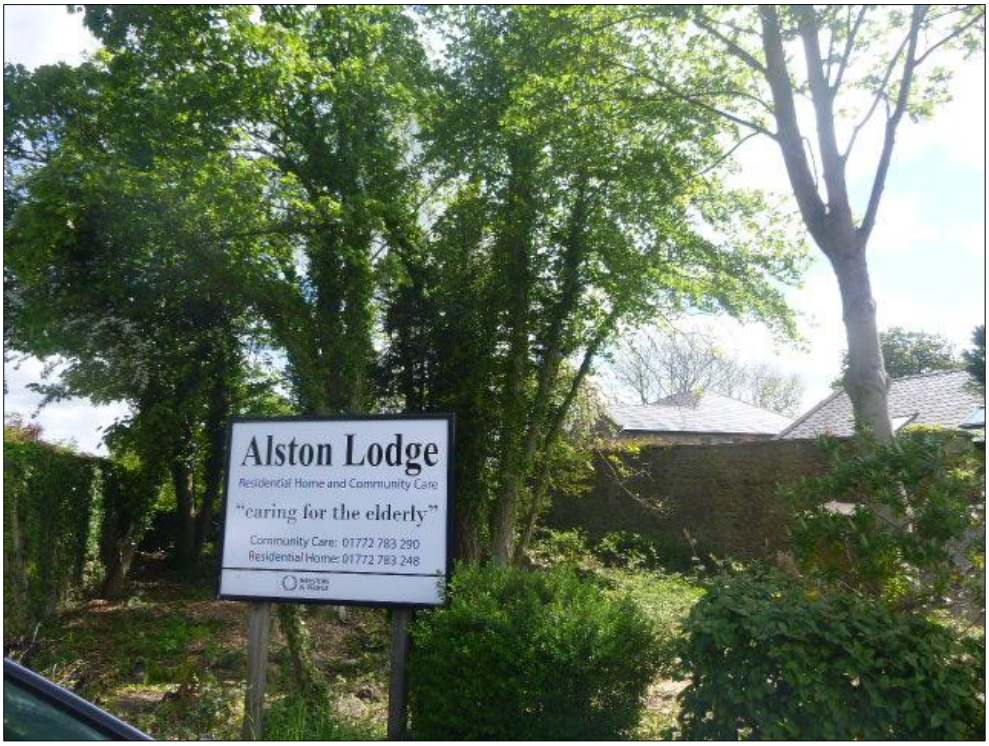
Arboricultural Constraints Appraisal

in Relation to Proposed Development of Residential Care Properties at



Alston Lodge, Lower Lane, Longridge, Lancashire, PR3 2YH

Prepared by:

Bowland Tree Consultancy Ltd

June 2019

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ARBORICULTURAL CONSTRAINTS APPRAISAL
ALSTON LODGE, LONGRIDGE

Control sheet

Project No.:	BTC1750
Site:	Alston Lodge, Lower Lane, Longridge, PR3 2YH
Agent for Client:	Avalon Town Planning
Council:	Ribble Valley Borough Council
Survey Date:	21 May 2019
Surveyed by:	Elizabeth Thompson BSc(Hons) TechArborA
Prepared by:	Elizabeth Thompson BSc(Hons) TechArborA
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Date of Issue:	03 June 2019
Version No:	1

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL		Surveyor:	Elizabeth Thompson BSc(Hons) TechArborA	Page: 1 of 5
Site:	Alston Lodge, Lower Lane, Longridge, Lancashire, PR3 2YH	Survey Date:	21 May 2019	
Agent for Client:	Avalon Town Planning	Job Ref:	BTC1750	

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)
T1	Sycamore	14	330	N E S W	3.5 3 2 2.5	4-N 5	SM	G	▪ Located in partially cleared rough area with several small stumps nearby. ▪ Stem trifurcates into primary branches at 4.5m high. ▪ Previously crown raised to 5m.	▪	20+	C1	49	3.96
T2	Common Yew	8#	450#	N E S W	3# 3# 3# 3#	2-S 1.5	EM	P	▪ Located in rear garden of neighbouring property, therefore not inspected in detail. ▪ Low vitality with sparse foliage throughout the crown.	▪	10+	C1	92	5.4
T3	Weeping Ash	15#	600#	N E S W	4# 5# 6# 4#	5.5-NW 1	M	P	▪ Located in rear garden of neighbouring property, therefore not inspected in detail. ▪ Approximately 400mm long by 300mm wide cavity on stem at approximately 2m high to south-east. ▪ Approximately 500mm long by 180mm wide cavity in primary branch approximately 6.5m high to south-east. ▪ Low vitality with sparse foliage throughout crown, possibly due to Ash Dieback Disease fungal pathogen.	▪	10+	C1	163	7.2
T4	Magnolia	5	2x150 1x90 (ms)	N E S W	3 3 3 3	0.5-W 1	Y	G	▪ Located in grassed landscaped area. ▪ Multi stemmed from a height of approximately 0.3m.	▪	20+	C1	24	2.77
T5	Leyland Cypress	6	3x100 (ms)	N E S W	0.5 0.5 0.5 0.5	N/A 0.5	Y	M	▪ Located in rear garden of neighbouring property, and therefore not inspected in detail. ▪ Dieback due to shading on north side up to 3m high.	▪	20+	C1	14	2.08

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 = 2.5 metres north) 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 exiting 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 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

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T6	Common Oak	14	650	N E S W	8 5 6 8	2.5-S 3	EM	G	▪ Located in a rough area of ground approximately 1m to 2m from a dry redundant pond. ▪ Rubble piled up 1m from stem base to south and south-east. ▪ Stem bifurcates at a height of approximately 2m. ▪ Crown biased south-west due to removal of neighbouring tree. ▪ Sparse foliage at tips on north side of canopy.	▪	40+	B1/2	191	7.8
T7	Common Oak	17	560	N E S W	5.5 6.5 9 5	2.5-SE 3.5	EM	G	▪ Located in rough area of ground with rubble distributed intermittently throughout area. ▪ Crown biased south-east due to the removal of a neighbouring tree to the north west.	▪	40+	B1/2	142	6.72
T8	Common Oak	15	770	N E S W	7 8 8 7	2-E 3	M	G	▪ Located in rough area of ground with rubble distributed intermittently throughout area. ▪ Occasional deadwood in crown to 60mm diameter.	▪	40+	B1/2	268	9.24
T9	Silver Birch	12	250 240 (ts)	N E S W	3.5 4 1 3	7	6-W SM	P	▪ Located in rough area of ground with rubble distributed intermittently throughout area. ▪ Twin stemmed from a height of approximately 2m. ▪ Suppressed by larger neighbouring trees. ▪ Moderate deadwood throughout crown to 50mm diameter.	▪	10+	C1	54	4.16
T10	Common Oak	14	380	N E S W	3.5 7 4 5	2	2-E SM	M	▪ Located in rough area of ground with rubble distributed intermittently throughout area. ▪ Stem trifurcates at a height of approximately 2m. ▪ Suppressed by neighbouring trees. ▪ Signs of lowered vitality with moderate dieback and deadwood up to 70mm diameter on west side of crown.	▪	20+	C1	65	4.56
T11	Common Hawthorn	8	140	N E S W	2 3 2 2	2-E 0.5	Y	G	▪ Located in rough area of ground of ground with rubble distributed intermittently throughout area. ▪ Concrete slab approximately 120mm from stem base to north-west.	▪	40+	C1	9	1.68
T12	Common Ash	16	460	N E S W	5 7 6 6.5	9	2-E SM	M	▪ Located in a rough area of ground with rubble distributed intermittently throughout area. ▪ Forms part of a wider group. ▪ Stem bifurcates at a height of approximately 2m high. ▪ Dieback and deadwood throughout crown to 60mm diameter.	▪	10+	C1	96	5.52

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Agent for Client:	Avalon Town Planning	Job Ref:	BTC1750	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T13	Silver Birch	14	390	N E S W	7 6 5 2	4	2-N SM	G	▪ Located in a rough area of ground with some rubble distributed intermittently throughout area. ▪ Forms part of a wider group. ▪ Slight stem lean east. ▪ Suppressed on west side by neighbouring trees.	▪	10+	C1	69	4.68
T14	Sycamore	17	600	N E S W	3 6 4 3.5	8-S 1	EM	M	▪ Located in a rough area of ground with rubble distributed intermittently throughout area. ▪ Forms part of a wider group. ▪ Large cavity at stem base to north, with opening approximately 500mm wide by 800mm long. ▪ Large cavity at stem base to east, with opening approximately 300mm wide by 500mm long. ▪ Extensive decay within cavities and hollowing of stem. ▪ Sounding with a nylon hammer indicated hollowing in stem up to a reachable height of 2.5m. ▪ Three adventitious stems up to 160mm diameter on south side of stem. ▪ Stem ivy covered. ▪ Suppressed by neighbouring trees.	▪ Remove tree due to poor structural condition.	<10	U	163	7.20
T15	Common Horse Chestnut	20#	780#	N E S W	5# 5# 5# 5#	8#-SE 4#	M	G	▪ Located in rear garden of neighbouring property therefore not inspected in any detail. ▪ Base and stem obscured behind 2m high wooden panel fencing.	▪	20+	B1	275	9.36
T16	Sycamore	13	420	N E S W	5 8 4 7	2-NE 2	EM	G	▪ Located less than 1m from the stone boundary wall to the north. ▪ Stem trifurcates at approximately 3m high. ▪ Base obscured due to dense ground vegetation.	▪	40+	B1/2	80	5.04
T17	Norway Maple	7#	160#	N E S W	3# 2# 2## 3	2#-SW 2#	Y	G	▪ Located in the rear garden of a neighbouring property, and therefore not inspected in detail. ▪ Base and stem obscured behind 2m high stone wall.	▪	40+	C1	12	1.92
T18	Common Yew	9	440	N E S W	4 5.5 4 4.5	2-E 1	SM	D	▪ Located in grassed landscaped area. ▪ Stem bifurcates at a height of approximately 5.5m.	▪	40+	B1	88	5.28
T19	Leyland Cypress	8	1x180 1x80 (ts)	N E S W	0.5 0.5 1.5 2	N/A 0	Y	M	▪ Located within 1m of 2m high stone boundary wall. ▪ Suppressed by neighbouring trees.	▪	10+	C1	17	2.36

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T20	Rhododendron	3	1x170 1x180 (ts)	N E S W	2 1.5 1 2	0.5-W 1	Y	G	▪ Shrub located in grassed landscaped area.	▪	10+	C1	28	2.97
T21	Cherry Laurel	3	1x160 1x140 1x100 (ms)	N E S W	1 1.5 1 1	N/A 0	Y	G	▪ Managed shrub located within 1m of existing property on site.	▪	10+	C1	25	2.82
G1	4no. Ash, 3no. Yew, 2no. Sycamore, 1no. Alder, 1no. Hawthorn	≤ 15	≤ 350	N E S W	≤ 4 ≤ 3 ≤ 1.5 ≤ 4	2-W ≤1	Y-SM	MD-G	▪ Closely spaced group in partially cleared rough area of dense vegetation. ▪ Majority of group have ivy covered stems and/or crowns thereby impeding inspection. ▪ Ash have low vitality, with most northerly being in poor condition, possibly due to Ash Dieback Disease fungal pathogen. ▪ Moderate deadwood throughout the ash trees up to 50mm diameter.	▪ Sever ivy at stems' bases.	20+	C1	≤ 55	≤ 4.20
G2	2no. Leyland Cypress, 1no. Ash, 1no. Hawthorn, 4no. shrubs	≤ 4	≤ 120	N E S W	≤ 1 ≤ 1 ≤ 1 ≤ 1	N/A ≥0	Y	G	▪ Closely spaced linear group located in partially cleared rough area of dense vegetation. ▪ Leyland cypress trees topped at 2m high.	▪	20+	C1	≤ 7	≤ 1.44
G3	4no. Fir, 1no. Beech	≤ 5	≤ 80	N E S W	≤ 1 ≤ 1 ≤ 1 ≤ 1	N/A ≥0	Y	G	▪ Moderately spaced linear group located in grassed area very close to boundary. ▪ All planted within 100mm to 200mm of boundary fence and therefore projected to cause structural displacement on incremental growth.	▪ Remove or re-locate trees in order to prevent future structural damage to boundary fence.	20+	C1	≤ 3	≤ 0.96
G4	≈8no. Privet, ≈7no. Apple, 1no. Common Ash, 1no. Goat Willow	≤ 9	≤ 270	N E S W	≤ 3.5 ≤ 4 ≤ 4 ≤ 3.5	2-N ≥0.5	Y	P-G	▪ Closely to moderately spaced group of approximately 25 young trees, with only eight accessible to north of group inspected in any detail due to dense ground vegetation. ▪ Located in rough area of ground with some rubble distributed loosely through area with sewage tank situated to the west and south west of the group. ▪ Many of trees suppressed by neighbouring trees within group. ▪ Several trees in poor condition with low vitality and moderate deadwood up to 90mm diameter.	▪	20+	C1	≤ 10	≤ 1.8

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G5	8no. Silver Birch, 4no. Leyland Cypress, 3no. Ash, 2no. Sycamore, 1no. Oak 1no, Hawthorn	≤ 18	≤ 430	N E S W	≤ 5 ≤ 6 ≤ 5.5 ≤ 4.5	2-E ≥1		D-G	▪ Closely to moderately spaced group located in a rough area of ground with rubble distributed intermittently throughout area. ▪ Many stems are ivy covered thereby impeding inspection. ▪ Silver Birch to south-east has a moderate stem lean east. ▪ Young Silver Birch on north side of group is dead. ▪ Occasional deadwood throughout group to approximately 70mm diameter. ▪ Leyland Cypress to the south has dieback due to previous shading from a neighbouring tree to the south-east, which has been removed.	▪ Sever ivy at stems' bases.	20+	C1	≤ 55	≤ 4.2
G6	3no. Common Yew	≤ 9	≤ 730	N E S W	≤ 4 ≤ 3 ≤ 4 ≤ 5	2-W ≥2	SM-EM	G	▪ Moderately spaced group, with two western trees located in grassed landscaped area and eastern tree within a shrub bed. ▪ Eastern tree has moderate bleeding on west side of stem with necrotic bark strip approximately 1m long by 160mm wide. ▪ Eastern tree situated approximately 0.5m from stone boundary wall to south-east. ▪ Southern and western trees' stems were measured below area where multiple stems arise at 0.5m high, as could not be measured individually due to their close proximity to one another. ▪ Southern tree has pruning wounds approximately 110mm x 110mm to east and west at approximately 1.5m to 2m high. ▪ Southern tree has a strip of dysfunctional wood 1m long x 100mm wide from ground level on east side of stem. ▪ North tree has washing lines tied around several branches to north-west.	▪	20+	C1/2	≤ 122	≤ 6.24
G7	1no. Cedar, 1no. Field Maple	9	≤ 180	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 3	2-N ≤1.5	Y	G	▪ Located in the rear garden of a neighbouring property, therefore not inspected in detail. ▪ Moderately spaced pair.	▪	40+	C1	≤ 15	≤ 2.16
G8	1no. Sycamore, 1no. Hawthorn	≤ 17	≤ 390	N E S W	≤ 3 ≤ 5 ≤ 6 ≤ 4.5	2.5-SE ≤4	SM	G	▪ Closely spaced pair located in the rear garden of neighbouring property, therefore not inspected in detail. ▪ Bases and lower stems obscured behind a 2m high stone boundary wall. ▪ Sycamore stem bifurcates at approximately 5m high. ▪ Hawthorn stem bifurcates at approximately 2m high with a tight union. ▪ Hawthorn canopy in contact with existing property on site.	▪ Prune Hawthorn canopy back for 2m clearance from property.	20+	C1	≤ 69	≤ 4.68
H1	Privet	≤ 1.5	≤ 40	≤ 1.5 wide		N/A ≥0	Y	G	▪ Managed hedge on neighbouring property bordering south of site, therefore not inspected in detail.	▪	20+	C1	N/A	≤ 0.6

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.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client, as named. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

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.

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 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			

- 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 45º 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

– TREE PROTECTION AREA –
KEEP OUT!

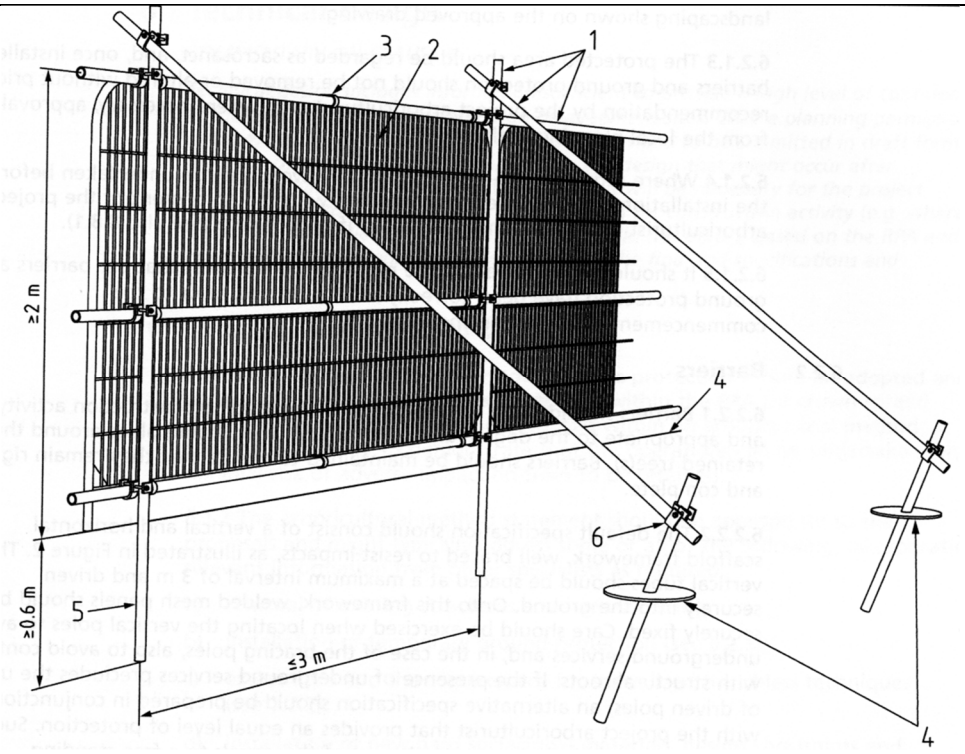
(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

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



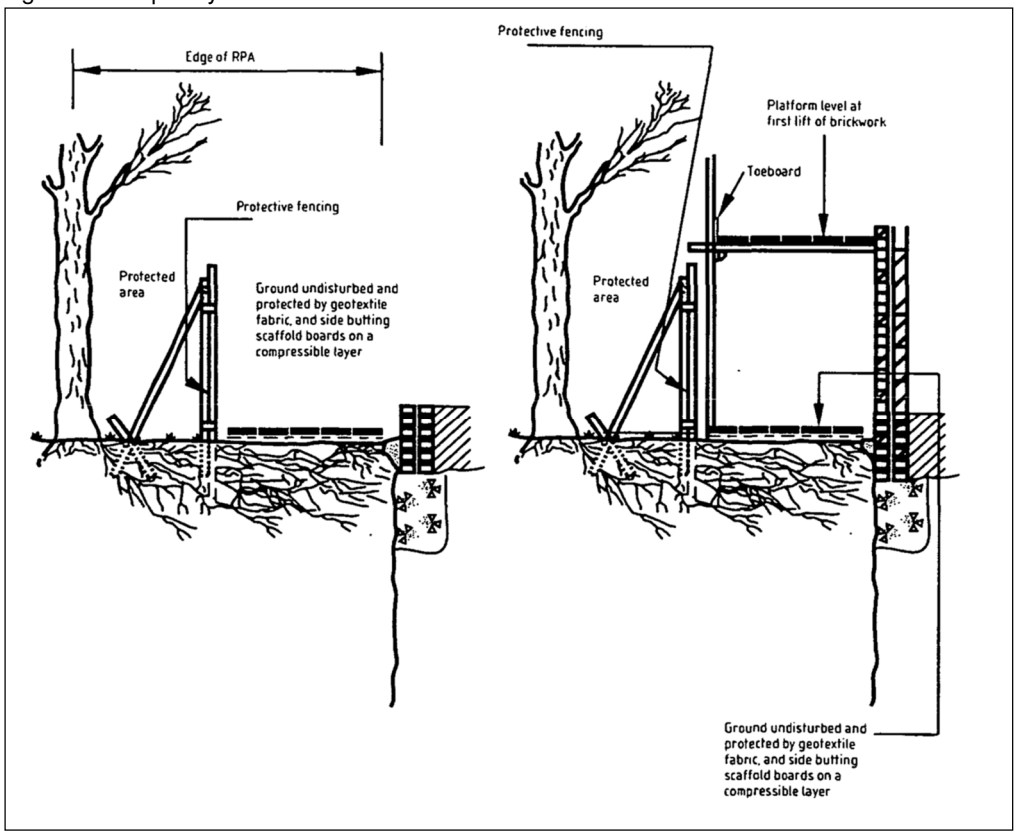
Key

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

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



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

KEY

T = Individual Tree
G = Group of Trees
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' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate 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 Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note 1: The stem locations of trees T1, T2 and T19, and groups G2 and G6 were not included on the topographical survey based site plan provided, and were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS siting and, where possible, measurement from existing land features. As such, the locations of these trees cannot be considered to be entirely accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Note 2: The RPAs of trees T15, T16, T17 and T19, and groups G5 to G8 have been offset accordingly in order to take into consideration their locations close to the existing stone boundary wall

Project:
ALSTON LODGE
LOWER LANE
LONGRIDGE
LANCASHIRE
PR2 3YH

Agent for Client:
AVALON TOWN PLANNING

Title:
TREE CONSTRAINTS PLAN
In Relation to Proposed Development of Residential Care Properties

Scale:	1:250@A2
Date:	June 2019
Drawn by:	EA
Checked by:	ET

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