



PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT!
WORKS & CONSTRUCTION PLANNING ACT 1992
PROTECTIVE FENCING IS TO BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.
ANY BREACHES OF THIS FENCING WILL BE REPORTED TO THE LOCAL PLANNING AUTHORITY.

- Trees in any location may be protected by legislation. Where development is proposed, additional legal protection may be appropriate and can be enforced by the local authority. Attention is drawn to legal controls and liabilities under common law for consideration at the earliest stages of potential site development.
- The Town and Country Planning Act 1990 requires that, except in certain circumstances, "no work shall be carried out which will affect trees over a certain size which are situated in a Conservation Area". Six weeks' notice of intent has to be given to the local authority before the work is carried out. This provides an opportunity for the local authority to make a Tree Preservation Order (TPO) under the Act to protect the trees.
- Tree Preservation Orders allow for trees to be protected either as individuals, groups, areas or woodlands. The orders have the effect of preventing the cutting down, topping, lopping, uprooting, wilding damage or wilful destruction of trees, except in certain circumstances, other than with consent of the local authority. Even when no specific legal protection exists, it may be necessary to obtain a felling licence. These apply if the volume of timber exceeds specified amounts, the clearance, even of small areas, before detailed planning permission has been granted could exceed the felling licence quota. The Forestry Commission, under the Forestry Act 1967, administers felling licences.
- Before carrying out any arboricultural or forestry operations, consideration should be given to the following legislation for protected species of flora and fauna: The Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats & Regulations) 1994 (as amended), and the Countryside Rights of Way Act 2000 protected species of flora and fauna. This will prevent any harm or damage to protected species.
- Substantial penalties and or prison sentences can be incurred for contravention of legislation relating to protected species.
- PDP Associates has not been requested to make any checks for protected species on this site.

Tree number	Species	Stem diameter @ 1.5m above ground level	Approximate height	Crown spread	Crown clearance	Age Class	Notes	Recommendations	Category
1	Acer pseudoplatanus	200mm	18m	Encroaches 8m into site	5m	Mature	Recent light limb high in the canopy and major limb recently fallen.	Suggested inspection of decay, canopy and removal of dead or damaged wood. Remove lowest limb on SW side which overhangs site.	C
2	Acer pseudoplatanus	420mm	15m	Encroaches 6m into site	6m	Mature	Some basal growth and recent loss from canopy. Evidence of previous surgery works.	Remove basal growth and dead wood.	B
3	Acer pseudoplatanus	720mm	18m	Encroaches 5m into site	2m	Mature	No sign of recent damage or loss from crown. Some basal growth.	Remove basal growth.	B
4	Acer pseudoplatanus	580mm	17m	Encroaches 5m into site	2m	Mature	No sign of recent damage or loss from crown. Some basal growth.	Remove basal growth.	B
15	Acer pseudoplatanus	700mm	17m	Encroaches 8m into site	2m	Mature	Recent surgery works within canopy, which appear to be healing. Fraying holes on base suggests (Oobius decussatus) fungal infection.	The tree will require removal if infection is confirmed.	R
16	Acer pseudoplatanus	800mm	18m	Encroaches 11m into site.	5m	Mature	One-sided due to previous removal of adjacent tree. Ivy clad. Considerable previous surgery works.	No work required.	C
17	Acer pseudoplatanus	700mm	17m	Encroaches 11m into site.	5m	Mature	Previous tree removed since original survey.	No work required.	C
Group 1	Castanea mollissima	200-300mm	8m	Encroaches 4m into site.	1m	Mature	Scarse former hedgerow plants. Some original members removed.	No work required.	C
Group 2	Sambucus nigra	100-200mm	6m	Encroaches 3m into site	3m	Mature	Group of former hedgerow plants.	No work required.	C
18	Ahus glutinosa	900mm	12m	Encroaches 5m into site	3m	Mature	Appears young.	No work required.	B
19	Acer pseudoplatanus	110mm	10m	Encroaches 3m into site	2m	Young	Young and vigorous. Self-sown.	No work required.	B
T10	Acer pseudoplatanus	300mm	17m	Encroaches 4m into site	2m	Middle-aged	Fair condition. Coppiced hazel embedded beneath.	No work required.	C
T11	Ahus glutinosa	720mm	14m	Encroaches 3m into site	1m	Mature	Twin-stemmed tree with some dead wood.	Remove dead wood.	B
T12	Fraxinus excelsior	340mm	13m	Encroaches 2m into site	2m	Middle-aged	Squat but good shape. Ivy clad.	No work required.	B
T13	Ahus glutinosa	60mm	5m	Encroaches 2m into site	1m	Young	Self-sown, young Alder.	No work required.	B
T14	Ahus glutinosa	450mm x 2	13m	Encroaches 11m into site.	3m	Mature	Wound in main bough, but does not appear progressive.	Monitor for any decline, otherwise no work required.	B
T15	Fraxinus excelsior	620mm	14m	Encroaches 4m into site.	2m	Mature	Imposing former hedgerow tree with some recent limb damage. Appears stressed with considerable Epicormic growth.	Clean limb damage to flush with tree and remove dead-wood.	C
T16	Fraxinus excelsior	700mm	16m	Encroaches 4m into site.	5m	Mature	Considerable canopy damage, some very recent.	Tidy canopy and remove dead or damaged wood. During work, assess for further damage.	C
T17	Fraxinus excelsior	900mm	15m	Encroaches 4m into site.	4m	Mature	Very large, imposing tree with considerable dead wood within canopy.	Remove dead-wood.	B

- Roof protection zone, as calculated using BS5837:2012. Any works within this zone to be accompanied by Arboricultural Impact Assessment.
- Existing tree-hedge, to be protected and retained.
- Existing tree-hedge, to be removed and replaced as part of detailed landscape proposals.
- Location of tree protection fencing, as detailed above, to BS5837:2012, at commencement of site work.
- Secondary location of tree protection fencing, as detailed above, to BS5837:2012, to allow for construction of boundaries etc.
- Semi-mature standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.0m timber stake, 600mm above ground, spacer and biodegradable tie.
- Extra heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.0m timber stake, 600mm above ground, spacer and biodegradable tie.
- Ornamental shrub planting, including 500mm depth no-fines bark mulch. Individual species to be planted in groups of no more than 7 plants.
- Infill planting against existing hedgerow, where required, using 600mm Hawthorn in double-staggered row at 300mm centres.
- Native hedge planting.
- Areas to be turfed.
- Areas of species-rich shade tolerant wildflower seeding, such as Emarginate Mix EW1F.
- Highway verges to be planted with native spring bulbs and turf.
- Native marginal planting.
- Native woodland planting including tubular guards and stakes.

PDP Associates
Client: Oakmere Homes
Project: Chatham Road, Clitheroe
Drawing title: Detailed landscape proposals & tree survey Phase 3
Scale: 1:200 @ A0
Drawn by: PDP
Date: March 2020
Drawing No.: c-981-40