

TREE CONDITION AND TREE CONSTRAINTS REPORT

**RELATING TO DEVELOPMENT AT LAND ADJACENT TO THE OLD POLICE HOUSE,
PRESTON RD, RIBCHESTER**

FOR

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TREE SURVEY CONDITIONS

A site visit was carried in early January 2020. Conditions were damp and clear. The site was bramble covered and old haras fencing restricted access but did not impede investigations. The trees were in a dormant state. The trees were not climbed but the situation was viewed from ground level. Visual Tree Assessment Techniques was used throughout and hammer tests were used where required to determine trunk integrity and the extent of any decay.

REPORT REMIT AND PAST SURVEY HISTORY

The purpose of the survey is to prepare a condition report on the trees and indicate the nature of any constraints imposed on the site by tree roots and canopy and the potential for tree damage as a result of the proposed development. All tree locations have been plotted on plans provided by the client. The trees were reported on in 2009 and 2011. Since that time the survey requirements of British Standards have changed and the tree condition has also changed

ARBORICULTURAL FEATURES AND COMMENTS.

1. The attached schedule details the condition of the two dominant trees on the site and in proximity to the proposed residential development. The trees are both covered by TPO 166-2001 (Preston Rd Ribchester) The development of the site must anticipate the constraints imposed by one of the trees at the front while the ash to the NW could be removed and replaced.
2. The Trees are rated as per BS 5837 (2012).

TREE CONSTRAINTS PLAN

As attached.

For ease of understanding the Tree Constraints Plan has been superimposed on the proposed site layout.

- The ash tree T1 is located 2m from the edge of the pavement and on the hedge line with the farm track to the NW. The root protection area overlaps that of the sycamore T2 located 3m from the edge of the pavement and 5.3m from the ash. The condition of the tree is poor with visible stag headed die back and stress water shoots over the canopy and the expectation that Ash Die Back disease will claim the tree in the next 5-10 years. The tree has been rated U and removal to ground level is recommended. The farm Track hedge line is blackthorn and Hazel. Coppice cutting of the hazel will improve the density of the hedge in the future. There is space for tree replacement 4m from the existing ash. English oak would be recommended
- The sycamore T2 has lost some condition in the last 10 years with light deadwood and some over soiling around the root buttresses. Poor pruning stubs need to be removed and the tree crown raised and canopy lifted to clear 4m from ground level. The tree is worthy of retention.
- The south and western boundaries of the site comprise an open stream, culverted under the Preston Rd. On the far boundary of the stream and within the assumed curtilage are three mature 6m high sycamores all pollarded or poorly pruned and not within influencing distance of the proposed property. A young multi stemmed willow is within the site. The tree has no significant amenity or retention value
- The proposed layout of 2019 showing a single property with a drive and turning head which is outside the Root protection area of the nearest sycamore. We assume that the foul drain and other service lines to the site will not enter the Root protection zone of the retained tree.
- The protected trees do not represent a constraint to the development subject to the car parking within the Root Protection Area being a no dig, cellular stone fill being installed and the specification being confirmed by a supplier such as Geosynthetics Ltd

TREE PROTECTION DURING THE BUILD

The builder will adhere to the following code of practice and a detailed **Method Statement for Tree Protection** can be prepared prior to contract commencement if so required by the LPA.

1. The red dotted line on the plan indicates the extent of the Root protection areas and the location of protection in Hares fencing mounted on fixed posts or scaffold back braced at 2m centres to ensure that the protection area is not breached or used for material storage.
2. Full tree root zone protection should be implemented after the initial tree removal and pruning works and before any ground work and foundation work commence.
3. No storage of materials or mixing of concrete shall take place within the root protection areas or any runoff permitted into the tree rootzones or into the stream.
4. The tree protection fencing will remain in place until the construction work has been completed and the final landscaping stage is reached
5. Subject to requirements arboricultural supervision of the protection fencing and methods can be provided subject to client instructions and Budget

Ken Linford
Consulting Arborist

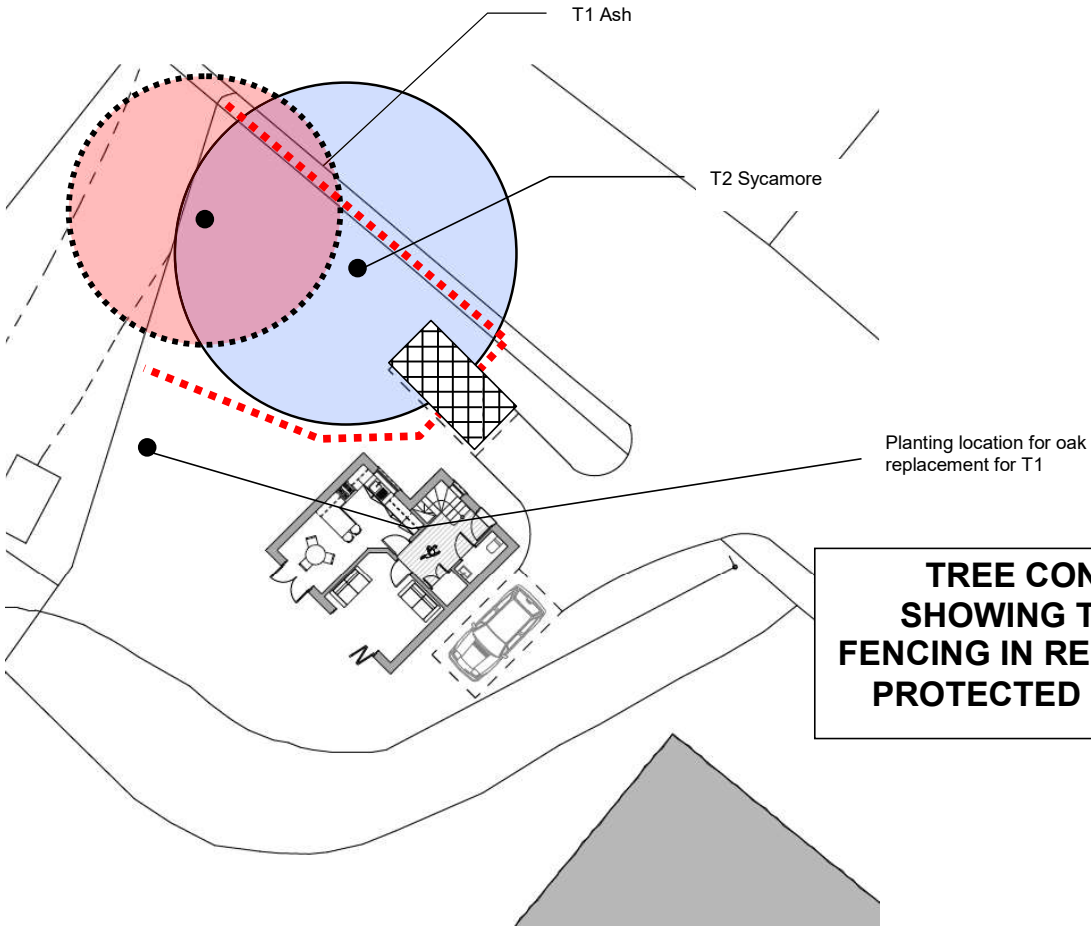
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TREE CONDITION REPORT
RELATING TO DEVELOPMENT AT SITE AT RIBCHESTER

DATE: 8.1.20 **WEATHER CONDITIONS:** DAMP AND CLEAR. **INSPECTOR CODE:** KL

SPECIES	H G T	DBH (mm)	CANOPY SPREAD n s e w	CANOPY CLEARANCE	AGE CLASS	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	S U L E	RPA Radius (m)	BS 5837 RATING
Sycamore T2	16	570	4	3	Mature	Good. Major/minor co-dominant stems at 3m, Light deadwood . Root plate sound	G	Canopy lift to clear 4m	30	7.5	B/C
Ash T1	17	650	5	4	Late mature	Poor, Upper canopy die back and evidence of stress growth. Chalara not evidenced but suspected. Ivy infestation	F	Fell and remove and replace with English oak select	10		U



**TREE CONSTRAINTS PLAN
SHOWING TREE PROTECTION
FENCING IN RED DASH AND CELWEB
PROTECTED SURFACE IN HATCH**