



Arboricultural Constraints Appraisal

in Relation to Proposed Development at



**Shackletons Home & Garden Centre,
Clitheroe Road, Chatburn,
Lancashire, BB7 4JY**

Prepared by:

Bowland 
Tree Consultancy Ltd

March 2020

**ARBORICULTURAL CONSTRAINTS APPRAISAL
SHACKLETONS HOME & GARDEN CENTRE, CHATBURN**

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**ARBORICULTURAL CONSTRAINTS APPRAISAL
SHACKLETONS HOME & GARDEN CENTRE, CHATBURN**

Control sheet

Project No.: BTC1946

Site: Shackletons Home & Garden Centre, Clitheroe Road,
Chatburn, Lancashire, BB7 4JY

Agent for Client: Stanton Andrews Architects

Council: Ribble Valley Borough Council

Survey Date: 3 March 2020

Surveyed by: Joseph Lambert BSc(Hons) FdSc MArborA

Prepared by: Joseph Lambert BSc(Hons) FdSc MArborA & Elizabeth Anderson BSc(Hons)

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Date of Issue: 13 March 2020

Version No: 1

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.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Shackleton Home & Garden Centre, Clitheroe Road, Chatburn, Lancashire, BB7 4JY
Agent for Client:	Stanton Andrews Architects

Surveyor:	Joseph Lambert BSc(Hons) FdSc MArborA
Survey Date:	3 March 2020
Job Reference:	BTC1946

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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 Beech	25	1100	N 12 E 12 S 11 W 10	5.5 3	M	M	<ul style="list-style-type: none"> Located in grassed area between parking bays on bank sloping steeply west by approximately 800mm with rock landscape retaining feature located within landscaped area to south of tree and RPA consequently offset to north. Several pruning wounds on main stem between heights of approximately 3.5m to 5m up to approximately 300mm diameter with partial occlusions and evident dysfunctional wood. Canopy showing signs of a slight reduction in vitality. Outdoor lighting attached to east side of main stem at a height of approximately 4m. 		40+	A1	547	13.2
T2	Common Ash	12	950	N 6.5 E 2 S 5 W 6.5	4-SW 4	M	M	<ul style="list-style-type: none"> Canopy previously very heavily pruned back to approximately 11m height, with resultant regrowth of approximately 1m in length. Outdoor lighting attached to south-east side of main stem at a height of approximately 4m. 		10+	C1	408	11.4
T3	Common Ash	5	1200	N 1 E 1 S 1 W 1	N/A 2	PM	P	<ul style="list-style-type: none"> Standing stem with evident regrowth of approximately 2m in length from top. Visible symptoms of colonisation of Ash Dieback Disease on regrowth of shoots. RPA reduced by approximately 70% due to previous removal of branch system and small amount of regrowth. 		<10	U	651	14.4
T4	Common Oak	20	920	N 10 E 10 S 10 W 9	3.5-NE 4	M	M	<ul style="list-style-type: none"> Moderate amount of large diameter deadwood up to approximately 250mm diameter. Canopy showing a moderate reduction in vitality. 		20+	B1	383	11.04
T5	Sycamore	27	1270	N 11 E 11 S 11 W 12.5	4 2	M	G	<ul style="list-style-type: none"> No significant visible defects at time of survey. Minor bark damage to buttresses and ground compaction immediately adjacent to main stem, evidently from livestock. 		40+	A1	707	15

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 - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²:	Root Protection Area in m ² - 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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T6	Common Ash	18	810	N E S W	8.5 8.5 8.5 7	2.5 2	M	P	<ul style="list-style-type: none"> Widespread symptoms of colonisation by Ash Dieback Disease evident throughout canopy at time of survey. Relatively short projected remaining life expectancy of less than 10 years. 	<10	U	297	9.72
G1	8no. Hornbeam 'Fastigiata'	≤ 8	≤ 180	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	N/A ≥ 0	Y-SM	G	<ul style="list-style-type: none"> Moderately spaced linear group along road frontage. Evidently planted as landscaping feature to front of car park. 	10+	C1	≤ 15	≤ 2.16
G2	3no. Birch, 2no. Rowan, 2no. Whitebeam	≤ 14	≤ 210	N E S W	≤ 3 ≤ 3 ≤ 2.5 ≤ 2.5	N/A ≥ 2	SM	M-G	<ul style="list-style-type: none"> Moderately to loosely spaced group in managed grass border along north-eastern edge of car park. Two trees located to the north-west of the group have significant stem leans north-east from ground level, with ties and stakes fouling stems. 	10+	C1	≤ 20	≤ 2.52
G3	Mixed Deciduous and Broadleaf Species	≤ 11	≤ 210#	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	N/A ≥ 0	SM	G	<ul style="list-style-type: none"> Closely spaced group located on neighbouring land to north of hedge H1, and therefore not accessed to inspect in detail. Mixed species including, Alder, Birch, Cherry Laurel and Pine. 	10+	C1	≤ 20	≤ 2.52
G4	2no. Deodar Cedar	≤ 7#	≤ 160#	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Two trees located in shrub border within garden centre compound. Not accessed to inspect in detail due to location within garden centre compound. 	10+	C1	≤ 12	≤ 1.92
G5	Common Hornbeam		≤ 170	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	N/A ≥ 0	Y-SM	M-G	<ul style="list-style-type: none"> Closely spaced linear group. Evidently planted as hedging/screening but left unmanaged. Several stems have sustained severe bark loss, evidently from grazing livestock. 	10+	C1	≤ 13	≤ 2.04
G6	4no. Common Ash, 1no. Rowan	≤ 11	≤ 240	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	N/A ≥ 1	SM	P-MD	<ul style="list-style-type: none"> Loosely spaced linear group within hedgerow H2 and G5. Ash are all showing severe reductions in vitality with extensive twig and secondary branch die back, evidently resultant of colonisation by Ash Dieback Disease. Rowan has significant stem damage between a height of approximately 1m and 2m, evidently from grazing livestock. 	<10	U	≤ 26	≤ 2.88
G7	Pine, Horse Chestnut, Field Maple, Weeping Willow	≤ 7	≤ 240	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	N/A ≥ 0	SM	M	<ul style="list-style-type: none"> Linear group of eight trees located in neighbouring field in fenced guards. Not accessed to inspect in detail. Pine to north has failed at ground level. 	10+	C1	≤ 26	≤ 2.88

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G8	3no. Common Ash, 3no. Hawthorn	≤ 25	≤ 1150	N ≤ 12.5 E ≤ 9 S ≤ 12.5 W ≤ 12.5	N/A ≥ 2	EM-M	P	<ul style="list-style-type: none"> Early-mature Hawthorn evidently fragmented remnants of hedgerow. Hawthorn has evident cubical brown rot basal decay to stems. Ash all showing severe symptoms of colonisation by Ash Dieback Disease, with extensive twig dieback, epicormic shoots along most primary and secondary branches, and severe reductions in canopy vitality. Tree located to centre has lost a primary branch of approximately 300mm diameter to the south-west at a height of approximately 5m. 		<10	U	≤ 598	≤ 13.8
G9	Hawthorn, Wych Elm	≤ 7.5	≤ 240	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 1.5	SM	M	<ul style="list-style-type: none"> End of loosely to moderately spaced group forming fragmented remnants of linear hedgerow extending to south-east. Several stems further along group to south-east have failed at ground level. 		10+	C1	≤ 26	≤ 2.88
G10	3no. Silver Lime	≤ 10	≤ 300	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 1.5	SM	M	<ul style="list-style-type: none"> Moderately spaced linear group located within group G11, which restricted access and visibility for detailed inspection. Unmanaged group G11 evidently suppressing canopies of Limes. 		10+	C1	≤ 41	≤ 3.6
G11	Blackthorn, Common Hawthorn, Hazel	≤ 6	≤ 130#	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 0	Y-EM	G	<ul style="list-style-type: none"> Very closely spaced group which is evidently linear hedge that has been left unmanaged along field and yard boundary. 		10+	C1	≤ 46	≤ 3.82
G12	5no. Silver Lime	≤ 10	≤ 300	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	4 ≥ 2	SM	G	<ul style="list-style-type: none"> Moderately-loosely spaced linear group along road frontage. Stems very close to boundary palisade fence, and subsequently projected to conflict through future incremental growth. 	<ul style="list-style-type: none"> It is recommended the boundary fence be moved further away from tree stems to allow for future incremental growth or the trees are removed and replaced with new planting further from the boundary fence. 	10+	C1	≤ 41	≤ 3.6
H1	Hawthorn	≈ 1.5	N/A	≈ 0.5 wide	N/A N/A	Y	M	<ul style="list-style-type: none"> Length of regularly managed hedge. 		10+	C1	N/A	≈ 1
H2	Common Beech	≈ 1.5	N/A	≈ 0.5 wide	N/A N/A	Y	M	<ul style="list-style-type: none"> Length of regularly managed hedge. 		10+	C1	N/A	≈ 1

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)				
<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>	<ul style="list-style-type: none"> ▪ 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 <p><i>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.</i></p>			Red
1. Mainly arboricultural qualities		2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</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)	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
<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>	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
<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>	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
	<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>			

- 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

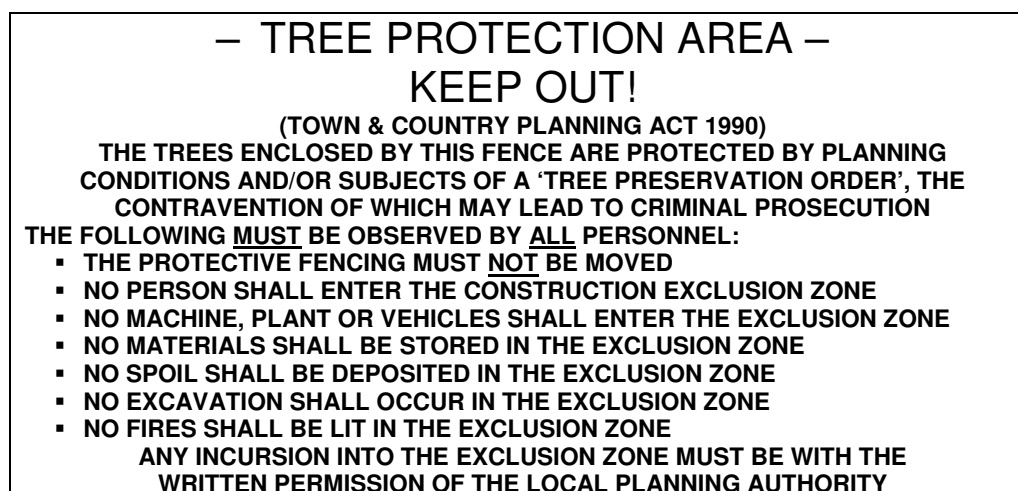
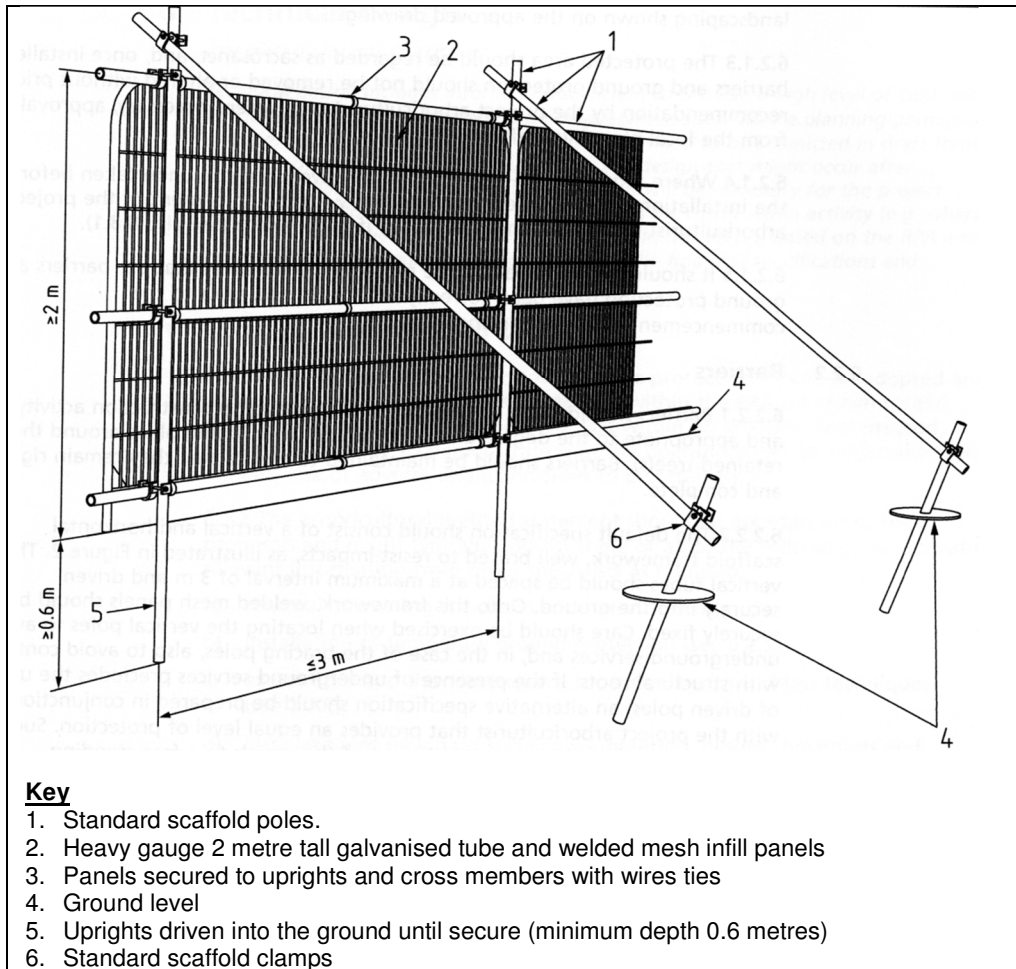


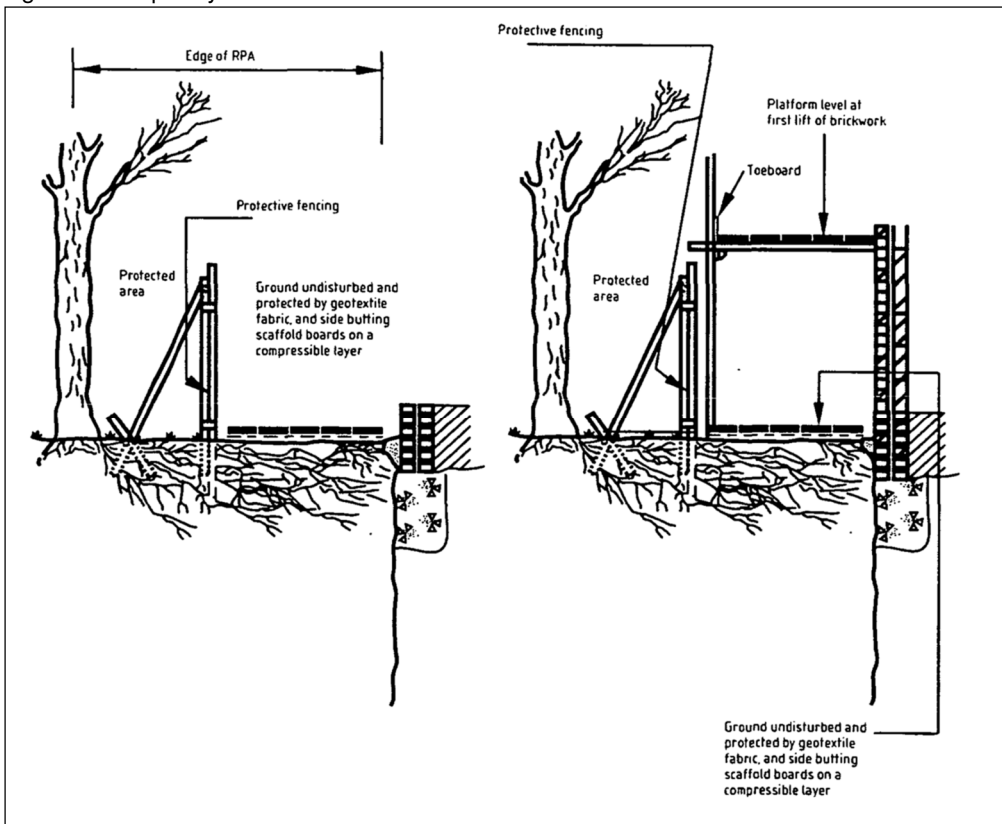
Figure 2: BS5837:2012 Default specification for protective barrier

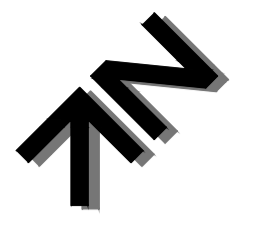


Temporary Ground Protection

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

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below.

Tree Categories:

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 'D' Tree/Group/Hedge: Those in Such a Condition that they Cannot Practically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas (RPAs):

Area: Areas of Ground Around Trees that should be Protected Through-out Development Works with Protection Provided to Trees in Accordance with the Zone - see Appended Temporary Protection Fencing Specification

Project:
 SHACKLETONS HOME &
 GARDEN CENTRE
 CLITHEROE ROAD
 CHATBURN
 LANCASHIRE
 BB7 4JY

Agent for Client:
 STANTON ANDREWS ARCHITECTS

Title:
TREE CONSTRAINTS PLAN
 in Relation to Proposed Development

Scale: 1:500@A1
 Date: March 2020
 Drawn by: EA & JL
 Checked by: PH

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Ref: BTC1946-TCP Rev:

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