



**Arboricultural Impact Assessment
with
Tree Protection Measures**

- Land off Slaidburn Road, Waddington, BB7 3AA -

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A report for:

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SUMMARY

Six individual trees and two groups of trees were recorded. In accordance with *BS5837:2012 Trees in relation to design, demolition and construction* two individual trees and one group of trees were recorded as retention category 'B'; and a mixture of three individual trees and one group of trees were recorded as retention category 'C'.

The trees were generally found to be in a good to fair condition. However, one individual tree, and occasional dead specimens within one group (**G3** and **T6**) were classified as retention category 'U' (unsuitable for retention).

The proposed development directly impacts upon several trees. These trees shall require removal due to their close proximity to construction activity. All of the trees proposed for removal are considered to be low quality ('C' category) specimens.

The retained trees will be protected to British Standard *BS5837:2012 Trees in relation to design, demolition and construction* to ensure that they remain in a healthy condition during and post development. The *Tree Protection Plan* to the rear of this report highlights the recommended tree protection measures.

Any arboricultural work undertaken should be done so by a competent arborist in line with British Standard *BS3998:2010 Tree Work*, and after permission has been granted to do so by the local planning authority.

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1. Introduction

1.1. Project outline

1.1.1. This report has been produced in accordance with *British Standard BS5837: 2012 Trees in relation to design, demolition and construction* to achieve a harmonious and sustainable relationship where tree retention or planting is proposed in conjunction with nearby construction (site-based operations with the potential to affect existing trees).

1.2. Scope of this report

1.2.1. This report has been produced to comply with planning requirements where trees are to be considered as part of a proposed development. To achieve this, arboricultural constraints have been identified and a detailed plan (*Tree Constraints Plan*) has been produced showing the location, root protection areas and retention category of trees within the site.

1.2.2. In addition, this report provides an *Arboricultural Impact Assessment* that evaluates the direct and indirect effects of the proposed development, and where necessary makes recommendations for mitigation measures. This report also includes *Tree Protection Measures* and a *Tree Protection Plan*, which demonstrate how the retained trees will be protected during construction, and where tree protection measures are to be implemented.

1.2.3. Recommendations for tree works within this report are specific to the construction of the proposed development. This report does not form part of a tree safety inspection or tree management strategy, and general arboricultural management works may be required post development. To manage the safety and risk from trees it is advised that trees are inspected in detail for this purpose by an arboriculturist using a suitable risk management strategy.

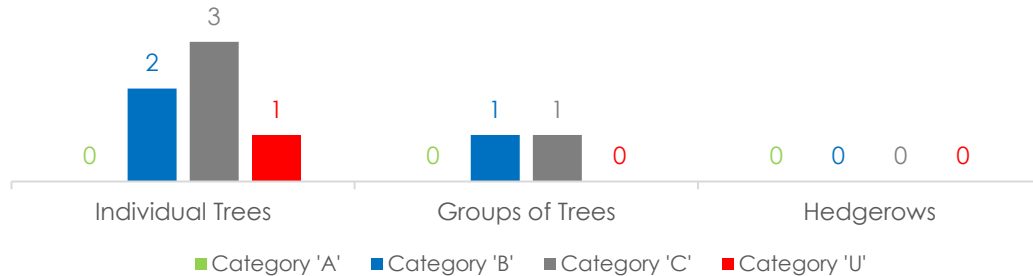
1.3. Data collection

1.3.1. A ground level inspection was undertaken by Robert Godwin on 27th January 2021. As recommended by *BS5837*, the position of all trees within the site with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level are recorded. The position of trees with an estimated stem diameter of 75 mm or more that overhang the site or are located beyond the site boundaries within a distance of up to 12 times their estimated stem diameter were also recorded. For individual trees the crown spread taken at four cardinal points; for tree groups the overall extent of the canopy was recorded.

1.3.2. Tree positions were plotted using a site location plan, aerial photography and on-site measurements, which is the basis for which the *Tree Constraints Plan* has been prepared.

2. Arboricultural Constraints

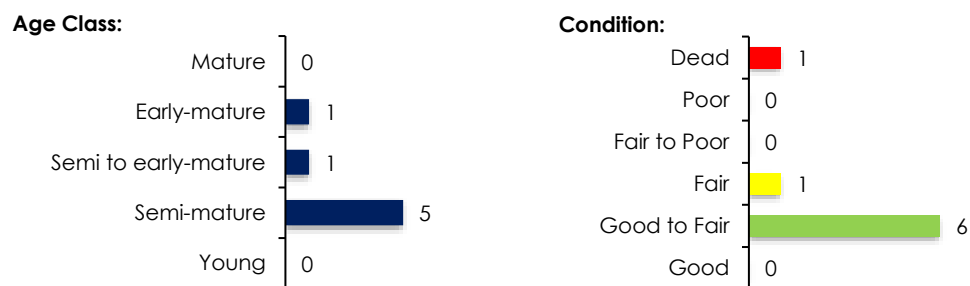
2.1. Tree retention categories



2.1.1. Six individual trees and two groups of trees were recorded. In accordance with *BS5837:2012 Trees in relation to design, demolition and construction* two individual trees and one group of trees were recorded as retention category 'B'; and a mixture of three individual trees and one group of trees were recorded as retention category 'C'.

2.1.2. The trees were generally found to be in a good to fair condition. However, one individual tree, and occasional dead specimens within one group (**G3** and **T6**) were classified as retention category 'U' (unsuitable for retention).

2.2. Tree age class and condition



(Includes groups as a single entity.)

2.2.1. Please see *Appendix 1* for the detailed list on existing species, age class, dimensions and condition of trees within the site, and *Appendix 2* for an explanation of retention category criteria. Tree locations can be seen on the *Tree Constraints Plan* at the rear of this report (*Drawing 1*).

2.2.2. The inspection of several trees and groups was restricted as detailed at *Appendix 1*. The inspection of these trees was limited to a cursory observation of the parts of the trees that could be clearly observed, without obstruction, from the available vantage point. However, sufficient tree related data was collected to fulfil the requirements detailed within the scope of this report.

2.3. Root Protection Areas

- 2.3.1. The tree Root Protection Area (RPA) is a layout design tool indicating the area around a tree that, along with the tree stem and branches, must be considered during development. The protection of the roots and soil structure within the RPA should be treated as a priority. The RPA of each tree or group is marked on the *Tree Constraints Plan* at the rear of this report.

2.4. Tree protection status

- 2.4.1. A statutory tree protection enquiry was made with Ribble Valley Borough Council on 11th February 2021. We are still awaiting the results of the enquiry, and will forward them once they are available.
- 2.4.2. **In the meantime, it is essential that no tree works (including works to category 'U' trees), and no construction works that may affect retained trees, are undertaken within the site prior to consideration and consent of the proposed works under FULL planning approval only by the local planning authority, regardless of whether the trees are currently protected or not.**

3. Arboricultural Impact Assessment

3.1. The proposed development

3.1.1. The removal of the existing structures and the construction of a new dog training facility is proposed. The proposed layout drawing can be seen within the *Tree Protection Plan* to the rear of this report. This drawing has been used to assess the potential direct and indirect arboricultural impacts.

3.2. Proposed tree works

3.2.1. The proposed development directly impacts upon several trees. These trees shall require removal due to their close proximity to construction activity. Please see the table below for the proposed tree removal details.

	Category 'A'	Category 'B'	Category 'C'
Trees to be removed to enable the construction of the proposed development	None	None	T1 & G2

3.2.2. All of the trees proposed for removal are considered to be low quality ('C' category) specimens.

3.2.3. The formative pruning of trees **G3**, **T5** and **T8**, which overhang the northern boundary, will be required to ensure clear access for site access. The proposed pruning works relate to the crown lifting/pruning of small tertiary branches. The overall shape of the trees from the proposed pruning works would not be affected, and therefore the proposed pruning works would not have a negative impact on the visual amenity of the trees, and would maintain all the positive aspects the trees bring to the area. In addition, the proposed pruning works will have no adverse impacts on tree health and longevity.

3.2.4. Several trees may benefit from general arboricultural works as part of a practical post-development arboricultural management strategy; however, these works are not covered within the scope of this report.

3.2.5. Within *Appendix 1* the term 'No action required' relates specifically to those tree works required to enable the proposed development and does not mean that general post development arboricultural management works are not required.

3.3. Site construction traffic and demolition works

- 3.3.1. To protect the trees from construction site traffic, the remaining trees should be protected by a temporary protective barrier, put in place prior to any construction activity.
- 3.3.2. However, in this instance, all of the retained trees are located on adjacent land and away from the proposed development area. As such, these trees shall not require protection via temporary protective barriers as they are already provided protection due to their inaccessible location that is remote from the proposed construction activity.

3.4. Boundary fence within the RPA

- 3.4.1. The RPA of several trees growing along the north boundary have a small percentage of their RPAs within the line of the proposed boundary fence. On this basis, the construction of the proposed fence must be undertaken using techniques sympathetic to tree roots.

3.5. Post development impacts

- 3.5.1. No soil samples were taken during the site visit. It is recommended that soil assessment is undertaken by a competent person to determine whether the soil is shrinkable, and that foundation design is undertaken in line with detailed guidance given in the National House Building Council (NHBC) publication *Building near trees, Chapter 4.2*.
- 3.5.2. It is essential that consideration is also given by a suitably qualified professional to how the proposed tree removal may affect soil conditions and the stability of any future foundations.

4. Tree Protection Measures

4.1. Tree works prior to development

- 4.1.1. Care should be taken to ensure during tree removal or remedial work that damage to the retained trees and disturbance to the RPA is avoided. All tree works, as described in *Appendix 1*, should be carried out in accordance with *BS 3998: 2010 Recommendations for tree work*, and after permission has been granted to do so by the local planning authority. It is essential that those appointed to undertake any tree works carry out adequate checks to ensure that no statutory laws are contravened during tree work operations.

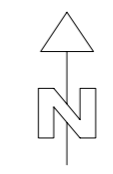
4.2. Services within the RPA

- 4.2.1. Wherever possible, under-ground services should be routed outside of the RPA of retained trees, and plans showing the proposed routeing should be drawn up. Where excavations may be required hand-held tools might be acceptable for shallow service runs.

4.3. Fencing within the RPA

- 4.3.1. Where the proposed boundary fence lies within the RPAs of retained trees it is essential that the post holes are excavated by hand. It is recommended that initial trial holes are dug using a hand-held auger to establish the presence and size of any adjacent tree roots.
- 4.3.2. On this basis, for fixed length fencing it is recommended that all footing locations are identified before committing to their final locations. All post locations must be as narrow as possible, with a suggested maximum diameter of 300mm.
- 4.3.3. During excavations, roots smaller than 25mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25mm diameter and over should be severed only following consultation with an arboriculturist; as such roots might be essential to the tree's health and stability. Any tree roots exposed within the RPA must be left as intact as careful digging with hand tools will allow, avoiding the use of heavy machinery within the RPA.
- 2.1.1. Any roots exposed during excavations should immediately be wrapped or covered in damp hessian to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible. Prior to backfilling, retained roots should be surrounded with topsoil or un-compacted sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots), or other loose inert granular fill, before soil or other suitable material is replaced.

Drawing 1. Tree Constraints Plan



T	G	H	W	S
INDIVIDUAL TREE	GROUP OF TREES	HEDGEROW	WOODLAND GROUP	SHRUB

	EXISTING LAYOUT
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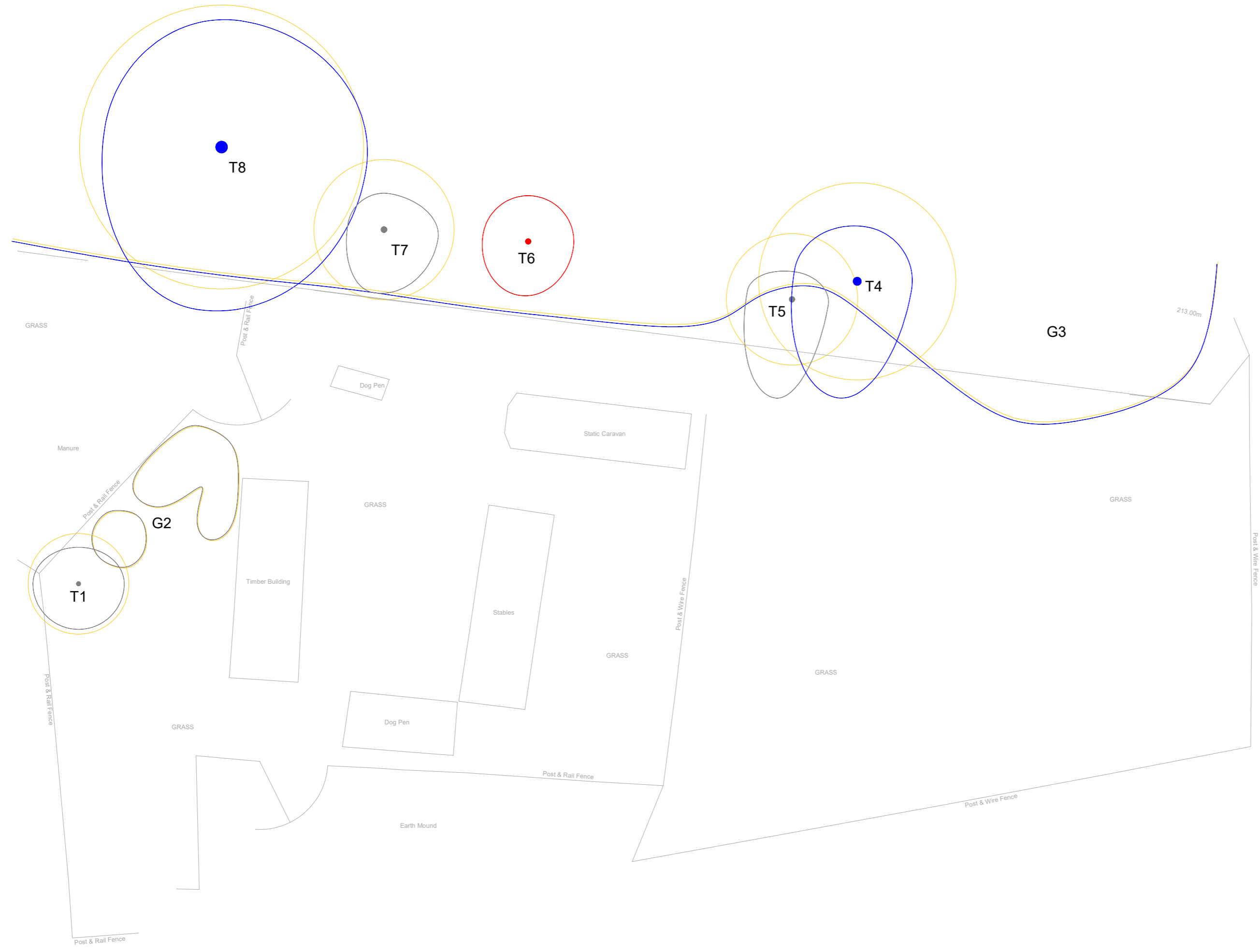
TREE QUALITY ASSESSMENT CATEGORY

	CATEGORY 'A' HIGH QUALITY
	CATEGORY 'B' MODERATE QUALITY
	CATEGORY 'C' LOW QUALITY
	CATEGORY 'U' UNSUITABLE FOR RETENTION

Based on British Standard 5837:2012 Table 1.
Please refer to Appendix 2 of the arboricultural report for more detailed category definitions.

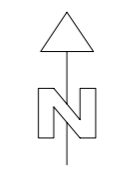
	ROOT PROTECTION AREA (RPA)
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The Root Protection Area (RPA) is a layout design tool highlighting the underground tree constraints. Along with the tree stem and branches the RPA must be considered prior to and during development.



PROJECT TITLE: Land off Slaidburn Road, Waddington, BB7 3AA		
DRAWING TITLE: TREE CONSTRAINTS PLAN	SCALE: 1:200 @ A2	ISSUE DATE: 11/02/21
DRAWING NUMBER: TCP.13256	REVISION: .01	DRAWN BY: RG

Drawing 2. Tree Protection Plan



T	G	H	W	S
INDIVIDUAL TREE	GROUP OF TREES	HEDGEROW	WOODLAND GROUP	SHRUB

	EXISTING LAYOUT
	PROPOSED LAYOUT

PROPOSED TREE WORKS

	TREE PROPOSED FOR RETENTION
	TREE PROPOSED FOR PRUNING
	TREE PROPOSED FOR REMOVAL (ARBORICULTURAL REASONS)
	TREE PROPOSED FOR REMOVAL (TO ENABLE DEVELOPMENT)

G3, T5 & T8

G3 (individual dead specimens) & T6

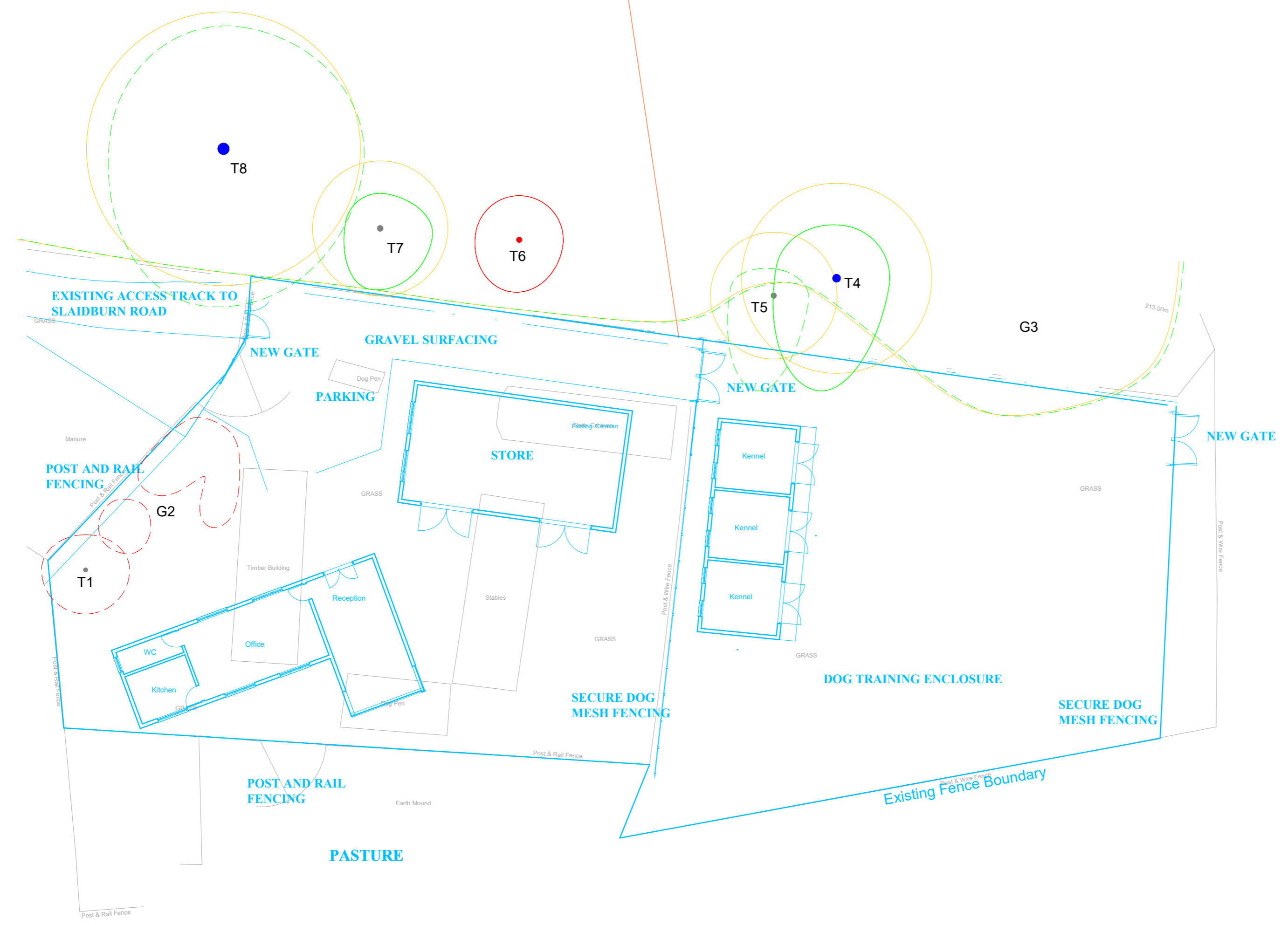
T1 & G2

Please refer to Appendix 1 of the Arboricultural Impact Assessment for details on tree condition and proposed works.

	ROOT PROTECTION AREA (RPA)
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The Root Protection Area (RPA) is a layout design tool highlighting the underground tree constraints. Along with the tree stem and branches the RPA must be considered prior to and during development.

Existing fixed boundary fence to protect trees on adjacent land from construction activity.



PROJECT TITLE: Land off Slaidburn Road, Waddington, BB7 3AA		
DRAWING TITLE: TREE PROTECTION PLAN	SCALE: 1:200 @ A2	ISSUE DATE: 11/02/21
DRAWING NUMBER: TPP.13256	REVISION: .01	DRAWN BY: RG

Appendix 1. Tree Schedule

Tree No.	Species	Age	Stems at 1.5m	Stem Dia (mm)	Height (Crown Hgt) (m)	FSB (D) (m)	Branch Spread (m)				Observations	Cond	Life Exp	Tree Works Required to Enable Development	Root Protection Area (RPA)		Retention Category
							N	E	S	W					Radius (m)	Area (m ²)	
T 1	Sorbus aucuparia (Rowan)	Semi-mature	3	150,150,90	5(2)	2(E)	2	2.5	2.5	2.5	Asymmetrical crown. Multi-stemmed from ground level.	Fair	20+	No action required.	2.8	23.9	C
G 2	Cupressus sp. (Cypress)	Semi-mature	1	120	3(0.5)	0.5(E)	2	2	2	2	Individuals crowns restricted by group.	Good to Fair	40+	No action required.	1.4	6.5	C
G 3	Acer pseudoplatanus (Sycamore), Betula pendula (Silver Birch), Pinus nigra (Austrian Pine)	Semi-mature to early-mature	1	400	18(2.5)	2.5(S)	5	5	5	5	Limited inspection - restricted access & situated on adjacent land. Individuals crowns restricted by group. Occasional self-seeded saplings. Occasional poor/dead specimens.	Good to Fair	40+	Remove individual dead, defective or diseased trees/branches. Crown lift those branches that overhang the site boundary to ensure 5m clearance from ground level.	4.8	72.4	B
T 4	Pinus nigra (Austrian Pine)	Early-mature	1	450	18(5)	5(S)	3	3	6.5	3.5	Asymmetrical crown. Limited inspection - restricted access. Limited inspection - situated on adjacent land.	Good to Fair	40+	No action required.	5.4	91.6	B
T 5	Pinus nigra (Austrian Pine)	Semi-mature	1	300	15(3)	1.5(S)	1.5	2	5.5	2.5	Asymmetrical crown. Limited inspection - restricted access. Limited inspection - situated on adjacent land.	Good to Fair	40+	Crown lift those branches that overhang the site boundary to ensure 5m clearance from ground level.	3.6	40.7	C
T 6	Pinus nigra (Austrian Pine)	Semi-mature	1	300	9(1)	1(S)	2.5	2.5	3	2.5	Dead. Limited inspection - restricted access. Limited inspection - situated on adjacent land.	Dead	<10	Remove for arboricultural reasons.	3.6	40.7	U
T 7	Pinus nigra (Austrian Pine)	Semi-mature	1	320	15(1.5)	1.5(S)	2	3	3.5	2	Asymmetrical crown. Limited inspection - restricted access. Limited inspection - situated on adjacent land.	Good to Fair	40+	No action required.	3.8	46.3	C
T 8	Salix caprea (Goat Willow)	Mature	5	400 300 300 200 200	14(1.5)	1.5(S)	7	8	9	6.5	Asymmetrical crown. Occasional pruning wounds. Multi-stemmed from ground level. Limited inspection - restricted access. Limited inspection - situated on adjacent land.	Good to Fair	40+	Crown lift those branches that overhang the site boundary to ensure 5m clearance from ground level.	7.8	190.2	B

Appendix 2. Explanatory Notes

A2.1. Tree statistics and measurements

Survey record	Description
<i>Tree No.</i>	Unique tree reference number. (T) = Individual tree, (G) = Group of trees or woodland that form cohesive arboricultural features, (H) = Hedgerows and substantial internal or boundary hedges.
<i>Species</i>	Species listed by scientific name, with (common name).
<i>Age</i>	Life stage – Young, Semi-mature, Early-mature, Mature, Over-mature and Veteran.
<i>Stem Count</i>	Number of stems recorded at 1.5m above ground level.
<i>Stem Diameter</i>	Stem diameter recorded in millimetres at 1.5 meters above ground. Where the tree is multiple stemmed, each stem has been recorded.
<i>Height (Crown Height)</i>	Height of the tree in metres – to the closest 0.5m. Average canopy height in brackets, e.g. 10(3).
<i>First Significant Branch</i>	Existing height above ground level of first significant branch and direction of growth, e.g. 3(N)
<i>Branch Spread</i>	Branch spread, taken as a minimum at the four cardinal points – North, East, South and West.
<i>Observations</i>	General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay, physical defect or historic pruning).
<i>Cond</i>	Condition of the tree recorded as Good, Good to Fair, Fair, Fair to Poor, Poor or Dead.
<i>Life Exp</i>	Life Expectancy - classed as less than 10 years, 10 plus years, 20 plus years, or more than 40 years.
<i>Tree Works Required to Enable Development</i>	Tree works specifically required to enable the proposed development, or to reduce significant risk of harm. The term 'No action required' does not mean that general post development arboricultural management works are not required.
<i>RPA Radius</i>	Radius of the root protection area, when plotted as a circle centred on the base of the stem.
<i>RPA Area</i>	Total area of RPA in metres squared, e.g. 100m ² .
<i>Retention Category</i>	See below – A2.2.

A2.2. Tree retention categories

Retention category and definition	Criteria
<i>U (marked in red on the Tree Constraints Plan) = trees for removal.</i>	Trees 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.
<i>A (marked green on the Tree Constraints Plan) = Trees of high quality</i>	Trees of high quality with an estimated remaining life expectancy of at least 40 years.
<i>B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality</i>	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
<i>C (marked in grey on the Tree Constraints Plan) = Trees of low quality</i>	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Appendix 3. Report Limitations & General Guidelines

- A3.1 Where the inspection of trees was limited (*see Appendix 1*), the 'Tree statistics and measurements' (*Appendix 2.1*) are estimated, and observations, condition and life expectancy are based on an inspection from the available vantage point.
- A3.2 It is recommended that qualified and experienced companies are sought when appointing tree work contractors and they should be approved under the Arboricultural Association Approved Contractors scheme. It is essential that all appointed tree work contractors have adequate Public Liability, Products Liability and Employers Liability Insurance. All tree works must conform to the current BS 3998 "*Recommendations for Tree Work*".
- A3.3 PENNINE *Ecological* will not accept liability for works undertaken by third party companies. All necessary checks must be made by the appointed tree work contractor prior to undertaking any works to ensure that no statutory tree protection measures or relevant laws are contravened.
- A3.4 The validity, accuracy and findings of this report are directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. PENNINE *Ecological* will not be responsible for the recommendations within this report where essential data are not made available, or are inaccurate.
- A3.5 The assessment and works recommendations relate to conditions found at the time of our inspection. Any significant alteration to the site post our site inspection but pre submission for planning that may affect the trees present, or have a bearing on the planning implications (including level changes, hydrological changes, storms, extreme climatic events or site works) will necessitate a re-assessment of the trees and the site.
- A3.6 This report has been carried out in order to inform the planning process, and not to assess the potential hazards and risks posed by trees. Where clear and obvious hazards have been observed to accessible trees, these have been addressed in the works recommendations. Where inspections were limited by restrictions such as stem ivy, understory vegetation, limited access, epicormic growth or being located on adjacent land, any form of tree condition assessment was restricted. A full assessment of the levels of risk posed by trees can only be informed by considering site use together with assessing any hazards present within a tree.
- A3.7 Trees are dynamic structures that continue to develop and decline; in addition, changes in site use are likely to occur during and as a result from the proposed development. On this basis, regular tree risk assessments are advised.
- A3.8 PENNINE *Ecological* plans are to scale whenever possible but care should be taken when measuring from a plan without first checking the original data.