



# Arboricultural Constraints Appraisal

in Relation to Various Development Proposals at



**St James Church of England Primary  
School, Greenacre Street,  
Clitheroe, Lancashire,  
BB7 1ED**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

April 2023

**ARBORICULTURAL CONSTRAINTS APPRAISAL  
ST JAMES C OF E PRIMARY SCHOOL, CLITHEROE**

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**ARBORICULTURAL CONSTRAINTS APPRAISAL  
ST JAMES C OF E PRIMARY SCHOOL, CLITHEROE**

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**PROJECT DETAILS**

**Project No.:** BTC2697

**Site:** St James School, Greenacre Street, Clitheroe, BB7 1ED

**Agent for Client:** Cassidy & Ashton Group Ltd

**Council:** Ribble Valley Borough Council

**Survey Date:** 29 March 2023

**Surveyed by:** Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

**Prepared by:** Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

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**Date of Issue:** 05 April 2023

**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.

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**Validity:** The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

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| <b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL</b> |  |
| <b>Site:</b>   | St James C of E Primary School, Greenacre Lane, Clitheroe, Lancashire, BB7 1ED |
| <b>Agent for Client:</b>   | Cassidy & Ashton Group Ltd   |

|                     |  |
|---------------------|--|
| <b>Surveyor:</b>    | Phill Harris Chartered Arboriculturist |
| <b>Survey Date:</b> | 29 March 2023                          |
| <b>Job Ref:</b>     | BTC2697                                |

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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 <sup>2</sup> ) | RPA Radius (m) |
|-----|--------------|--------|------------|--|----------------------------|------------|-----|--|---|-----|------------|-----------------------|----------------|
| T1  | Silver Birch | 14     | 410        | N<br>E<br>S<br>W<br>5<br>2.5<br>5<br>5 | 4-W<br>3                   | EM         | G   | <ul style="list-style-type: none"> <li>Slight stem lean east.</li> <li>Branch failure wound at a height of approximately 5m up to approximately 100mm diameter on west side of canopy.</li> <li>Previously heavily topped at a height of approximately 9m with resultant cavities to both main stems.</li> </ul>   | <ul style="list-style-type: none"> <li>Climbing arboriculturist to undertake aerial inspection of branch cavities to evaluate risk of branch failure.</li> </ul>        | 10+ | C1         | 76                    | 4.92           |
| T2  | Aspen        | 13     | 330        | N<br>E<br>S<br>W<br>1<br>1<br>4.5<br>4 | 6-NW<br>5                  | SM         | M/G | <ul style="list-style-type: none"> <li>Metal item embedded at stem base.</li> <li>Girdled root of approximately 50mm diameter to south.</li> <li>Multiple occluded pruning wounds up to approximately 100mm diameter from a height of approximately 5m.</li> <li>Highly biased crown south-west due to partial suppression by neighbouring tree.</li> </ul>  |   | 10+ | C1         | 49                    | 3.96           |
| T3  | Rowan        | 13.5   | 500        | N<br>E<br>S<br>W<br>4<br>5<br>3.5<br>3 | 3-W<br>5                   | M          | M/G | <ul style="list-style-type: none"> <li>Decay strip up to approximately 50mm width on south side of stem from base up to approximately 4m.</li> <li>Stem divides into multiple primary branches from a height of approximately 3m.</li> <li>One primary branch has decay strip from its base to a height of approximately 5m.</li> <li>Multiple occluded pruning wounds up to approximately 150mm diameter from a height of approximately 2m.</li> <li>Moderately progressive reduction in vitality.</li> <li>Short projected remaining life expectancy of less than 10 years.</li> </ul> | <ul style="list-style-type: none"> <li>Remove tree due to poor structural condition (see Comments) and subsequent short projected remaining life expectancy.</li> </ul> | <10 | U          | 113                   | 6              |
| T4  | Rowan        | 6.5    | 180        | N<br>E<br>S<br>W<br>2<br>2<br>2<br>1   | 2-S<br>3                   | SM         | M   | <ul style="list-style-type: none"> <li>Minor stem lean north.</li> <li>Multiple occluded pruning wounds to approximately 150mm diameter on north side of stem from a height of approximately 2m.</li> <li>Three nails embedded in stem to east at a height of approximately 2m.</li> <li>Crown showing a moderate reduction in vitality.</li> </ul>  |   | 10+ | C1         | 15                    | 2.16           |

**Headings and Abbreviations:**

|   |   |
|---|---|
| <b>No.</b>                                | Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable   |
| <b>Species:</b>                           | Common name   |
| <b>Height:</b>                            | 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  |
| <b>Stem Diam.:</b>                        | Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed  |
| <b>Branch Spread:</b>                     | 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  |
| <b>Branch &amp; Canopy Clearances:</b>    | 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.   |
| <b>Life Stage:</b>                        | Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature  |
| <b>PC:</b>                                | Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good  |
| <b>General Observations and Comments:</b> | 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.  |
| <b>Management Recommendations:</b>        | 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 |
| <b>ERC:</b>                               | Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)  |
| <b>Cat. Grade:</b>                        | Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1   |
| <b>RPA m<sup>2</sup>:</b>                 | Root Protection Area in m <sup>2</sup> - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage   |
| <b>RPA Radius (m):</b>                    | Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection   |
| <b># (Estimated Dimensions):</b>          | 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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| <b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL</b> |  |
| <b>Site:</b>   | St James C of E Primary School, Greenacre Lane, Clitheroe, Lancashire, BB7 1ED |
| <b>Agent for Client:</b>   | Cassidy & Ashton Group Ltd   |

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| <b>Surveyor:</b>    | Phill Harris Chartered Arboriculturist |
| <b>Survey Date:</b> | 29 March 2023                          |
| <b>Job Ref:</b>     | BTC2697                                |

| No. | Species      | Height | Stem Diam. | Branch Spread                                | Branch & Canopy Clearances | Life Stage | PC  | General Observations and Comments  | Management Recommendations   | ERC | Cat. Grade | RPA (m <sup>2</sup> ) | RPA Radius (m) |
|-----|--------------|--------|------------|--|----------------------------|------------|-----|--|--|-----|------------|-----------------------|----------------|
| T5  | Rowan        | 9      | 300        | N<br>E<br>S<br>W<br>3<br>4<br>0<br>3         | 2-SE<br>4                  | SM         | M   | <ul style="list-style-type: none"> <li>Multiple occluded pruning wounds up to approximately 100mm diameter from a height of approximately 2m.</li> <li>Significant reduction in vitality on western side of canopy.</li> <li>Moderate amounts of deadwood up to approximately 100mm diameter.</li> <li>Highly biased crown north.</li> </ul>   |  | 10+ | C1         | 41                    | 3.6            |
| T6  | Whitebeam    | 9.5    | 440        | N<br>E<br>S<br>W<br>3<br>4<br>5.5            | 2-W<br>3                   | EM         | G   | <ul style="list-style-type: none"> <li>Stem divides into multiple primary branches from a height of approximately 2m.</li> <li>Canopy slightly suppressed from neighbouring tree T5 on north side.</li> </ul>  |  | 20+ | B1         | 88                    | 5.28           |
| T7  | Silver Birch | 10.5   | 240        | N<br>E<br>S<br>W<br>2<br>3<br>3<br>4         | 6-NW<br>2                  | SM         | M/G | <ul style="list-style-type: none"> <li>Minor stem lean west.</li> <li>Signs of mechanical damage to stem base.</li> <li>Approximately six partially occluded pruning wounds up to approximately 80mm diameter from a height of approximately 3m.</li> </ul>  |  | 10+ | C1         | 26                    | 2.88           |
| T8  | Aspen        | 15.5   | 380        | N<br>E<br>S<br>W<br>6.5<br>5<br>2<br>2.5     | N/A<br>3                   | SM         | M   | <ul style="list-style-type: none"> <li>Located within wider group G2.</li> <li>Moderate stem lean and highly biased crown north-east.</li> <li>Sand bags packed around stem base thereby restricting access for detailed inspection.</li> <li>Stem base approximately 0.5m distance from steel shed.</li> <li>Multiple pruning wounds up to approximately 100mm diameter from a height of approximately 2m.</li> </ul> |  | 10+ | C1         | 65                    | 4.56           |
| T9  | Silver Birch | 15.5   | 460        | N<br>E<br>S<br>W<br>4<br>2.5<br>3<br>5       | 3-S<br>3                   | EM         | G   | <ul style="list-style-type: none"> <li>Located within wider group G2</li> <li>Minor stem lean north.</li> <li>Stem bifurcates at a height of approximately 3.5m.</li> </ul>  |  | 20+ | B1/2       | 96                    | 5.52           |
| T10 | Wild Cherry  | 12     | 350        | N<br>E<br>S<br>W<br>6<br>1<br>2<br>7         | 3-N<br>3                   | EM         | G   | <ul style="list-style-type: none"> <li>Located within wider group G3.</li> <li>Stem divides into multiple primary branches at a height of approximately 3m.</li> <li>Gum exuding lesion on west of stem at a height of approximately 3m.</li> </ul>  |  | 10+ | C1         | 55                    | 4.2            |
| T11 | Common Ash   | 15     | 300        | N<br>E<br>S<br>W<br>4.5<br>4.5<br>4.5<br>4.5 | N/A<br>4                   | SM         | M   | <ul style="list-style-type: none"> <li>Located within wider group G2.</li> <li>Moderate reduction in vitality due to colonisation by Ash Dieback Disease (ADD).</li> <li>Short projected remaining life expectancy of less than 10 years.</li> </ul>   | <ul style="list-style-type: none"> <li>Remove tree due to colonisation by ADD and subsequent short projected remaining life expectancy.</li> </ul> | <10 | U          | 41                    | 3.6            |
| T12 | Common Ash   | 15     | 350        | N<br>E<br>S<br>W<br>4<br>4<br>4<br>3         | 2-S<br>3                   | SM         | M   | <ul style="list-style-type: none"> <li>Situated in greater extent of group G2.</li> <li>Moderate reduction in vitality due to colonisation by ADD.</li> <li>Short projected remaining life expectancy of less than 10 years.</li> </ul>  | <ul style="list-style-type: none"> <li>Remove tree due to colonisation by ADD and subsequent short projected remaining life expectancy.</li> </ul> | <10 | U          | 55                    | 4.2            |

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| <b>Job Ref:</b>     | BTC2697                                |

| 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) |
|-----|-----------------|--------|------------|--|----------------------------|------------|----|---|---|-----|------------|----------|----------------|
| T13 | Lime            | 17     | 690        | N<br>E<br>S<br>W<br>8.5<br>8.5<br>3.5<br>8.8 | 2-W<br>2                   | M          | G  | <ul style="list-style-type: none"> <li>Extensive ground compaction in rootzone.</li> <li>Exposed structural roots on south side of stem.</li> <li>Moderate stem lean north.</li> <li>Stem divides into multiple primary branches from a height of approximately 2m with tight stem unions and included bark.</li> </ul>                                       |   | 10+ | C1/2       | 215      | 8.28           |
| T14 | Japanese Cherry | 4.5    | 320        | N<br>E<br>S<br>W<br>5<br>3<br>2<br>2         | 1-E<br>2                   | SM         | M  | <ul style="list-style-type: none"> <li>Located within hedge H4.</li> <li>Moderate stem lean east.</li> <li>Stem divides into multiple stems from a height of approximately 2m.</li> </ul>   |   | 10+ | C1         | 46       | 3.84           |
| T15 | Common Ash      | 13.5   | 350#       | N<br>E<br>S<br>W<br>5<br>4<br>4<br>4         | N/A<br>4                   | EM         | M  | <ul style="list-style-type: none"> <li>Located on neighbouring land opposite retaining stone wall and subsequently not inspected in detail.</li> <li>Moderate reduction in vitality due to colonisation by ADD.</li> <li>Short projected remaining life expectancy of less than 10 years.</li> </ul>  | <ul style="list-style-type: none"> <li>Advise owner of colonisation by ADD and subsequent short projected remaining life expectancy.</li> </ul> | <10 | U          | 55       | 4.2            |
| T16 | Silver Maple    | 14.5   | 350        | N<br>E<br>S<br>W<br>4<br>4<br>4<br>4         | 3-W<br>2.5                 | SM         | G  | <ul style="list-style-type: none"> <li>Minor stem lean east.</li> </ul>   |   | 20+ | B1         | 55       | 4.2            |
| T17 | Norway Maple    | 9      | 290        | N<br>E<br>S<br>W<br>3.5<br>3<br>3.5<br>3.5   | 3<br>3.5                   | SM         | G  | <ul style="list-style-type: none"> <li>Majority of root system under tarmac hard surface, which has evidently sustained some displacement.</li> </ul>   |   | 20+ | B1         | 38       | 3.48           |
| T18 | Norway Maple    | 8      | 220        | N<br>E<br>S<br>W<br>3<br>2<br>1.5<br>2       | 2.5<br>2                   | Y          | M  | <ul style="list-style-type: none"> <li>Majority of root system under tarmac hard surface.</li> <li>Upright 90mm diameter primary branch arises at a height of approximately 2m with a tight compression fork.</li> <li>Crown showing signs of a moderate reduction in vitality with moderate amount of deadwood up to approximately 90mm diameter.</li> </ul> |   | 10+ | C1         | 22       | 2.64           |
| T19 | Norway Maple    | 4.5    | 100        | N<br>E<br>S<br>W<br>1.5<br>1.5<br>1<br>1     | 2.5<br>2-E                 | Y          | M  | <ul style="list-style-type: none"> <li>Majority of root system under tarmac hard surface.</li> <li>Crown showing signs of a moderate reduction in vitality.</li> </ul>  |   | 10+ | C1         | 5        | 1.2            |
| T20 | Norway Maple    | 8      | 240        | N<br>E<br>S<br>W<br>3<br>2.5<br>3<br>3       | 2<br>2                     | Y          | G  | <ul style="list-style-type: none"> <li>Majority of root system under tarmac hard surface.</li> </ul>  |   | 40+ | B1         | 26       | 2.88           |
| T21 | Norway Maple    | 6      | 220        | N<br>E<br>S<br>W<br>3<br>2.5<br>2.5<br>2.5   | 2                          | Y          | G  | <ul style="list-style-type: none"> <li>Majority of root system under tarmac hard surface.</li> </ul>  |   | 40+ | B1         | 22       | 2.64           |

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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 (m²) | RPA Radius (m) |
|-----|--|--------|------------|--|----------------------------|------------|-----|--|---|-----|------------|----------|----------------|
| T22 | Norway Maple   | 6.5    | 190        | N 3<br>E 2<br>S 3<br>W 2                 | 2<br>2                     | Y          | G   | Majority of root system under tarmac hard surface.   |   | 40+ | B1         | 16       | 2.28           |
| T23 | Norway Maple   | 10     | 290        | N 3.5<br>E 3.5<br>S 3.5<br>W 3           | 2.5<br>2-S                 | SM         | G   | Majority of root system under tarmac hard surface.   |   | 40+ | B1         | 38       | 3.48           |
| G1  | 12no. Aspen  | ≤ 16   | ≤ 320      | N ≤ 4<br>E ≤ 5<br>S ≤ 4<br>W ≤ 5         | N/A<br>≥ 3                 | SM         | M-G | <ul style="list-style-type: none"> <li>Very closely spaced group.</li> <li>Eastern and southern edge of group growing in contact with retaining stone wall, with canopies overhanging adjacent river.</li> <li>Wooden frames from play area screwed into approximately seven trees.</li> <li>Moderate amounts of deadwood up to approximately 50mm diameter.</li> <li>All have biased crowns due to mutual suppression.</li> </ul> | Monitor wall for displacement caused by direct contact from trees.                                | 20+ | C2         | ≤ 46     | ≤ 3.84         |
| G2  | approx. 40no. Common Hazel, Field Maple, Common Hawthorn, Common Alder, etc. | ≤ 14   | ≤ 320      | N ≤ 3<br>E ≤ 3<br>S ≤ 3<br>W ≤ 3         | N/A<br>≥ 3                 | SM         | M-G | <ul style="list-style-type: none"> <li>Very closely spaced group.</li> <li>Multiple trees growing in contact with retaining stone wall, with canopies overhanging adjacent river.</li> <li>Various wooden structures from children's play area screwed into trees along southern boundary of group.</li> <li>All have biased crowns due to mutual suppression.</li> </ul>  | Monitor wall for displacement caused by direct contact from trees.                                | 20+ | C2         | ≤ 46     | ≤ 3.84         |
| G3  | 3no. Common Ash  | ≤ 18   | ≤ 450      | N ≤ 4<br>E ≤ 3<br>S ≤ 5<br>W ≤ 6         | 4-N<br>≥ 4                 | SM-EM      | P-M | <ul style="list-style-type: none"> <li>Loosely spaced group located on edge of group G2.</li> <li>Significant and evidently progressive reduction in vitality of all trees due to colonisation by ADD.</li> <li>Short projected life expectancies of less than 10 years.</li> </ul>  | Remove group due to colonisation by ADD and subsequent short projected remaining life expectancy. | <10 | U          | ≤ 92     | ≤ 5.4          |
| G4  | 6no. Common Ash  | ≤ 13   | ≤ 350      | N ≤ 4<br>E ≤ 3<br>S ≤ 2<br>W ≤ 4         | N/A<br>≥ 4                 | SM         | M   | <ul style="list-style-type: none"> <li>Moderately spaced group within wider group G2.</li> <li>Moderate reduction in vitality due to colonisation by ADD.</li> <li>Short projected remaining life expectancy of less than 10 years.</li> </ul>   | Remove group due to colonisation by ADD and subsequent short projected remaining life expectancy. | <10 | U          | ≤ 55     | ≤ 4.2          |
| G5  | 2no. Japanese Cherry   | ≤ 4    | ≤ 220      | N ≤ 3<br>E ≤ 3<br>S ≤ 3<br>W ≤ 3         | 2-W<br>≥ 2                 | SM         | M   | <ul style="list-style-type: none"> <li>Loose group located in raised planter adjacent to retaining stone wall.</li> <li>Eastern tree's stem covered in duct tape up to a height of approximately 1.5m.</li> <li>Both trees bottle grafted at a height of approximately 1.2m.</li> <li>Canopies showing a minor reduction in vitality.</li> </ul>   |   | 10+ | C2         | ≤ 22     | ≤ 2.64         |
| G6  | 1no. Lawson Cypress, 1no. Leyland Cypress                                    | ≤ 9    | ≤ 180      | N ≤ 1.5<br>E ≤ 1.5<br>S ≤ 1.5<br>W ≤ 1.5 | N/A<br>≥ 1                 | Y          | G   | <ul style="list-style-type: none"> <li>Closely spaced pair located in slightly raised planter.</li> <li>Located amongst various ornamental shrubs.</li> </ul>  |   | 10+ | C2         | ≤ 15     | ≤ 2.16         |

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| <b>Site:</b>  | St James C of E Primary School, Greenacre Lane, Clitheroe, Lancashire, BB7 1ED |  |  |  |  |  |  |
| <b>Agent for Client:</b>                                      | Cassidy & Ashton Group Ltd   |  |  |  |  |  |  |

|                     |  |
|---------------------|--|
| <b>Surveyor:</b>    | Phill Harris Chartered Arboriculturist |
| <b>Survey Date:</b> | 29 March 2023                          |
| <b>Job Ref:</b>     | BTC2697                                |

| No. | Species  | Height | Stem Diam.                                    | Branch Spread                            | Branch & Canopy Clearances | Life Stage | PC  | General Observations and Comments   | Management Recommendations  | ERC | Cat. Grade | RPA (m <sup>2</sup> ) | RPA Radius (m) |
|-----|--|--------|---|--|----------------------------|------------|-----|---|---|-----|------------|-----------------------|----------------|
| G7  | 2no. Lawson Cypress, 1 no. Cappadocian Maple     | ≤ 14   | ≤<br>1x330<br>1x300<br>1x230<br>1x200<br>(ms) | N ≤ 4<br>E ≤ 3<br>S ≤ 3<br>W ≤ 3         | N/A<br>≥ 1                 | SM-EM      | M/G | <ul style="list-style-type: none"> <li>Closely spaced group adjacent to chain-link fence.</li> <li>Western Lawson Cypress multi-stemmed from a height of approximately 1m.</li> <li>Areas of occluded stem damage on the western side of larger Lawson Cypress, up to approximately 70mm diameter.</li> </ul> |   | 10+ | C2         | ≤ 132                 | ≤ 6.48         |
| G8  | 2no. Common Ash                                  | ≤ 10   | ≤<br>220#                                     | N ≤ 4<br>E ≤ 3<br>S ≤ 3<br>W ≤ 4         | 3-W<br>≥ 2                 | SM         | M   | <ul style="list-style-type: none"> <li>Loose pair located on neighbouring land opposite retaining stone wall, and subsequently not inspected in detail.</li> <li>Moderate reduction in vitality due to colonisation by ADD.</li> </ul>  | <ul style="list-style-type: none"> <li>Advise owner of colonisation by ADD and subsequent short projected remaining life expectancy.</li> </ul> | <10 | U          | ≤ 22                  | ≤ 2.64         |
| G9  | 2no. Common Ash                                  | ≤ 13   | 400#  | N ≤ 4<br>E ≤ 7<br>S ≤ 5<br>W ≤ 3         | N/A<br>≥ 3                 | EM         | M   | <ul style="list-style-type: none"> <li>Closely spaced pair located on neighbouring land opposite fence and subsequently not inspected in detail.</li> <li>Very dense ivy covering stems up to a height of approximately 9m.</li> <li>Moderate reduction in vitality due to colonisation by ADD.</li> </ul>    | <ul style="list-style-type: none"> <li>Advise owner of colonisation by ADD and subsequent short projected remaining life expectancy.</li> </ul> | <10 | U          | ≤ 72                  | ≤ 4.8          |
| G10 | Willow-Leafed Pear, Cherry Plum, Leyland Cypress | ≤ 5    | ≤<br>130                                      | N ≤ 2<br>E ≤ 2<br>S ≤ 2<br>W ≤ 2         | N/A<br>≥ 2                 | Y          | M   | <ul style="list-style-type: none"> <li>Closely spaced group of small trees and managed shrubs located adjacent to boundary fence.</li> </ul>  |   | 10+ | C1         | ≤ 8                   | ≤ 1.56         |
| G11 | Elder, Viburnum, Hinoki Cypress, etc.            | ≤ 4    | ≤<br>3x80<br>(ms)                             | N ≤ 1.5<br>E ≤ 1.5<br>S ≤ 1.5<br>W ≤ 1.5 | N/A<br>≥ 1                 | Y          | M   | <ul style="list-style-type: none"> <li>Closely spaced group of approximately five shrubs and young trees.</li> </ul>  |   | 10+ | C1         | ≤ 9                   | ≤ 1.66         |
| H1  | Dog Rose   | ≤ 1.5  | ≤<br>50                                       | ≈<br>2 wide                              | N/A<br>N/A                 | Y          | G   | <ul style="list-style-type: none"> <li>Length of managed hedge located adjacent to entrance footpath.</li> </ul>  |   | 10+ | C2         | N/A                   | ≈ 1            |
| H2  | Common Beech                                     | ≤ 2    | ≤<br>80                                       | ≈<br>2 wide                              | N/A<br>N/A                 | Y          | G   | <ul style="list-style-type: none"> <li>Length of managed hedge located adjacent to building frontage</li> </ul>   |   | 10+ | C2         | N/A                   | ≈ 1            |
| H3  | Field Maple                                      | ≤ 2    | ≤<br>100                                      | ≈<br>2 wide                              | N/A<br>N/A                 | SM         | M/G | <ul style="list-style-type: none"> <li>Length of managed hedge situated in contact with retaining stone wall.</li> <li>Gap of approximately 8m in hedge toward western boundary.</li> </ul>   |   | 10+ | C2         | N/A                   | ≈ 1            |
| H4  | Lawson Cypress, Common Holly                     | ≤ 2.5  | ≤<br>150                                      | ≈<br>2 wide                              | N/A<br>N/A                 | SM         | M   | <ul style="list-style-type: none"> <li>Short section of managed hedge situated adjacent to retaining stone wall.</li> </ul>   |   | 10+ | C2         | N/A                   | ≈ 2            |
| H5  | Lawson Cypress, Common Holly                     | ≤ 2.5  | ≤<br>150                                      | ≈<br>2 wide                              | N/A<br>N/A                 | SM         | M   | <ul style="list-style-type: none"> <li>Short section of managed hedge situated adjacent to retaining stone wall.</li> </ul>   |   | 10+ | C2         | N/A                   | ≈ 2            |

**BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment**

| Category and definition   | Criteria (including subcategories where appropriate)  |  |  | Identification on plan |   |                                      |  |
|---|---|--|--|------------------------|---|--------------------------------------|--|
| <b>Trees unsuitable for retention</b> (see Note)  |   |  |  |                        |   |                                      |  |
| <p><b>Category U</b></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"> <li>▪ 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)</li> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ 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</li> </ul> <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                    |   |                                      |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;"><b>1. Mainly arboricultural qualities</b></td> <td style="width: 33%; text-align: center;"><b>2. Mainly landscape qualities</b></td> <td style="width: 33%; text-align: center;"><b>3. Mainly cultural values, including conservation</b></td> </tr> </table> |   |  |  |                        | <b>1. Mainly arboricultural qualities</b> | <b>2. Mainly landscape qualities</b> | <b>3. Mainly cultural values, including conservation</b> |
| <b>1. Mainly arboricultural qualities</b>   | <b>2. Mainly landscape qualities</b>  | <b>3. Mainly cultural values, including conservation</b>   |  |                        |   |                                      |  |
| <b>Trees to be considered for retention</b>   |   |  |  |                        |   |                                      |  |
| <p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>   | <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)</p>   | <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>  | <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p> | Green                  |   |                                      |  |
| <p><b>Category B</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>   | <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</p>  | <p>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</p> | <p>Trees with clearly identifiable conservation or other cultural benefits</p>   | Blue                   |   |                                      |  |
| <p><b>Category C</b></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>   | <p>Trees not qualifying in higher categories</p>  | <p>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</p>  | <p>Trees with very limited conservation or other cultural benefits</p>   | 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 & GROUND PROTECTION SPECIFICATION -

**Construction Exclusion Zones (CEZs)**, shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. 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;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

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:

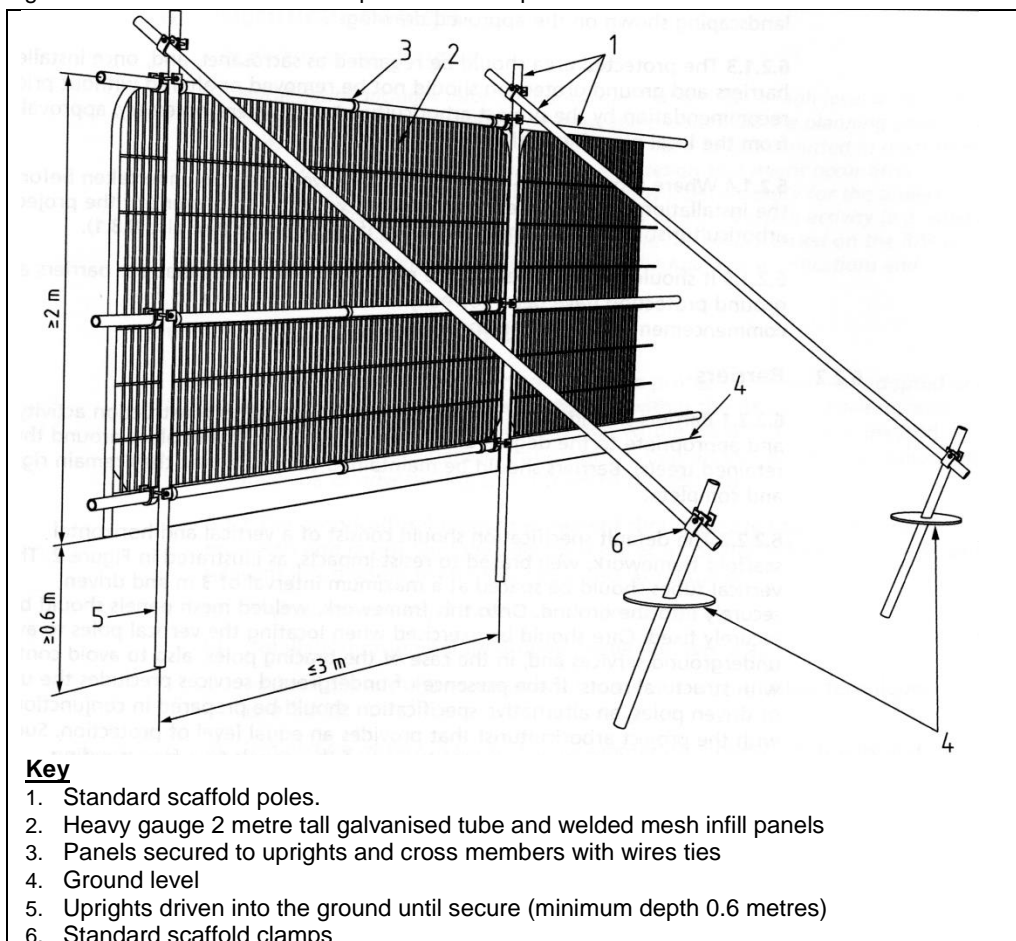
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE 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**

**Type 1 (i.e. 'Default') Temporary Protective Fencing Construction** (see Figure 2, below)

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 points 3 to 5 of Figure 2, overleaf.
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 points 4 to 5.
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) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, 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 Protective Fencing.

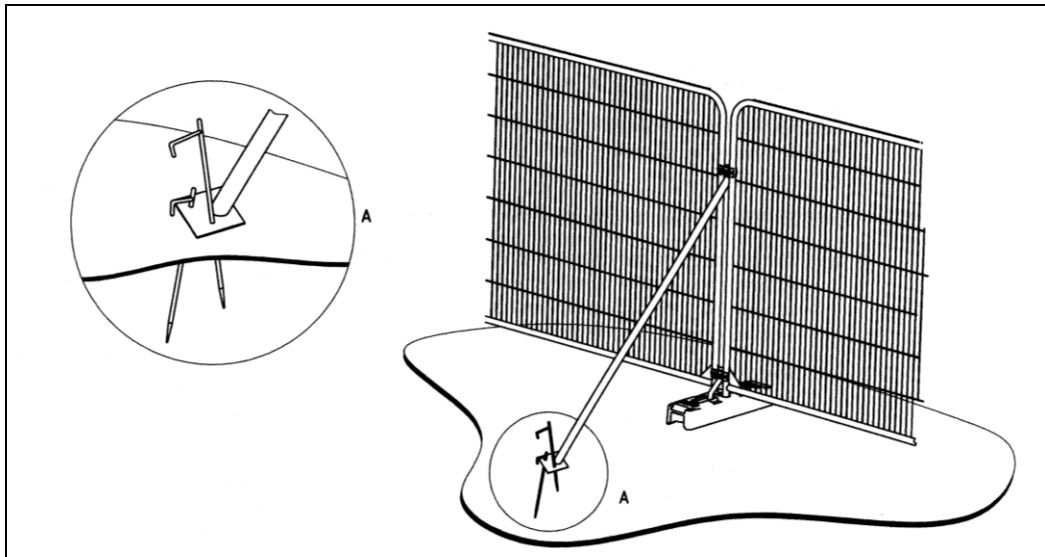
Figure 2: BS5837:2012 Default specification for protective barrier



### **Type 2 Temporary Protective Fencing Construction** (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
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) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, 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 Protective Fencing.

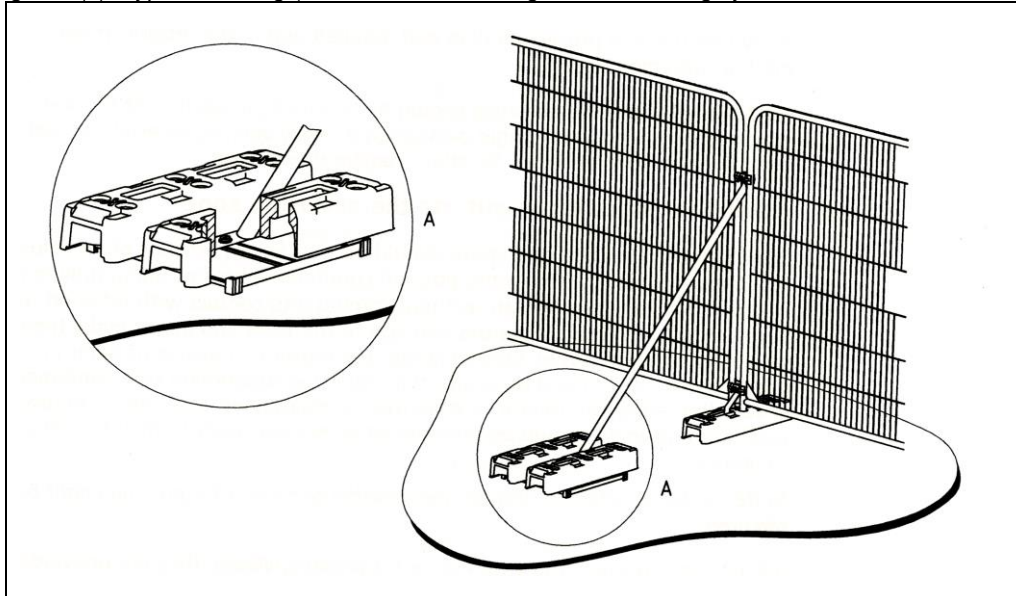
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



### **Type 3 Temporary Protective Fencing Construction** (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
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) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, 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 Protective Fencing.

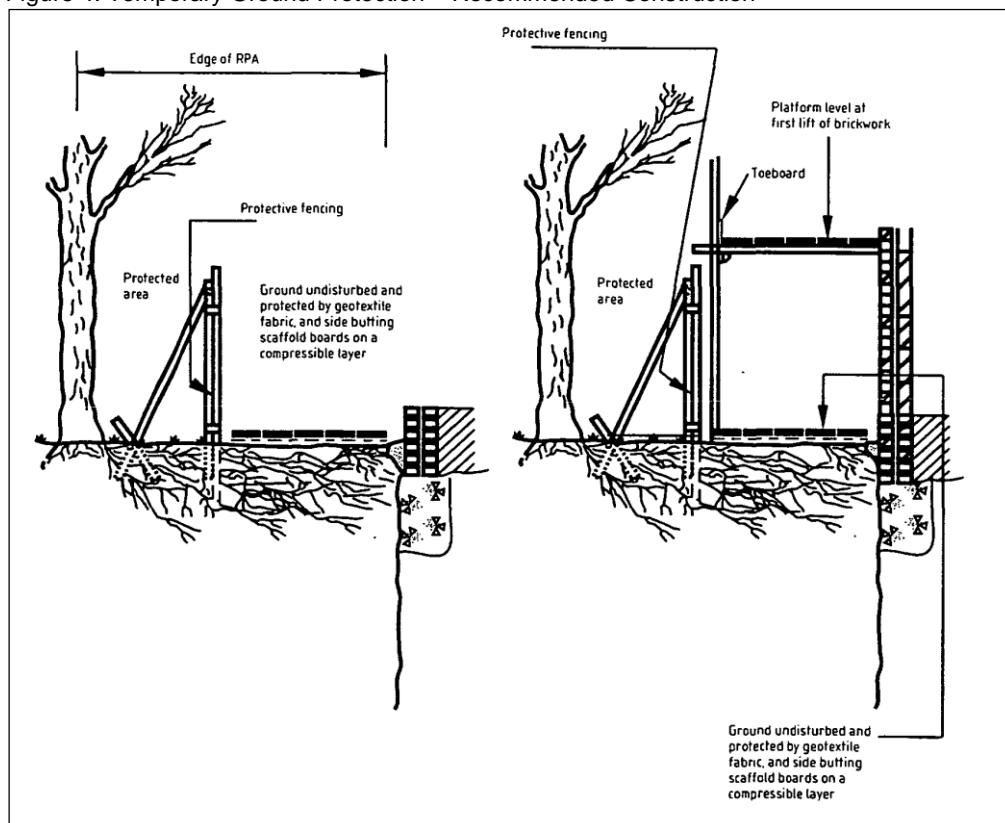
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

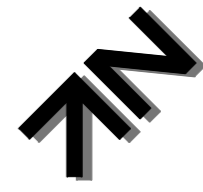


### Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, 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 4: Temporary Ground Protection – Recommended Construction





**KEY**

T = Individual Tree  
 G = Group of Trees  
 H = Hedge

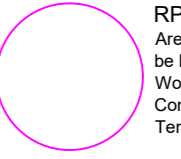
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

**Tree 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: The stem location of tree T21 was not included on the topographical survey based site plan provided, and was subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted location of this tree cannot therefore be considered to be wholly 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

**Project:**  
 ST JAMES PRIMARY SCHOOL  
 GREENACRE LANE  
 CLITHEROE  
 LANCASHIRE  
 BB7 1ED

**Agent For Client:**  
 CASSIDY + ASHTON GROUP LTD

**Title:**  
**TREE CONSTRAINTS PLAN**  
 in Relation to Proposed Partial Demolition of Existing Buildings and Subsequent Construction of New Junior School Block

Scale: 1:500@A2  
 Date: April 2023  
 Drawn by: MM  
 Checked by: PH



Ref: BTC2697-TCP Rev:

**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