



Arboricultural Impact Assessment

in Relation to Proposed Partial Demolition of Existing Buildings
and Subsequent Construction of New Junior School Block at



**St James C of E Primary School,
Greenacre Lane, Clitheroe,
Lancashire, BB7 1ED**

Prepared by:

Bowland 
Tree Consultancy Ltd

July 2021

**ARCHITECTURAL IMPACT ASSESSMENT
ST JAMES C OF E PRIMARY SCHOOL CLITHEROE**

Project No: BTC2226

Site: St James Primary School, Greenacre Ln, Clitheroe, BB7 1ED

Agent: Cassidy + Ashton Group Ltd

Co-council: Ribble Valley Borough Council

Source Date: 4 June 2021

Source ed: Wilson Scott FdSc

Prepared: Wilson Scott FdSc

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DISCLAIMER

Scope Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. 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 located in areas of restrictive ground vegetation, cannot therefore be expected. 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 regard to 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. For these reasons the tree assessment advice only remains valid for one year from the date that the trees were last inspected.

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 and other measurements 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 potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. 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 inform the relevant Council of the matter. 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 by the arboriculturist 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.

This document is intended as a guide to identify key tree related constraints to site development only, and 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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**ARBORICULTURAL IMPACT ASSESSMENT
ST JAMES C OF E PRIMARY SCHOOL CLITEROE**

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INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration
 - Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan, identifying tree retention categories, crown spreads, Root Protection Areas, trees proposed for removal, trees proposed for retention, etc.
 - Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations
 - Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s)
 - Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development
 - Advise on suitable retained tree protection measures required during development and
 - Produce an Arboricultural Impact Assessment report outlining the main tree related issues and reasonably foreseeable tree impacts in relation to the proposals and indicating suitable compensation and mitigation provisions and retained tree protection measures.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Ribble Valley Borough Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains. Essentially, it provides an initial analysis of the impacts that the proposed development is projected to have on trees located within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and compensation for projected losses, along with advice on appropriate tree protection measures in accordance with current guidance in the context of the proposals.

Site Visit Data Collection and Tree Plans

- 1.3 Further to the instruction it is confirmed that a tree survey was carried out on 4 June 2021, in accordance with the preceding disclaimer, and all tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.4 The survey identified 17 individual trees (prefixed 'T'), 11 groups of trees (prefixed 'G') and five hedges (prefixed 'H') which have been numbered accordingly on the Tree Constraints Plans (TCPs) and Tree Impact Plan (TIP), as appended. The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey plan supplied, whilst the TIP, which also has an overlay of the site proposal plans, is based on the proposed development plan supplied. Both the topographical survey plan and the proposed site plan were provided in electronic format by the client's agent, Cassidy and Ashton Group Ltd, and, for the purpose of this report, the provided plans' details are presumed to be accurate.
- 1.5 The purpose of the TCP and the TIP is to give an initial indication of the constraints that the trees present to site development and the associated projected impacts of the proposals, and should subsequently be utilised by the LPA's tree specialist to preliminarily assess if the proposed development is viable in accordance with BS5837:2012 and, along with the information provided in this report, as a basis for the LPA to request further details regarding specific matters relating to trees at suitable stages in the planning process.

■■■ STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town and Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75 mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.
- 2.2 According to the information available on the council's website the site does not stand within a CA and none of the surveyed trees were the subject of TPO protection at the time of the check. Nonetheless, it is stressed that the online TPO information available may not be up to date or complete, and it is therefore strongly recommended that the presence of any statutory tree protection in relation to surveyed trees be checked directly with Ribble Valley Borough Council's planning department prior to scheduling or carrying out any tree works that are not directly related to the implementation of a detailed (i.e. full) planning permission.

Protected Species

- 2.3 Bird nesting season runs from March to August inclusive. Nesting birds are afforded statutory protection under the Wildlife and Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are subsequently identified then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any works carried out in relation to protected species must be done under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.
- 2.7 A felling licence is, however, not required for the felling of trees immediately required for the purpose of carrying out development authorised by a full (i.e. detailed) planning permission granted under the Town and Country Planning Act 1990.

THE SITE AND THE SURROUNDINGS

- 3.1 The site is located approximately half a kilometre south of Clitheroe town centre and stands within the administrative boundaries of Ribbles Valley Borough Council. It currently comprises of two school buildings with associated car parks and hard landscaped play areas, with one building to the east and one to the west of Mearley Brook, which runs through the centre of the site in a north-east to south-west direction (see TCP).
- 3.2 The site is bordered to the north by Greenacre Street to the east by Whalley Road and to the west by residential areas of terraced housing. To the south of the site is a woodland area that extends approximately 150 metres south along Mearley Brook. There are two vehicular entrances to the site, both off Greenacre Street, with two further pedestrian access points, two to the north off Greenacre Street and one to the east off Whalley Road (see TCP).
- 3.3 The topographical survey plan provided indicates that ground levels within the site boundaries vary by up to approximately 1 metre, from the lowest point on the western boundary to the highest point in the south-eastern corner of the site.

THE TREE POPULATION

- 4.1 As noted previously, a total of 17 individual trees, 11 groups of trees and five hedges were surveyed for the purpose of this appraisal. They range from young to early mature in age, with heights up to 15 metres, maximum diametrical crown spreads up to approximately 16 metres, and stem diameters up to 690 millimetres. Details regarding specific tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.
- 4.3 Under the UK’s planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column (‘Cat. Grade’) listing the trees’ respective retention values, where they are rated either ‘A’, ‘B’, ‘C’ or ‘U’, as per BS5837:2012 Table 1 (Appendix One). ‘A’ category trees are those considered to be of ‘high quality’ and, accordingly, the most suitable for retention, whilst ‘B’ category trees are those considered to be of ‘moderate quality’, and ‘C’ category trees are those considered to be of ‘low quality’ with a correlated low retention value. In turn, ‘U’ category trees are those that are considered to be ‘unsuitable for retention’.

Table A: Site Retention Categories of the Surveyed Vegetation

	Retention Category	Tree Group Edge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	‘A’	T3, T5	2 Trees
	‘B’	T1, T6, T9	3 Trees
Those of a low quality that should not be considered a material constraint to development	‘C’	T2, T4, T5, T7, T8, T10, T11, T14, T15, T16, T17 G1, G2, G5, G6, G7, G10, G11, H1, H2, H3, H4, H5	11 Trees 7 Groups 5 Hedges
Those that should be removed or sound management reasons regardless of site proposals	‘U’	T3, T12, T13, G3, G4, G8, G9	3 Trees 4 Groups
			= 17 Trees, 11 Groups & 5 Hedges in Total

¹Denotes trees/groups located or partially located on areas of neighbouring land and subsequently under third-party ownership

4.4 As detailed in Table A (previous page) three trees were categorised as moderate quality (i.e. ‘B’ category), 11 trees, seven groups and five hedges as low quality (i.e. ‘C’ category), while three trees and four groups were classed as unsuitable for long term retention (i.e. ‘U’ category) regardless of the development proposals due to structural defects and/or poor physiological condition.

THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

5.1 From the information provided to date by the agents for the client, Cassidy and Ashton Group Ltd, it is understood that the proposals are for the partial demolition of the existing school building to the west of the site and subsequent construction of a new junior school block, car parking and vehicular access off Greenacre Street, modification of an extension on the western side of the eastern building, as well as the modification of an existing road entrance off Greenacre Street.

Projected Arboricultural Losses Relating to the Development Proposals

5.2 From the information provided to date it is projected that, as detailed in Table B, below, construction of the development as proposed will require the removal of four trees, one quality group, part of a second group, and two short lengths of hedge, all of which are of low quality (i.e. ‘C’ category).

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Retention Category	Proposals necessary to implement development	Proposals recommended regardless of development	Total number of removals
Those of a high quality that should be afforded appropriate consideration in the context of development	‘A’	-	□	□
Those of a moderate quality that should be afforded appropriate consideration in the context of development	‘B’	-	□	□
Those of a low quality that should be afforded appropriate consideration in the context of development	‘C’	T2, T7, T15, T17, G10, G11 (Part), H1, H2,	-	4 Trees 1 Group 1 Part Group 2 Hedges
Those that should be removed for sound management reasons regardless of plans	‘U’	-	T3, T12, T13, G3, G4, G8, G9	3 Trees 4 Groups
Totals		4 Trees 1 Group 1 Part Groups 2 Hedges	3 Trees 4 Groups	= 7 Trees, 5 Groups, 1 Part Groups and 2 Hedges in Total

□ Denotes trees/groups located or partially located on areas of neighbouring land and subsequently under third-party ownership

Compensation for Projected Arboricultural Losses as Part of the Scheme’s Landscaping

5.3 It is noted that the site has a sufficient amount of outdoor space to potentially accommodate a number of new trees of appropriate species. In this respect it is noted that the layout provides opportunity for new tree planting to its south and adjacent to the proposed car parking area to its north-west (see TIP).

5.4 Consequently, specific details regarding tree and hedge planting, as part of a landscape proposal plan, should be prepared and provided by a landscape architect in accordance with the guidance listed herein at paragraphs 7.5 and 7.6. Accordingly, the provision of and adherence to a detailed landscape proposal plan can be assured through the imposition of a suitably worded condition attached to a planning approval.

- 5.5 In turn, the landscaping scheme should be prepared in strict accordance with any relevant government guidance, specifically BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations, as well as section 5.6 and Table A.1 of BS5837:2012.

RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

- 6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TCP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.
- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The RPAs are indicated as magenta coloured shapes on the TCP and TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 From information provided by the architect it is understood that the current services to the existing building will serve the proposed building and that there will subsequently be no requirement for the formation of any new service trenches or drainage with retained trees' RPAs. Nonetheless, in order to ensure that this is strictly adhered to, the provision of a service proposal plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

- 6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process. In turn, the production of and adherence to an AMS and a TPP can be conditioned to a planning approval.

OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removals should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of statutory tree protection (e.g. TPOs).

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice.

Contractors and Sensitive Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and to the project tree consultant.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Any tree risk management appraisals and subsequent recommendations made in this report were based on observations and site circumstances at the time of the survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress.
- 7.8 In this respect, it should be noted that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

☐☐☐ **SUMMARY AND CONCLUSIONS**

- 8.1 Seventeen individual trees, 11 groups of trees and five hedges were surveyed in respect of a proposal to partial demolition of existing building to the west of the site and subsequent construction of a new junior school building with associated vehicular access and parking, as well as a modification to an extension on the eastern building at the site.
- 8.2 Three trees were categorised as moderate quality, 11 trees, seven groups and four hedges were categorised as low quality, and three trees and four groups were classed as unsuitable for retention regardless of the development proposals.
- 8.3 An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of four low quality trees, one low quality group and part of a second low quality group, and two low quality hedges.
- 8.4 Nevertheless, the proposed development evidently has sufficient space to accommodate new tree and hedge planting, the provision of which can be assured through the implementation of a suitably worded condition attached to a planning approval requiring the provision and implementation of a detailed landscape plan.
- 8.5 Consequently, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.
- 8.6 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that the retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.
- 8.7 Furthermore, it should also be noted that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development.

REFERENCES

- BS42020:2013 - Biodiversity – Code of Practice for Planning and Development. BSI British Standards, London.
- BS8596:2015 - Surveying for Bats in Trees and Woodlands. BSI British Standards, London.
- BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
- BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
- National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
- National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

APPENDICES



TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	
Site:	St James C of E Primary School, Greenacre Street, Clitheroe, Lancashire, BB7 1ED
Agent for Client:	Cassidy + Ashton Group Ltd

Surveyor:	Wilson Scott FdSc
Survey Date:	4 June 2021
Job Ref:	BTC2226

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	Silver Birch	12.5	410	N E S W 5 4 4 4	4-W 3	EM	G	<ul style="list-style-type: none"> Slight stem lean east. One branch failure wound at a height of approximately 5m up to approximately 100mm diameter on west side of canopy. 	<ul style="list-style-type: none"> Retain tree in context of proposed development. Ensure protection of tree's Root Protection Area (RPA) through establishment of Construction Exclusion Zone (CEZ) using temporary protective fencing in accordance with appended specification. 	20+	B1/2	76	4.92
T2	Aspen	12	330	N E S W 0 2 2 4	6-NW 5	SM	M/G	<ul style="list-style-type: none"> Slight stem lean north. Unknown metal item embedded at stem base. Girdled root of approximately 50mm diameter to north. Multiple occluded pruning wounds up to approximately 100mm diameter from a height of approximately 5m. North side of canopy slightly suppressed from neighbouring tree T3. 	<ul style="list-style-type: none"> Remove tree in order to construct new car parking spaces as proposed. 	10+	C2	49	3.96
T3	Rowan	12.5	500	N E S W 2 5 5 3	3-W 5	EM	M/G	<ul style="list-style-type: none"> Decay strip up to approximately 50mm width on west side of stem from base up to approximately 4m. Stem divides into multiple primary branches from a height of approximately 3m. One primary branch has decay strip from its base to a height of approximately 5m. Multiple occluded pruning wounds up to approximately 150mm diameter from a height of approximately 2m. Moderately progressive reduction in vitality. Short projected remaining life expectancy of less than 10 years. 	<ul style="list-style-type: none"> Remove tree due to poor condition and subsequent short projected remaining life expectancy. 	<10	U	113	6

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 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
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

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL							
Site:	St James C of E Primary School, Greenacre Street, Clitheroe, Lancashire, BB7 1ED						
Agent for Client:	Cassidy + Ashton Group Ltd						

Surveyor:	Wilson Scott FdSc
Survey Date:	4 June 2021
Job Ref:	BTC2226

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)
T4	Rowan	6.5	180	N E S W 2 2 2 1	2-S 3	SM	M	<ul style="list-style-type: none"> Minor stem lean north. Multiple occluded pruning wounds to approximately 150mm diameter on north side of stem from a height of approximately 2m. Three nails embedded in stem to east at a height of approximately 2m. Crown showing a moderate reduction in vitality. 	<ul style="list-style-type: none"> Retain tree in context of proposed development. Ensure protection of tree's RPA through establishment of CEZ using temporary protective fencing in accordance with appended specification 	10+	C2	15	2.16
T5	Rowan	9	300	N E S W 4 5 4 0	2-SE 4	SM	M	<ul style="list-style-type: none"> Slight stem lean south. Multiple occluded pruning wounds up to approximately 100mm diameter from a height of approximately 2m. Significant reduction in vitality on western side of canopy. Moderate amounts of deadwood up to approximately 100mm diameter One dead branch of approximately 100mm diameter to west of canopy. 	<ul style="list-style-type: none"> Retain tree in context of proposed development. Ensure protection of tree's RPA through establishment of CEZ using temporary protective fencing in accordance with appended specification. 	10+	C2	41	3.6
T6	Whitebeam	8	440	N E S W 5 3 4 5	2-W 3	EM	G	<ul style="list-style-type: none"> Stem divides into multiple primary branches from a height of approximately 2m. Canopy slightly suppressed from neighbouring tree T6 on west side. 	<ul style="list-style-type: none"> Retain tree in context of proposed development. Ensure protection of tree's RPA through establishment of CEZ using temporary protective fencing in accordance with appended specification. 	20+	B1	88	5.28
T7	Silver Birch	8	240	N E S W 3.5 1 3 2	6-NW 2	SM	M/G	<ul style="list-style-type: none"> Minor stem lean north with signs of mechanical damage to stem base. Approximately six partially occluded pruning wounds up to approximately 80mm diameter from a height of approximately 3m. 	<ul style="list-style-type: none"> Remove tree in order to construct entrance driveway as proposed. 	10+	C2	26	2.88
T8	Aspen	12	320	N E S W 5 5 2 5	N/A 3	SM	M	<ul style="list-style-type: none"> Located within wider group G2 Sand bags packed around stem base thereby restricting access for detailed inspection. Stem base approximately 0.5m distance from steel shed. Multiple pruning wounds up to approximately 100mm diameter from a height of approximately 2m. North-east of canopy overhangs adjacent internal footpath. Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> Retain tree in context of proposed development. Ensure protection of tree's RPA through establishment of CEZ using temporary protective fencing in accordance with appended specification. 	10+	C2	46	3.84
T9	Silver Birch	13	420	N E S W 5 5 5 5	3-S 3	EM	G	<ul style="list-style-type: none"> Located within wider group G2 Minor stem lean north. Stem bifurcates at a height of approximately 3.5m. Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> Retain tree in context of proposed development. 	20+	B1/2	80	5.04

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Surveyor:	Wilson Scott FdSc
Survey Date:	4 June 2021
Job Ref:	BTC2226

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m)	RPA Radius (m)
T10	Rowan	12	2x210 (ts)	N E S W 3 5 4 4	7-E 6	SM	M	<ul style="list-style-type: none"> ▪ Twin stemmed from ground level. ▪ Minor stem lean north. ▪ Tight stem unions with included bark tissues present from a height of approximately 1m. ▪ One stem of approximately 220mm diameter removed at a height of approximately 1.5m. ▪ Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> ▪ Retain tree in context of proposed development. 	10+	C2	40	3.56
T11	Wild Cherry	10	320	N E S W 6 4 2 4	3-N 2	SM	M	<ul style="list-style-type: none"> ▪ Located within wider group G3. ▪ Stem divides into multiple primary branches at a height of approximately 3m. ▪ Gum exuding lesion on west side of stem at a height of approximately 3m. ▪ Crown showing a minor reduction in vitality. ▪ Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> ▪ Retain tree in context of proposed development. 	10+	C2	46	3.84
T12	Common Ash	12	1x300 1x280 (ts)	N E S W 4.5 4.5 4.5 4.5	N/A 4	SM	M	<ul style="list-style-type: none"> ▪ Twin stemmed from ground level. ▪ Located within wider group G2. ▪ Moderate reduction in vitality due to effects of colonisation of Ash Dieback Disease. ▪ Short projected remaining life expectancy of less than 10 years. 	<ul style="list-style-type: none"> ▪ Remove tree due to effects of colonisation by Ash Dieback Disease and subsequent short projected remaining life expectancy. 	<10	U	76	4.92
T13	Common Ash	13	330	N E S W 4 4 4 3	2-S 3	SM	M	<ul style="list-style-type: none"> ▪ Situated in greater extent of group G2. ▪ Moderate reduction in vitality due to effects of colonisation of Ash Dieback Disease. ▪ Short projected remaining life expectancy of less than 10 years. 	<ul style="list-style-type: none"> ▪ Remove tree due to effects of colonisation by Ash Dieback Disease and subsequent short projected remaining life expectancy. 	<10	U	49	3.96
T14	Common Lime	15	690	N E S W 8 8 8 8	2-W 3	M	M/G	<ul style="list-style-type: none"> ▪ Stem divides into multiple primary branches from a height of approximately 2m with tight stem unions and included bark tissues. ▪ Exposed structural roots on western side of stem. ▪ Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> ▪ Retain tree in context of proposed development. 	20+	C1/2	215	8.28
T15	Wild Cherry	4	320	N E S W 3.5 4 2 2	1-E 2	SM	M	<ul style="list-style-type: none"> ▪ Situated within hedge H4. ▪ Moderate stem lean east. ▪ Stem divides into multiple stems from a height of approximately 2m. 	<ul style="list-style-type: none"> ▪ Remove tree in order to construct new school building as proposed. 	10+	C1	46	3.84
T16	Common Ash	11	350#	N E S W 4 4 4 4	N/A 4	EM	P	<ul style="list-style-type: none"> ▪ Located on neighbouring land opposite retaining stone wall and subsequently not inspected in detail. ▪ Minor reduction in vitality due to effects of colonisation of Ash Dieback Disease. 	<ul style="list-style-type: none"> ▪ Retain tree in context of proposed development. 	10+	C1	55	4.2

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Surveyor:	Wilson Scott FdSc
Survey Date:	4 June 2021
Job Ref:	BTC2226

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m)	RPA Radius (m)	
T17	Silver Maple	12	330	N E S W	4 2 2 2	3-N 2.5	SM	M	<ul style="list-style-type: none"> Situated at south-eastern edge of hedge H5. Moderately biased crown north. Minor amounts of deadwood up to approximately 50mm diameter. 	<ul style="list-style-type: none"> Remove tree in order to construct new school building as proposed. 	10+	C1	49	3.96
G1	12no. Aspen	≤ 12	≤ 320	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	N/A ≥ 3	SM	M/G	<ul style="list-style-type: none"> Very closely spaced group. Eastern and southern edge of group growing in contact with retaining stone wall, with canopies overhanging adjacent river. Wooden frames from play area screwed into approximately seven trees. Moderate amounts of deadwood up to approximately 50mm diameter. Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> Retain group in context of proposed development. 	20+	C2	≤ 46	≤ 3.84
G2	approx. 40no. Common Hazel, Field Maple, Common Hawthorn, Common Alder	≤ 12	≤ 320	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	N/A ≥ 3	SM	M/G	<ul style="list-style-type: none"> Closely spaced linear group adjacent to stone retaining wall. Lower canopies of group in contact with wall. Various wooden structures from children's play area screwed into trees along southern boundary of group. Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> Retain group in context of proposed development. 	20+	C2	≤ 46	≤ 3.84
G3	3no. Common Ash	≤ 15	≤ 450	N E S W	≤ 6 ≤ 6 ≤ 6 ≤ 6	4-N ≥ 4	EM	M/P	<ul style="list-style-type: none"> Loosely spaced group located within wider group G2. Significant and evidently progressive reduction in vitality of all trees due to effects of colonisation of Ash Dieback Disease. Short projected life expectancy of less than 10 years. 	<ul style="list-style-type: none"> Remove group due to effects of colonisation by Ash Dieback Disease and subsequent short projected remaining life expectancy. 	<10	U	≤ 92	≤ 5.4
G4	6no. Common Ash	≤ 13	≤ 330	N E S W	≤ 2 ≤ 6 ≤ 2 ≤ 4	N/A ≥ 4	SM	M	<ul style="list-style-type: none"> Moderately spaced group within wider group G2. Located outside red line boundary. Moderate reduction in vitality due to effects of colonisation of Ash Dieback Disease. Short projected remaining life expectancy of less than 10 years. 	<ul style="list-style-type: none"> Remove group due to effects of colonisation by Ash Dieback Disease and subsequent short projected remaining life expectancy. 	<10	U	≤ 49	≤ 3.96
G5	2no. Sargent Cherry	≤ 6	≤ 220	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	2-W ≥ 2	SM	M	<ul style="list-style-type: none"> Located in raised planter adjacent to retaining stone wall. Eastern tree's stem covered in Gaffer tape up to a height of approximately 1.5m. Both trees grafted from a height of approximately 1.5m. Canopies showing a minor reduction in vitality. Not projected to be impacted by development proposal. 	<ul style="list-style-type: none"> Retain group in context of proposed development. 	10+	C2	≤ 22	≤ 2.64

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Surveyor:	Wilson Scott FdSc
Survey Date:	4 June 2021
Job Ref:	BTC2226

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m)	RPA Radius (m)
G6	Lawson Cypress, Leyland Cypress	≤ 7	≤ 180	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	N/A ≥ 1	Y	G	<ul style="list-style-type: none"> Closely spaced pair located in slightly raised planter. Located amongst various ornamental shrubs. 	<ul style="list-style-type: none"> Retain group in context of proposed development. Ensure protection of tree's RPA through establishment of CEZ using temporary protective fencing in accordance with appended specification 	10+	C2	≤ 15	≤ 2.16
G7	2no. Lawson Cypress, 1 no. Cappadocian Maple	≤ 14	≤ 1x330 1x300 1x230 1x200 (ms)	N ≤ 4 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 1	SM	M/G	<ul style="list-style-type: none"> Closely spaced group situated adjacent to chain-link fence. Northern tree multi-stemmed from a height of approximately 1m. Areas of occluded stem damage on the western side of larger Lawson Cypress, up to approximately 70mm diameter. 	<ul style="list-style-type: none"> Retain group in context of proposed development. Ensure protection of tree's RPA through establishment of CEZ using temporary protective fencing in accordance with appended specification 	10+	C2	≤ 132	≤ 6.48
G8	2no. Common Ash	≤ 9	≤ 220#	N ≤ 4 E ≤ 3 S ≤ 3 W ≤ 4	3-W ≥ 2	EM	M	<ul style="list-style-type: none"> Closely spaced pair located on neighbouring land opposite retaining stone wall, and subsequently not inspected in detail. Moderate reduction in vitality due to effects of colonisation by Ash Dieback Disease. 	<ul style="list-style-type: none"> Recommend tree owner removes group due to effects of colonisation by Ash Dieback Disease and subsequent short projected remaining life expectancy. 	<10	U	≤ 22	≤ 2.64
G9	2no. Common Ash	≤ 13	400#	N ≤ 4 E ≤ 7 S ≤ 5 W ≤ 3	N/A ≥ 3	EM	M	<ul style="list-style-type: none"> Closely spaced pair located on neighbouring land opposite fence and subsequently not inspected in detail. Dense ivy covering stems up to a height of approximately 9m. Moderate reduction in vitality due to effects of colonisation by Ash Dieback Disease. 	<ul style="list-style-type: none"> Recommend tree owner removes group due to effects of colonisation by Ash Dieback Disease and subsequent short projected remaining life expectancy. 	<10	U	≤ 72	≤ 4.8
G10	Willow-Leafed Pear, Cherry Plum, Leyland Cypress	≤ 5	≤ 130	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	N/A ≥ 2	Y	M	<ul style="list-style-type: none"> Closely spaced group located adjacent to boundary fence. 	<ul style="list-style-type: none"> Remove group in order to construct new building as proposed. 	10+	C1/2	≤ 8	≤ 1.56
G11	4no. Sycamore, 3no. Purple Maple	≤ 8	≤ 230	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 2	SM	M/G	<ul style="list-style-type: none"> Closely spaced linear group located adjacent to boundary wall at road frontage. Canopy of tree closest to car park entrance has some dieback. 	<ul style="list-style-type: none"> Remove two trees from group in order to construct widened drive way as proposed (see TIP). Ensure protection of remaining tree's RPA through establishment of CEZ using temporary protective fencing in accordance with appended specification 	10+	C2	≤ 24	≤ 2.76
H1	Dog Rose	≤ 1.5	≤ 50	≈ 2 wide	N/A N/A	Y	G	<ul style="list-style-type: none"> Length of managed hedge located adjacent to entrance footpath. 	<ul style="list-style-type: none"> Remove hedge in order to construct parking area as proposed. 	10+	C2	N/A	≈ 1
H2	Common Beech	≤ 2	≤ 80	≈ 2 wide	N/A N/A	Y	G	<ul style="list-style-type: none"> Length of managed hedge located adjacent to building frontage 	<ul style="list-style-type: none"> Remove hedge in order to construct new entrance driveway as proposed. 	10+	C2	N/A	≈ 1

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Surveyor: Wilson Scott FdSc
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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)	RPA Radius (m)
H3	Field Maple	≤ 2	≤ 100	≈ 2 wide	N/A N/A	SM	M/G	<ul style="list-style-type: none"> Length of managed hedge situated in contact with retaining stone wall. Gap of approximately 8m in hedge toward western boundary. 	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Ensure protection of hedge through establishment of CEZ using temporary protective fencing in accordance with appended specification. 	10+	C2	N/A	≈ 1
H4	Lawson Cypress, Common Holly	≤ 2.5	≤ 150	≈ 2 wide	N/A N/A	SM	M	<ul style="list-style-type: none"> Short section of managed hedge situated adjacent to retaining stone wall. 	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Ensure protection of hedge through establishment of CEZ using temporary protective fencing in accordance with appended specification. 	10+	C2	N/A	≈ 2
H5	Lawson Cypress, Common Holly	≤ 2.5	≤ 150	≈ 2m wide	N/A N/A	SM	M	<ul style="list-style-type: none"> Short section of managed hedge situated adjacent to retaining stone wall. 	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Ensure protection of hedge through establishment of CEZ using temporary protective fencing in accordance with appended specification. 	10+	C2	N/A	≈ 2

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

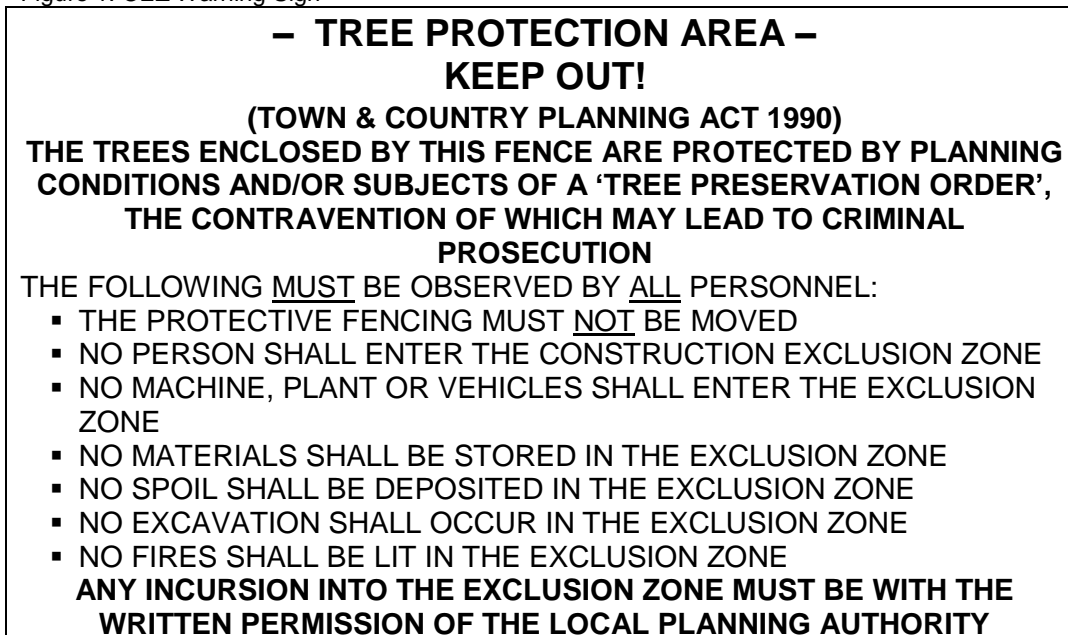
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer 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>	<p>Trees not qualifying in higher categories</p> <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>	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

- 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.

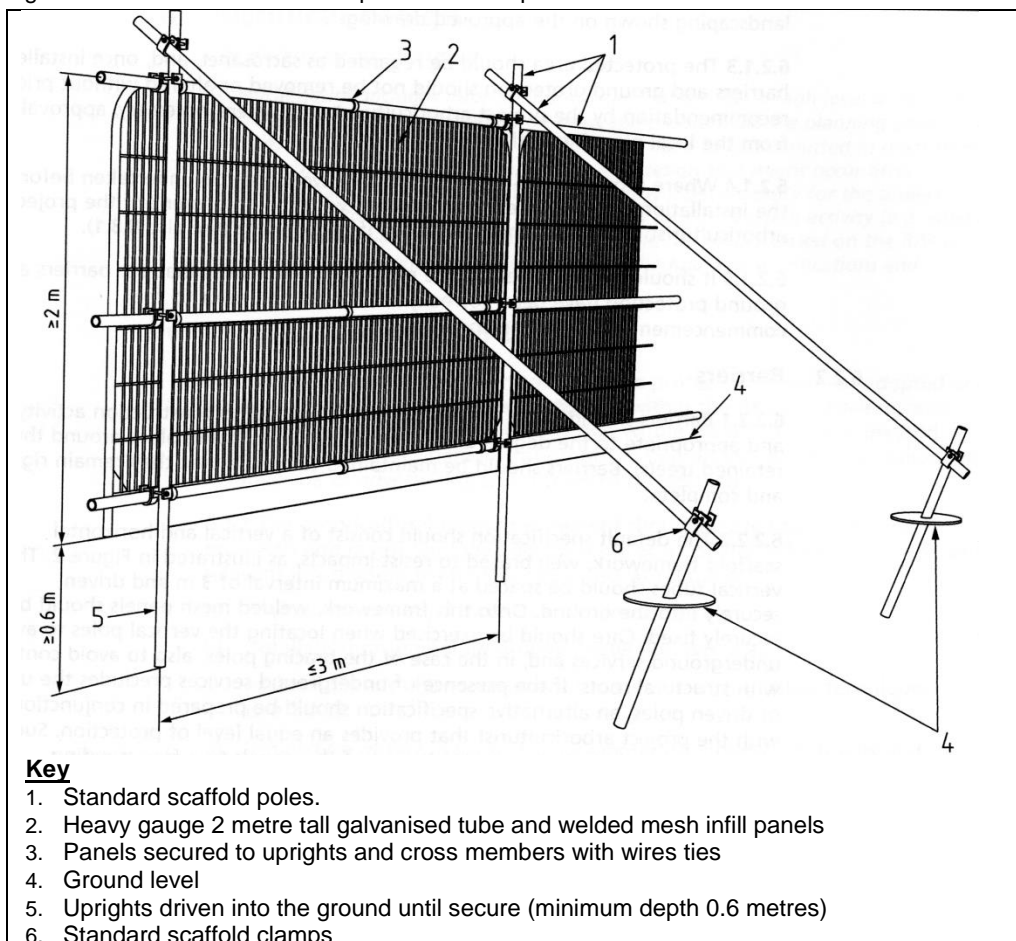
Figure 1: CEZ Warning Sign



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.

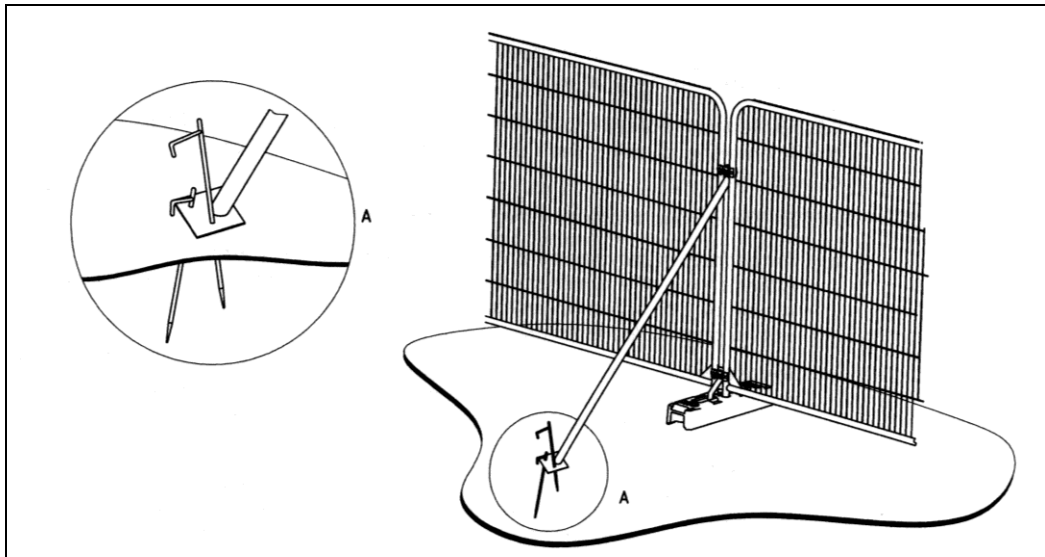
Figure 2: BS5837:2012 Default specification for protective barrier



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.

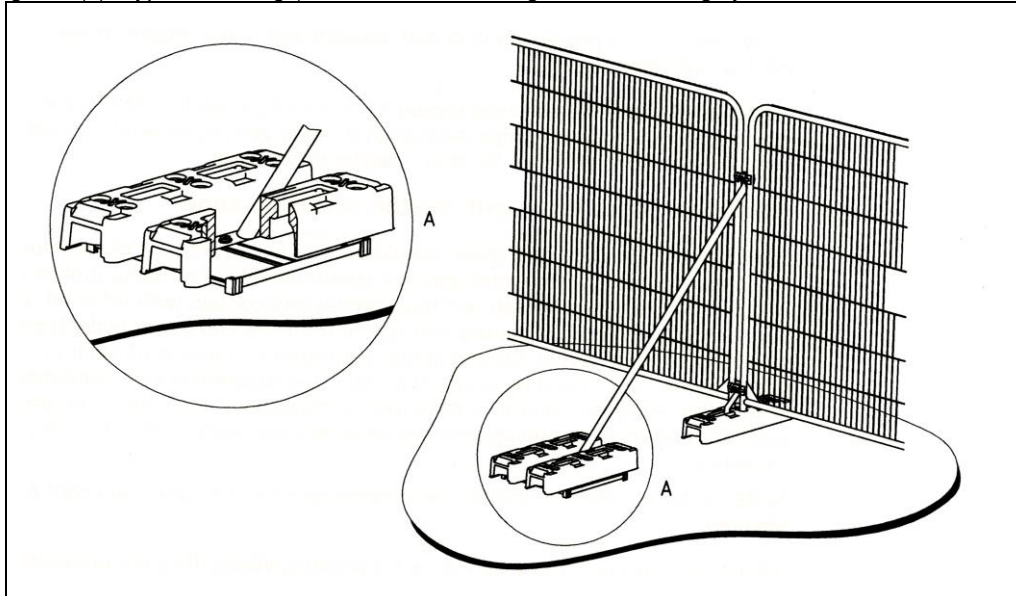
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



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.

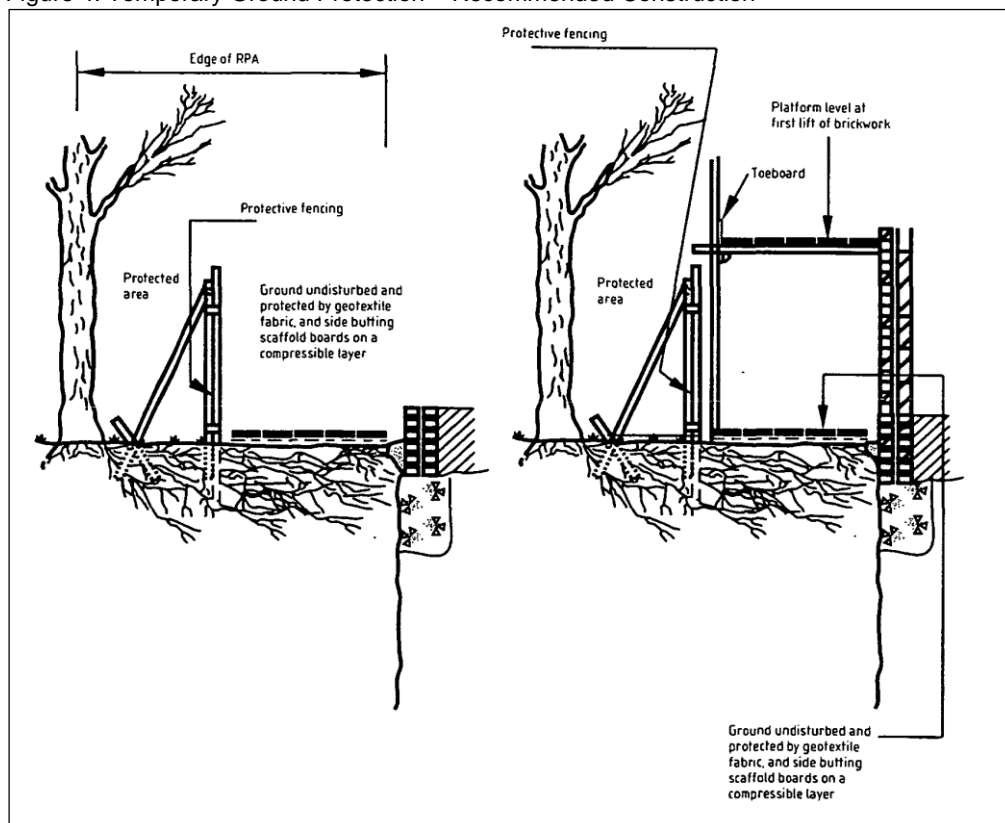
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

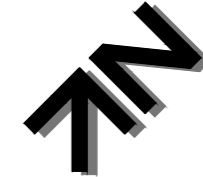


Temporary Ground Protection

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



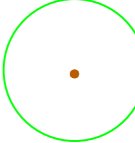
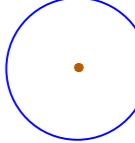
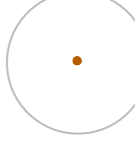
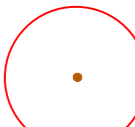


KEY

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

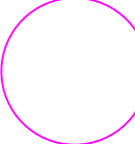
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

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 T8 was not plotted on the topographical survey based site plan provided, and the location was subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted location of the 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

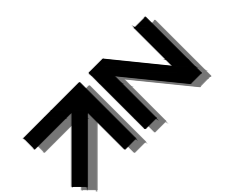
Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Partial Demolition of Existing Buildings and Subsequent Construction of New Junior School Block

Scale: 1:500@A2
Date: June 2021
Drawn by: WS
Checked by: JL



Ref: BTC2226-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



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

Please refer to associated Arboricultural Impact Assessment 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 1: The stem location of tree T8 was not plotted on the topographical survey based site plan provided, and the location was subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted location of the tree cannot therefore be considered to be wholly accurate.
 Note 2: Trees with their identifying numbers labelled in grey are proposed for removal in the context of the proposed development

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 IMPACT PLAN
 in Relation to Proposed Partial Demolition of Existing Buildings and Subsequent Construction of New Junior School Block

Scale: 1:500@A2
 Date: July 2021
 Drawn by: WS
 Checked by: JL

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