Land at Pendle Road, Clitheroe

Arboricultural Impact Assessment

May 2022

MÜLLER
PROPERTY GROUP

Arboricultural Impact Assessment and Method Statement

Pendle Mill, Pendle Road, Clitheroe

Reference: 80-759-R1-2

Date: May 2022

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Pendle Mill, Clitheroe

Prepared for:
Muller Property Group

Report Ref: 80-759-R1-2
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QUALITY ASSURANCE

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QUALIFICATIONS	FdSc MArborA	FdSc MArborA	
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EXECUTIVE SUMMARY

Site Address	Pendle Mill, Pendle Road, Clitheroe
Co-ordinates	E 374923, N 441548
Site Area	Approximately 0.45 ha
Results	The site survey identified a total of 19 individual trees and one group of trees on and adjacent the site. These included one individual tree graded Category A trees of high value, six individual trees were graded Category B trees of moderate value, 10 individual trees and one group of trees were graded Category C trees of low value. Two individual trees have been categorised as unsuitable for retention regardless of the site proposals (i.e. 'U' category).
Recommendations	There is no requirement for any tree removal to facilitate the scheme proposals. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist. The demolition of existing buildings is close to or within trees RPA's. In order to ensure adequate protection of the retained trees throughout the development, specific details regarding the timing, procedures, working methods and protective measures to be used in relation to the proposed construction works within and in close proximity to RPA's should be included in the Method Statement. No materials should be stored or dumped and no vehicular or plant movement within any trees RPA to minimise the risk to the trees from soil compaction. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Muller Property Group to produce an Arboricultural Impact Assessment and Method Statement relating to a proposed construction works at Pendle Mill, Pendle Road, Clitheroe, hereafter referred to as 'the site'.

The purpose of the report is to:

- Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)[1], hereafter referred to as 'BS5837: 2012'.
- Identify trees suitable for retention and for removal due to the proposed development.
- Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- Prescribe arboricultural recommendations for the long-term management of trees on the site.
- If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at Pendle Mill on Pendle Road, Clitheroe, BB7 1JQ within the administrational boundaries of Ribble Valley Borough Council. The site comprises of commercial buildings with associated hard standing area. The site is bordered by a number of scattered trees of varying age and quality.

Cranfield (2022)[2] identified the soil type of the site and the surrounding area as slowly permeable seasonally wet acid loamy and clayey soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

A search on the website of Ribble Valley Borough Council on the 28th March 2022 did not identify any trees afforded protection by Tree Preservation Orders (TPOs) on the site and confirmed that the site is not within a Conservation Area. However, this may be subject to change, and any legal designations afforded to trees must be verified with the local authority prior to any works commencing that may impact the trees.

1.4. TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to

[1] British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations.* British Standards Institute, London
[2] Cranfield (2020). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 24th March 2022]

carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission. There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include:

- where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and
- in the interests of the safe operation of the undertaking;
- in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker;
- to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.
- where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.5. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.6. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2019) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.6.1. NATIONAL PLANNING POLICY FRAMEWORK 2021

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.

2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 24th March 2022. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

TABLE 2.1 BS 5837 CASCADE CHART (ADAPTED FROM BRITISH STANDARDS, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY A	Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, especially if rare or unusual.	Highly desirable	**Light green**
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	**Dark blue**
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Feasible, but should be removed if posing a constraint to development	**Grey**
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	**Dark red**

2.2. CONSTRAINTS

Topographical base mapping was provided; however, a number of trees were not recorded by the topographical survey, therefore these trees were manually plotted using GPS.

Some sections of the study area were covered with dense undergrowth or located within adjacent land, preventing a full assessment and an accurate measurement of some trees. Where tree survey data has been estimated (based on assessments from the nearest safe vantage points). These trees are denoted by a # in the associated schedules.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.

3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 19 individual trees and one group of trees on and adjacent the site. These included one individual tree graded Category A trees of high value, six individual trees were graded Category B trees of moderate value, 10 individual trees and one group of trees were graded Category C trees of low value. Two individual trees have been categorised as unsuitable for retention regardless of the site proposals (i.e. 'U' category).

TABLE 3.1 TREE CATEGORIES RECORDED

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	1	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	6	0	0	0
CATEGORY C (TREES OF LOW QUALITY)	10	1	0	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	2	0	0	0
TOTALS	**19**	**1**	**0**	**0**

3.2. TREE SPECIES DIVERSITY

Several tree species were recorded as individual or as groups of trees during the survey and are represented throughout the study area. Species of trees recorded includes Ash (*Fraxinus excelcior*), Field maple (*Acer campestre*), Goat willow (*Salix caprea*), Hawthorn (*Crataegus monogyna*), Sycamore (*Acer pseudoplatanus*) and willow sp. (*Salix sp*.)

Tree data can be viewed in **Appendix I: Tree Survey Schedule**. Photographs of trees can be viewed in **Appendix II: Photographs.** Tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

According to the current proposals, there are no arboricultural items that required removal to facilitate the scheme.

4.2. WORKS WITHIN RPAS

The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

- Proposed demolition of existing buildings within various trees' RPAs and canopies.

TABLE 4.1 ROOT PROTECTION AREA INCURSIONS

Element of Proposal with Potential to Impact Upon Retained Trees	Trees Impacted	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required or Provided and Relevant Specialist
Demolition of existing buildings and removal of associated hard surfaces	G1, T7, T8, T9, T10, T12, T13, T14, T15, T16, T17, T18,	• Machinery to be positioned onto existing hard surfaces at all times within and adjacent to RPAs. • All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained trees, and works adjacent to trees conducted under the supervision of a banksman, under arboricultural direction, to ensure that adequate clearances from retained trees is maintained. • Demolition should be undertaken inwards within the footprint of existing building (top down, pull back) • Hand working methods to be used, in accordance with relevant sections of BS5837:2012, to remove hard surfacing within RPAs.	7.2, 7.3	Ground works contractor to provide detailed schedule of works and method statement

Element of Proposal with Potential to Impact Upon Retained Trees	Trees Impacted	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required or Provided and Relevant Specialist
		• Remaining soft surfaces of RPA to be afforded adequate protection using temporary plates. • Ground to be reinstated following removal of hard surfacing, by hand, to pre-works levels.		

Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW).

4.3. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using hand held tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be 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.

4.4. FACILITATION PRUNING

Based on the information currently available, it is not possible to predict the requirement for access facilitation pruning. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

4.5. UNDERGROUND UTILITIES AND DRAINAGE

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).

In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.

5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 19 individual trees and one group of trees on and adjacent the site. These included one individual tree graded Category A trees of high value, six individual trees were graded Category B trees of moderate value, 10 individual trees and one group of trees were graded Category C trees of low value. Two individual trees have been categorised as unsuitable for retention regardless of the site proposals (i.e. 'U' category).

There is no requirement for any tree removal to facilitate the scheme proposals.

Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

The demolition of existing buildings is close to or within trees RPA's. In order to ensure adequate protection of the retained trees throughout the development, specific details regarding the timing, procedures, working methods and protective measures to be used in relation to the proposed construction works within and in close proximity to RPA's should be included in the Method Statement.

No materials should be stored or dumped and no vehicular or plant movement within any trees RPA to minimise the risk to the trees from soil compaction.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 6.1.

TABLE 6.1 TIMING OF WORKS

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

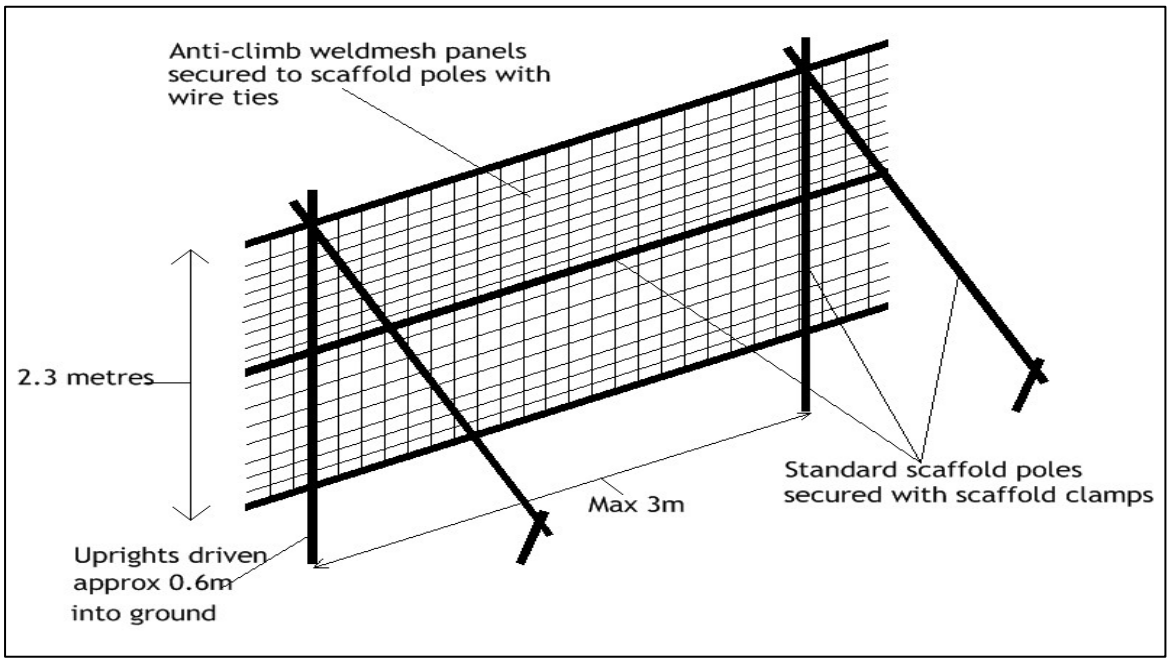
6.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

Tree protection fencing will consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 6.1). Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.

FIGURE 6.1 TREE PROTECTION FENCING SPECIFICATION



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.

7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

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Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

trees@e3p.co.uk
Office: 01617079612

END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE

A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

TABLE A.1 KEY FOR TREE TABLES

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M -mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1.1)
#	Estimated value

TABLE A.2 TREE DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T1	Willow sp. (*Salix* sp.)	14	530	2	5	6	5	2	M	Multiple tear out wounds on branches. Slight lean in stem towards east.	20+	B1	127	6.4
T2	Field maple (*Acer campestre*)	12	310	2	5	4	5	2	EM	Crown suppressed by adjacent trees.	20+	B1	43	3.7
T3	Ash (*Fraxinus excelcior*)	17	580 430	4	7	7	7	2	M	Twin stemmed at ground level. Mutual suppression of canopy with adjacent tree.	20+	B1	236	8.7
T4	Ash (*Fraxinus excelcior*)	16	630 500	7	7	4	7	2	M	Twin stemmed at ground level. Mutual suppression of canopy with adjacent tree.	20+	B1	293	9.7

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T5	Ash (*Fraxinus excelcior*)	7	320	5	4	5	2	2	EM	Stem bifurcates at approximately 2m. Old *Inonotus hispidus* fungal bracket on limb at approximately 2.5m. Crown suppressed by adjacent tree.	<10	U	46	3.8
T6	Ash (*Fraxinus excelcior*)	21	1125	8	8	7	8	2	M	No signs of ill health or significant structural defects.	40+	A1	572	13.5
T7	Ash (*Fraxinus excelcior*)	7	250	5	2.5	1	3	3	SM	Moderate lean in stem towards north. Ivy on stem.	10+	C1	28	3
T8	Hawthorn (*Crataegus monogyna*)	1.5	275	2	5	2	0	0	EM	Tree snapped at base, laying on ground.	<10	U	34	3.3
T9	Goat willow (*Salix caprea*)	7	230 170 160	3	4	3	2	1	EM	Multiple stems at ground level. Previously pruned back from building.	10+	C1	49	3.9

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T10	Goat willow (*Salix caprea*)	6	6 stems x 190	5	5	4	4	0	EM	Multiple stems at ground level with tight fork unions.	10+	C1	98	5.6
T11	Ash (*Fraxinus excelcior*)	15	490 310 220	5	6	5	7	2	EM	Multiple stems at ground level.	20+	B1	174	7.5
T12	Goat willow (*Salix caprea*)	4	75 60 60	2	2	2	2	0	Y	Multiple stems at ground level.	10+	C1	6	1.4
T13	Goat willow (*Salix caprea*)	3	120 90	3	3	1	3	0	Y	Acute lean in stem towards north west. Crown touching building.	10+	C1	10	1.8
T14	Goat willow (*Salix caprea*)	6	350	4	3	3	4	0	EM	Old tear out wound in stem at approximately 1.5m. Hazard beam split in branch at approximately 1.5m on east side. Crown touching building.	10+	C1	55	4.2

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T15	Goat willow (*Salix caprea*)	6	390 220	3	4	3	4	0	EM	Moderate lean in stem towards north west. Tight fork union at approximately 1m.	10+	C1	91	5.4
T16	Goat willow (*Salix caprea*)	6	#100 100 100	2	2	2	2	0	Y	Dense undergrowth preventing full visual inspection.	10+	C1	14	2.1
T17	Sycamore (*Acer pseudoplatanus*)	6	#160 150	3	3	3	3	0	SM	Dense undergrowth preventing full visual inspection.	10+	C1	22	2.6
T18	Goat willow (*Salix caprea*)	5	#150 150 150 140	3	3	3	4	0	EM	Multiple stems at ground level. Ivy on stems.	10+	C1	40	3.6
T19	Ash (*Fraxinus excelcior*)	16	#550	5	4	4	4	5	EM	Located on bank of brook. Dense ivy on stem. Unable to fully inspect.	20+	B1	137	6.6
G1	Hawthorn (*Crataegus monogyna*) x 4	6	200	3	3	3	3	0	M	Dense ivy on stems.	10+	C2	18	2.4

APPENDIX II
PHOTOGRAPHS

PLATE 1 TREES T3 & T54

PLATE 2 TREE T6

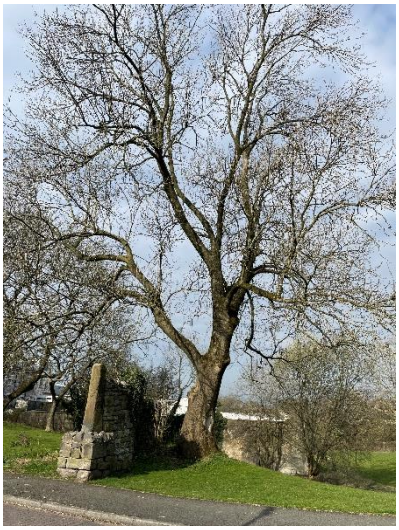


PLATE 3 Group G1

PLATE 4 TREE T10

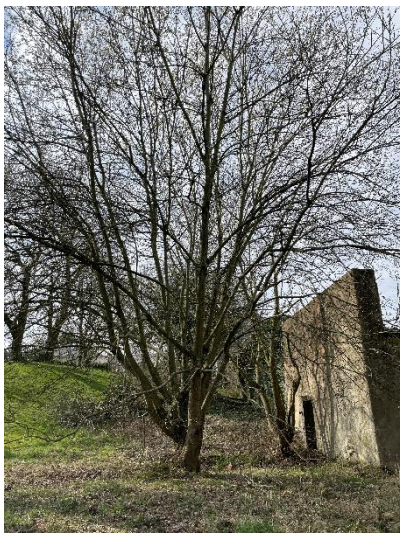
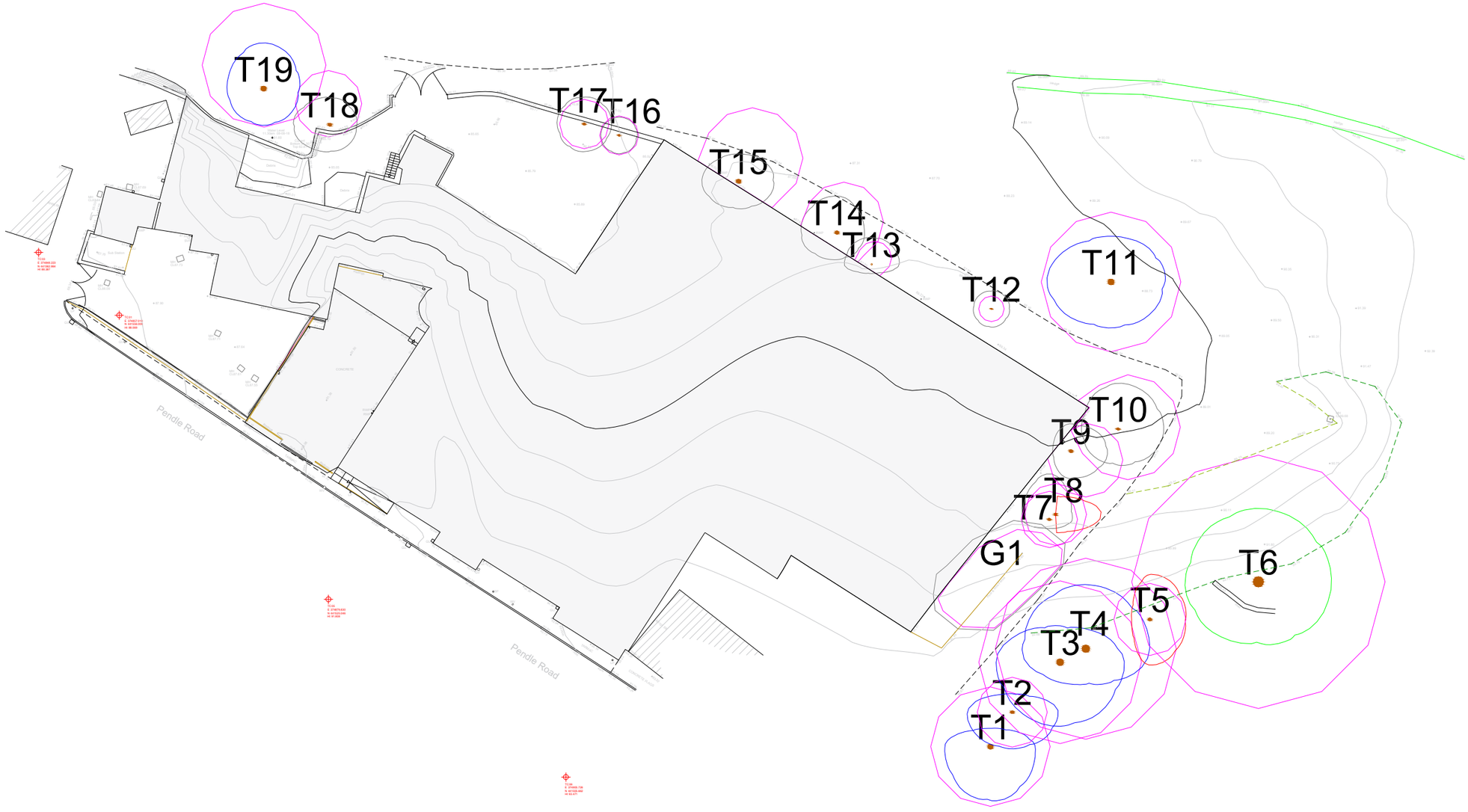


PLATE 5 TREE T11

PLATE 6 TREE T19

APPENDIX III TREE CONSTRAINTS PLAN



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 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

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 Appended Temporary Protective Fencing Specification

Notes:

The stem location of trees G1, T7, T8, T9, T12, T13, T16, T17, T18 and T19 were not included on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted locations of these trees cannot therefore be considered to be wholly accurate. RPA's of Trees G1, T9, T10, T13, T14, T15, T18 and T19 have been off-set to take into account existing features which would restrict root growth.

Phase	Issue	Date	Drawn	Checked
P1	REVA	24.03.2022	MD	MD

Client:
Muller Property Group

Job Title:
Pendle Mill, Pendle Road, Clitheroe

Job No: 80-759

Date: 24.03.2022

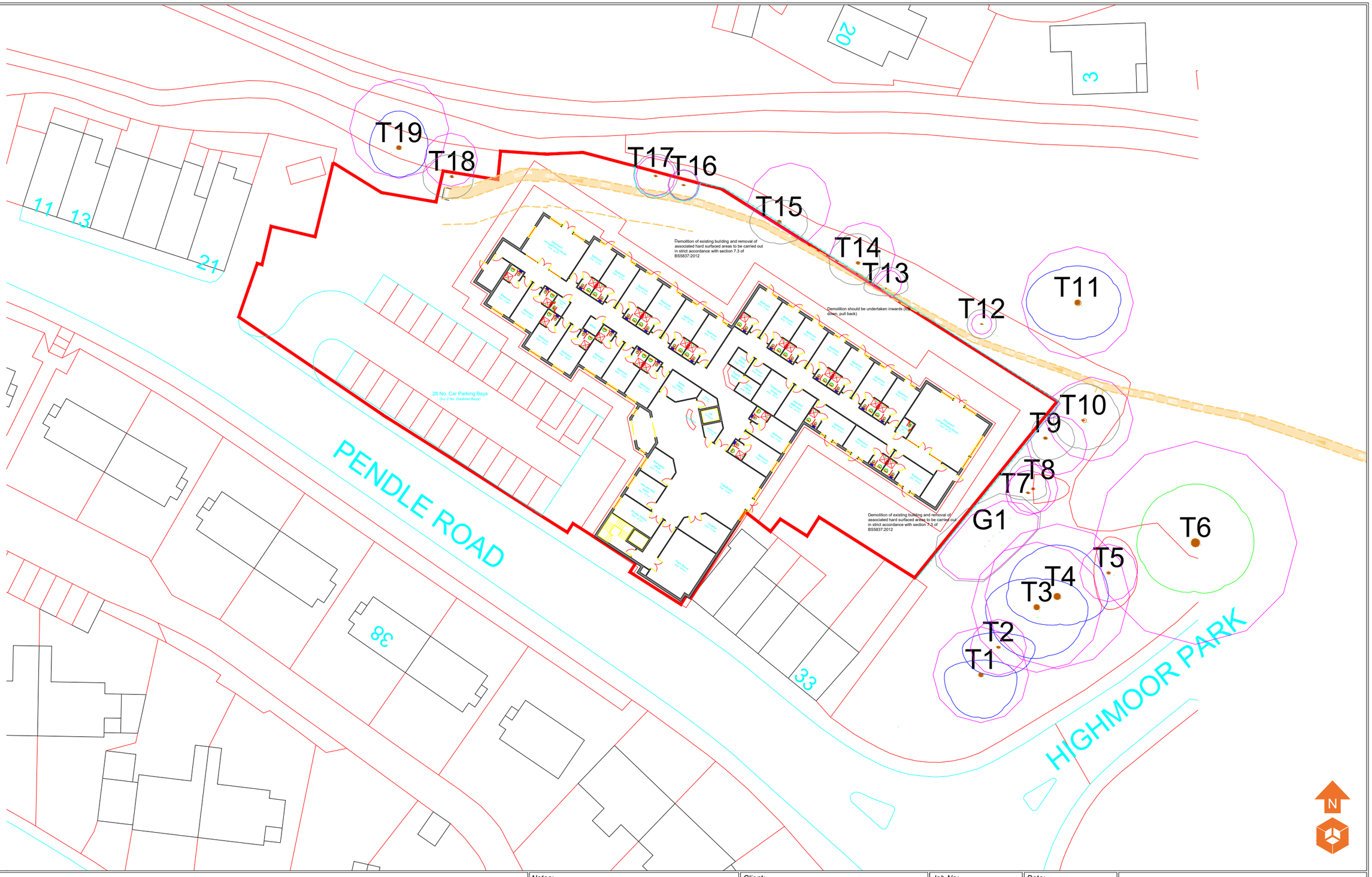
Drawing No: 001

Scale: 1:500 @ A3

Drawing Title:
Tree Constraints Plan

e3p
Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

APPENDIX IV TREE IMPACT & PROTECTION PLAN



Tree Categorisations:

Those to be Considered for Retention:

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Category 'B' Tree/Group/Hedge
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Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those 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

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 Appended Temporary Protective Fencing Specification

Tree Removals:

Tree removals
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:

Tree Protective Fencing:

Notes:

The stem location of trees G1, T7, T8, T9, T12, T13, T16, T17, T18 and T19 were not included on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted locations of these trees cannot therefore be considered to be wholly accurate. RPA's of Trees G1, T9, T10, T13, T14, T15, T18 and T19 have been off-set to take into account existing features which would restrict root growth.

Phase	Issue	Date	Drawn	Checked
P1	REVA	13.05.2022	MD	MD

Client:
Muller Property Group

Job Title:
Pendle Mill,
Pendle Road,
Clitheroe

Job No: 80-759

Date: 13.05.2022

Drawing No: 001

Scale: 1:500 @ A3

Drawing Title:
Tree Impacts & Protection Plan

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E-mail: info@e3p.co.uk
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MÜLLER