Arboricultural Impact Assessment

in Relation to Proposed Conversion and Extension of a Barn to Create One New Dwelling including Closure of Existing Access and Creation of New Access (Previously Approved under Planning Application 3/2019/1036) at

Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ

Prepared by:

Bowland Tree Consultancy Ltd

July 2023

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ARBORICULTURAL IMPACT ASSESSMENT
BETTY BARN, SLAIDBURN ROAD, WADDINGTON

PROJECT DETAILS

Project No.:	BTC2773
Site:	Betty Barn, Slaidburn Road, Waddington, BB7 3JQ
Agent for Client:	A V Town Planning
Council:	Ribble Valley Borough Council
Survey Date:	14 July 2023
Surveyed by:	Joseph Lambert BSc(Hons) FdSc MArborA MICFor
Prepared by:	Joseph Lambert BSc(Hons) FdSc MArborA MICFor
Checked by:	Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor
Date of Issue:	24 July 2023
Version No:	1

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client, as named. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

Liability: This report was prepared for the sole use of 'The Client' and, where applicable, the client's 'Agent', in accordance with the agreement under which the services were instructed. No warranty, express or implied, is made as to the advice in this report or any other service provided by Bowland Tree Consultancy Ltd. This report may not be relied upon by any other party except the client or any third party for whom the report is intended without the prior written permission of Bowland Tree Consultancy Ltd. The content of this report is, at least in part, based upon information provided by secondary data sources and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Bowland Tree Consultancy Ltd, unless otherwise stated in the report.

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

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL			
Site:	Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ	**Survey Dates:**	12 October 2019 & 14 July 2023
Agent:	A V Town Planning	**Job Reference:**	BTC2773

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Sycamore	16	650#	N E S W	5 5 5 5	6 5	M	M	▪ Located within a hedge on neighbouring land to north and therefore not inspected in detail. ▪ Stem bifurcates at a height of approximately 2m with a tight fork. ▪ Crown showing signs of a moderate reduction in vitality with small leaves. ▪ New bat box attached on north side at approximately 3m height. ▪ Hanging dead branch in north side of canopy at approximately 8m height of approximately 60mm diameter.	▪ Retain tree in context of proposed development. ▪ Ensure protection of Root Protection Area (RPA) throughout course of proposed development in accordance with appended Temporary Protective Fencing Specification. ▪ Remove hard surfacing and construct dry stone wall within RPA following main construction phase (see TPP).	20+	B1	191	7.8
T2	Sycamore	18.5	850	N E S W	6 9 8 9.5	5 6	M	M	▪ Approximately 400mm wide by 200mm tall area of evidently non-progressive basal decay to east of stem. ▪ Crown showing signs of a moderate reduction in vitality with small leaves.	▪ Retain tree in context of proposed development. ▪ Ensure protection of RPA throughout course of proposed development in accordance with Temporary Protective Fencing Specification. ▪ Remove hard surfacing and construct dry stone wall within RPA following main construction phase (see TPP).	40+	B1	327	10.2
T3	Common Oak	17.5	680	N E S W	8 8 3 5	8–N 4	EM	G	▪ Moderate stem lean and highly biased crown north due to partial suppression by neighbouring tree T7. ▪ New bell mouth and shared access driveway and fencing installed within indicated RPA following approval of planning application (3/2019/1036) in May 2020.	▪ Construct dry stone wall within indicated RPA following main construction phase (see TPP). ▪ NB: No protective measures necessary, as not projected to be impacted by development as proposed. ▪ Recommend tree be reviewed as component of future risk management surveys to monitor physiological condition in respect of previously constructed access within RPA.	40+	B1	209	8.16

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species: Common name
Height: In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC: Physiological Condition - a measure of the tree's)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments: Comments relating to the tree's)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting 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 m² - 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		Surveyor:	Phill Harris Chartered Arboriculturist & Joseph Lambert Chartered Arboriculturist	
Site:	Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ	**Survey Dates:**	12 October 2019 & 14 July 2023	
Agent:	A V Town Planning	**Job Reference:**	BTC2773	

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	Common Hawthorn	6	200	N E S W	1 2 2 2	N/A 1	M	MD	▪ Evidently originally formed part of hedgerow. ▪ Dense ivy into crown. ▪ Crown showing signs of a significant reduction in vitality with extensive dieback. ▪ Stem has evidently failed to south at approximately 3m height into field. ▪ Not accessed to inspect in detail during survey review due to new boundary fencing along new access track. ▪ NB: No protective measures necessary, as not projected to be impacted by development as proposed.	▪	<10	U	18	2.4
T5	Sycamore	16.5	780	N E S W	5 10 4 10.5	4–W 4	M	P	▪ Ownership unclear. ▪ Approximately 700mm tall by 200mm wide basal stem cavity to north, extending over 1m into stem and, evidently, below ground level, with extensive and evidently progressive decay. ▪ Approximately 350mm diameter target canker to stem base to south opposite to decay cavity. ▪ Large target canker around the circumference of approximately 300mm diameter primary branch to west, at a distance of approximately 5m from union to stem. ▪ Crown showing signs of a substantial reduction in vitality with small leaves and sparse foliage cover. ▪ Not accessed to inspect in detail during survey review due to new boundary fencing along new access track. ▪ Not projected to be impacted by proposed development.	▪ Identify tree's ownership. ▪ Recommend tree owner removes tree in accordance with prudent arboricultural management due to poor structural condition (see Comments).	<10	U	275	9.36

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)				
Category U 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	▪ 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 *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.*			Red
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
Trees to be considered for retention				
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; 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
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	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
Category C 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	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	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			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

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

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

Figure 1: CEZ Warning Sign

– TREE PROTECTION AREA –
KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

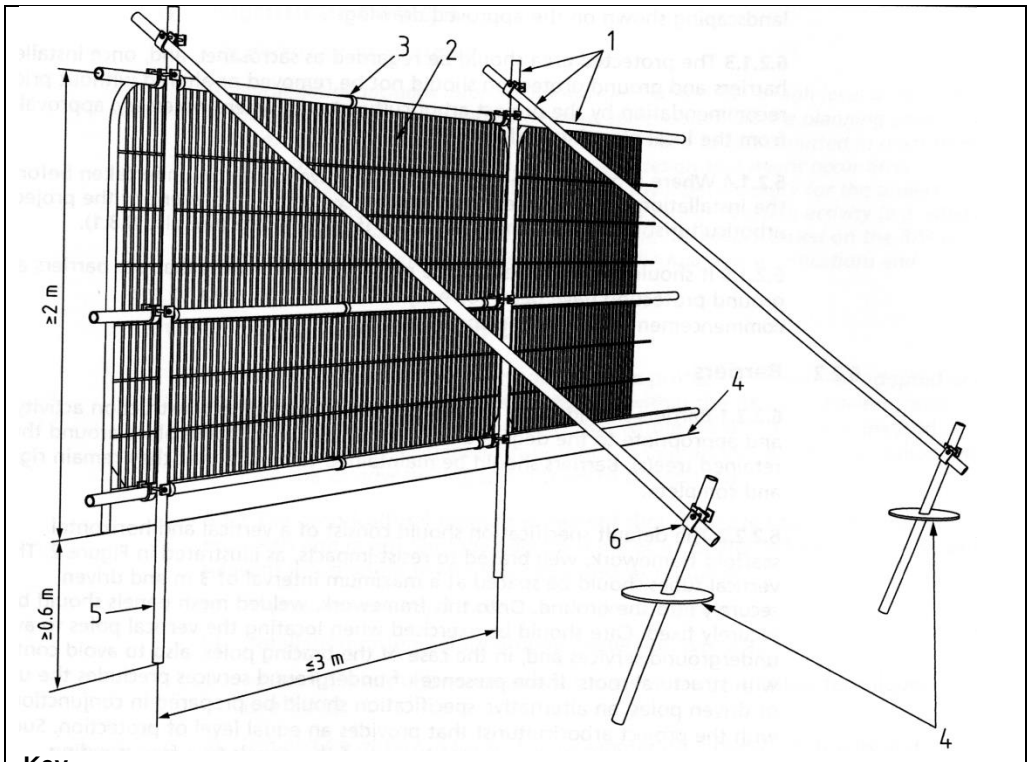
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE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

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

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

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º 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



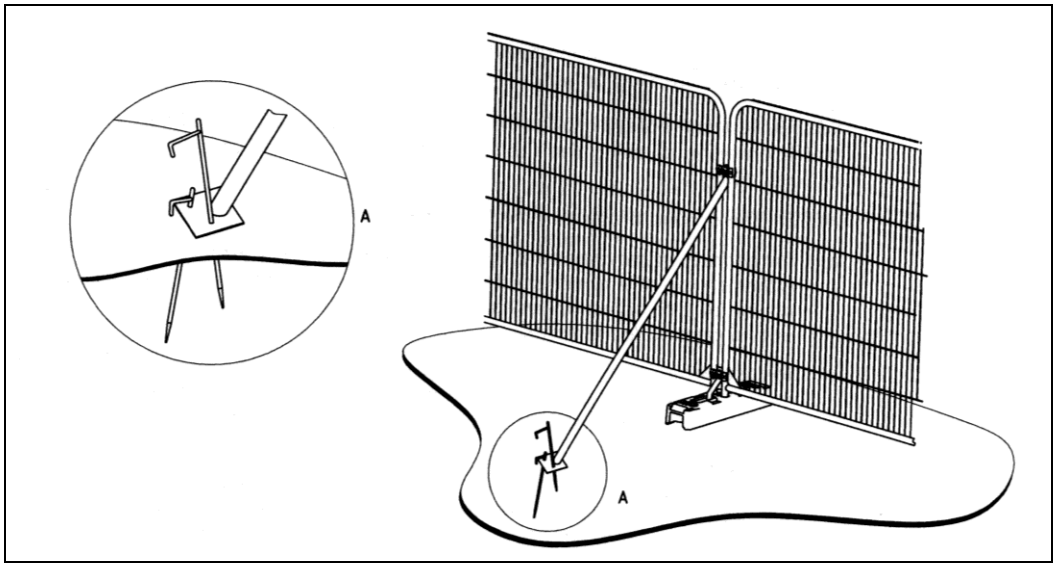
Key

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

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 45º 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.

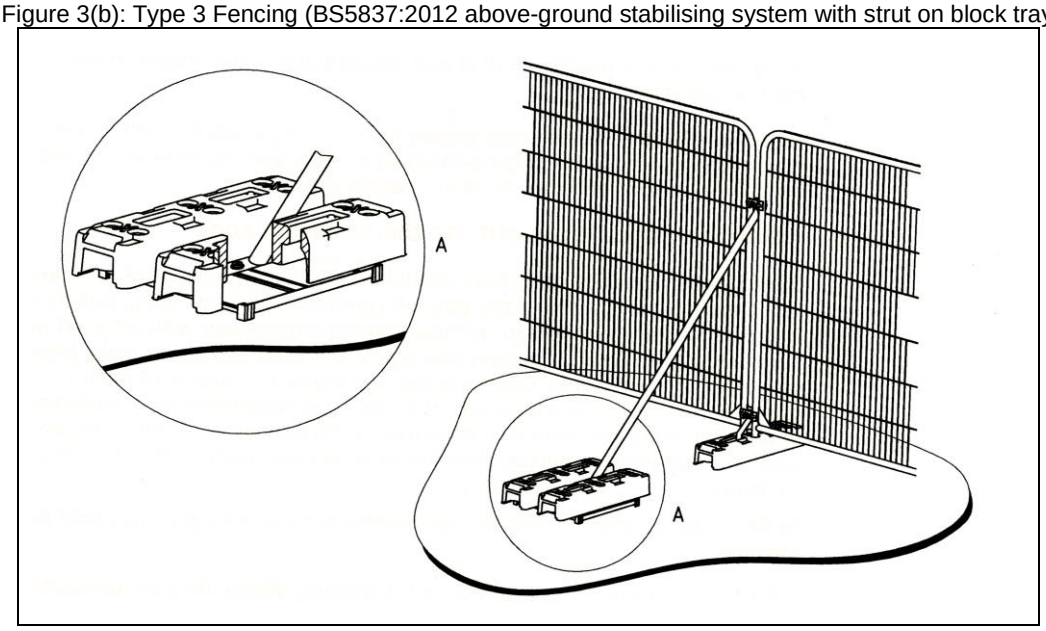
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



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 45º 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.

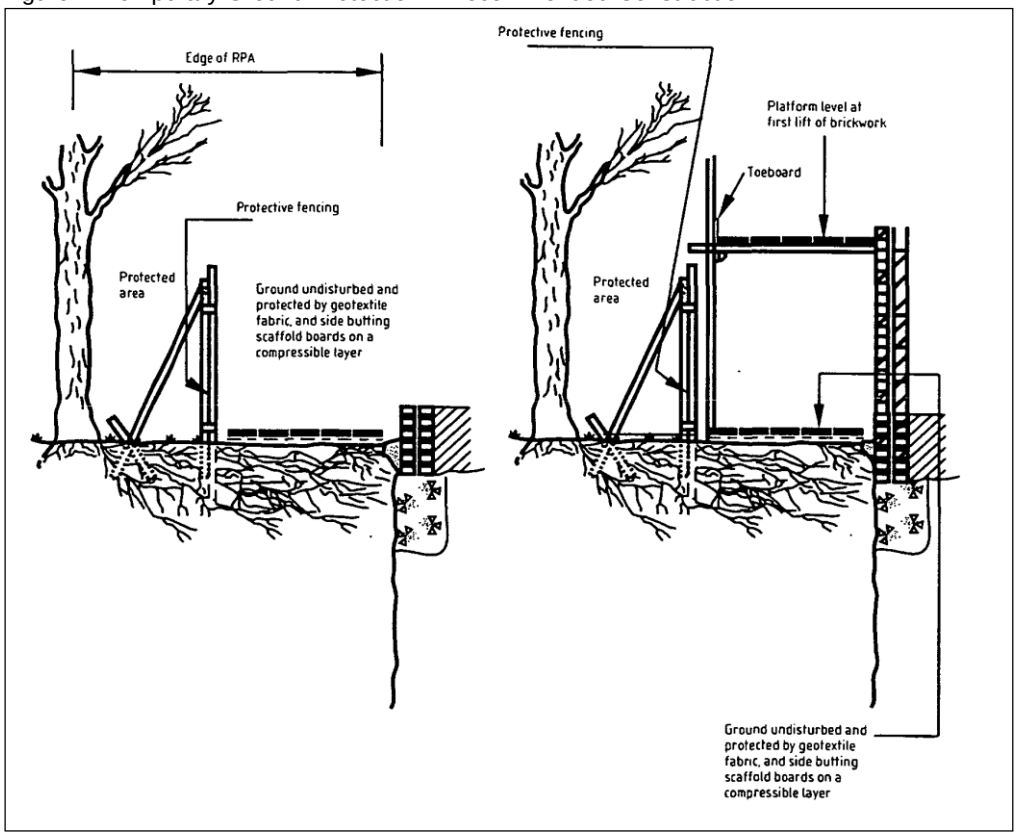
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



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.

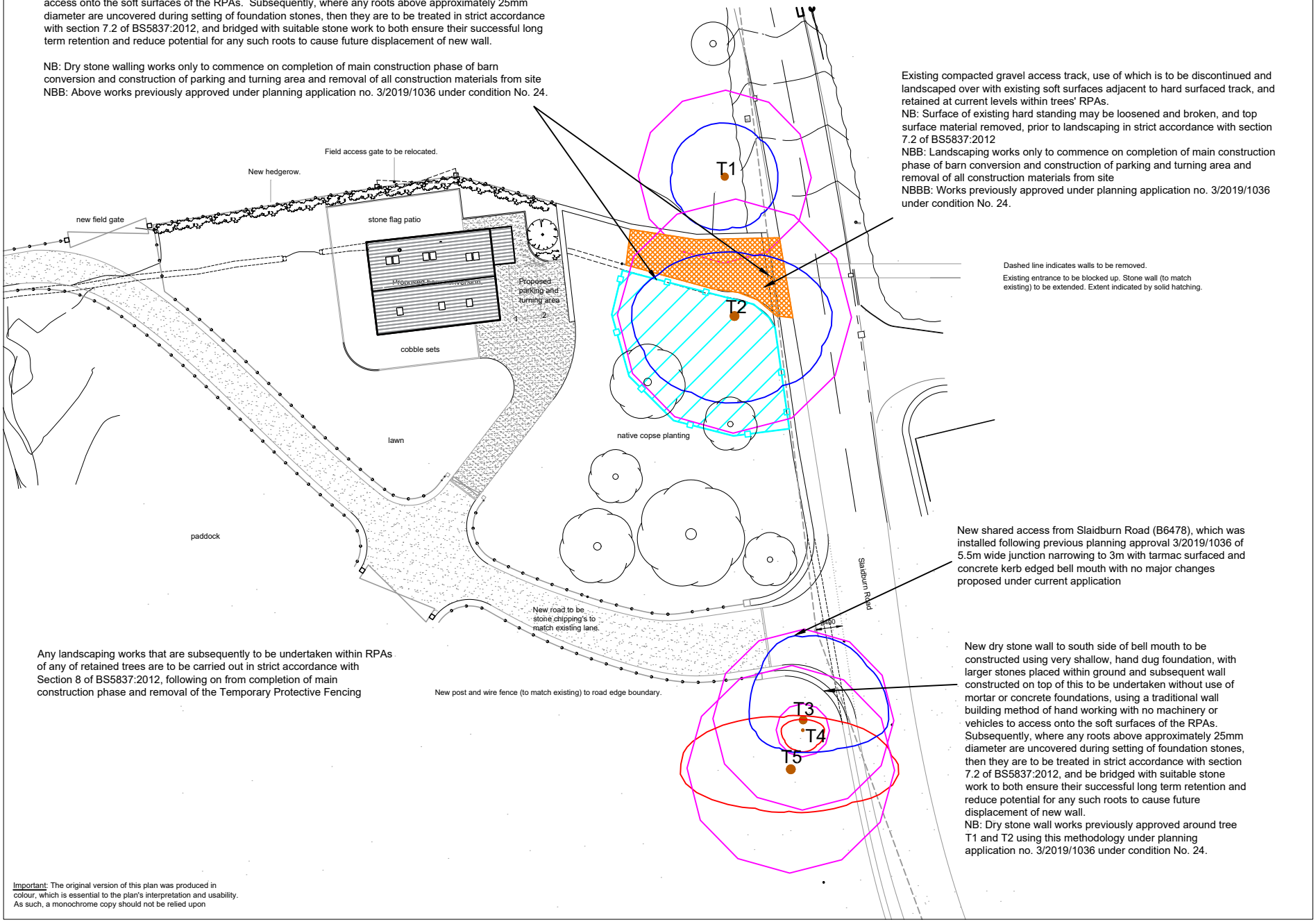
Figure 4: Temporary Ground Protection – Recommended Construction



Removal of length of existing dry stone wall, where it encroaches into the RPAs of trees T1 and T2, be carried out using hand working methods only and in strict accordance with section 7.2 and 7.3 of BS5837:2012.

New dry stone wall to be constructed using very shallow, hand dug foundation, with larger stones placed within the ground and subsequent wall constructed on top of this without use of mortar or concrete foundations, using a traditional wall building method of hand working with no machinery or vehicles to access onto the soft surfaces of the RPAs. Subsequently, where any roots above approximately 25mm diameter are uncovered during setting of foundation stones, then they are to be treated in strict accordance with section 7.2 of BS5837:2012, and bridged with suitable stone work to both ensure their successful long term retention and reduce potential for any such roots to cause future displacement of new wall.

NB: Dry stone walling works only to commence on completion of main construction phase of barn conversion and construction of parking and turning area and removal of all construction materials from site
NBB: Above works previously approved under planning application no. 3/2019/1036 under condition No. 24.



Existing compacted gravel access track, use of which is to be discontinued and landscaped over with existing soft surfaces adjacent to hard surfaced track, and retained at current levels within trees' RPAs.
NB: Surface of existing hard standing may be loosened and broken, and top surface material removed, prior to landscaping in strict accordance with section 7.2 of BS5837:2012
NBB: Landscaping works only to commence on completion of main construction phase of barn conversion and construction of parking and turning area and removal of all construction materials from site
NBBB: Works previously approved under planning application no. 3/2019/1036 under condition No. 24.

Dashed line indicates walls to be removed.
Existing entrance to be blocked up. Stone wall (to match existing) to be extended. Extent indicated by solid hatching.

New shared access from Slaidburn Road (B6478), which was installed following previous planning approval 3/2019/1036 of 5.5m wide junction narrowing to 3m with tarmac surfaced and concrete kerb edged bell mouth with no major changes proposed under current application

New dry stone wall to south side of bell mouth to be constructed using very shallow, hand dug foundation, with larger stones placed within ground and subsequent wall constructed on top of this to be undertaken without use of mortar or concrete foundations, using a traditional wall building method of hand working with no machinery or vehicles to access onto the soft surfaces of the RPAs. Subsequently, where any roots above approximately 25mm diameter are uncovered during setting of foundation stones, then they are to be treated in strict accordance with section 7.2 of BS5837:2012, and be bridged with suitable stone work to both ensure their successful long term retention and reduce potential for any such roots to cause future displacement of new wall.
NB: Dry stone wall works previously approved around tree T1 and T2 using this methodology under planning application no. 3/2019/1036 under condition No. 24.

Any landscaping works that are subsequently to be undertaken within RPAs of any of retained trees are to be carried out in strict accordance with Section 8 of BS5837:2012, following on from completion of main construction phase and removal of the Temporary Protective Fencing

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

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

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree
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
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 Protection Measures:

Construction Exclusion Zones (CEZs)
Area(s) of Ground Around Retained Trees that are to be Enclosed with 'Type 2' Temporary Fencing Throughout Development Works. Bold Line Represents Recommended Positioning of Fencing - see Temporary Protective Fencing Specification

Temporary Ground Protection
Areas of Ground Around Retained Trees that are to be Protected Throughout Development Works using retention of existing hard surfacing

Project:
BETTY BARN
SLAIDBURN ROAD
WADDINGTON
LANCASHIRE
BB7 3JQ

Agent for Client:
A V TOWN PLANNING

Title:
TREE PROTECTION PLAN
in Relation to Proposed Conversion and Extension of a Barn to Create One New Dwelling including Closure of Existing Access and Creation of New Access (Previously Approved under Planning Application 3/2019/1036)

Scale:	1:500@A4
Date:	July 2023
Drawn by:	JL
Checked by:	PH

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Ref: BTC2773-TPP Rev: