Arboricultural Impact Assessment Overview

in Relation to Proposed Extension and Various Alterations to
Waddington Arms PH and the Neighbouring 58 Clitheroe Road at

Waddington Arms, Clitheroe Road,
Waddington, Lancashire,
BB7 3HP

Prepared by:

Bowland
Tree Consultancy Ltd

February 2023

ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW
WADDINGTON ARMS, CLITHEROE ROAD, WADDINGTON

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PROJECT DETAILS

Project No.:	BTC2663
Site:	Waddington Arms, Clitheroe Road, Waddington, BB7 3HP
Agent for Client:	Stanton Andrews Architects
Council:	Ribble Valley Borough Council
Survey Date:	08 February 2023
Surveyed by:	Ryan Gledhill FdSc MArborA
Prepared by:	Ryan Gledhill FdSc MArborA
Checked by:	Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor
Date of Issue:	27 February 2023
Version No:	1

DISCLAIMER

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

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

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

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

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

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

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

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Waddington Arms, Clitheroe Road, Waddington, Lancashire, BB7 3HP
Agent:	Stanton Andrews Architects

Surveyor:	Ryan Gledhill FdSc MArborA
Survey Date:	08 February 2023
Job Reference:	BTC2663

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	Sycamore	14	640	N 4 E 2 S 5 W 5	3 4	EM	G	▪ Historically pollarded to a height of 4m with mature regrowth. ▪ Previous crown lift pruning to a height of 4m. ▪ Numerous acute included primary unions. ▪ Canopy significantly suppressed east. ▪ Root Protection Area (RPA) offset due to existing retaining wall and projected obstruction of incremental root growth (see TCP and TIP).	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see Tree Impact Plan (TIP)) throughout development through establishment of temporary ground protection in accordance with appended specification. ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to a site and development specific Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).	20+	B1	185	7.68
T2	Sycamore	16	740	N 6 E 6 S 6 W 4	4 4	M	G	▪ Historically pollarded to a height of 4m with mature regrowth. ▪ Previous crown lift pruning to a height of 4m. ▪ Numerous acute included primary unions. ▪ Slight canopy suppression west.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see TIP) throughout development through establishment of temporary ground protection in accordance with appended specification. ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to a site and development specific AMS and TPP.	20+	B1	248	8.88
T3	Lawson Cypress	12	380	N 2 E 2 S 2 W 2	3 2	EM	G	▪ Growing from limited soft surface area within compacted hardstanding beer garden extents. ▪ Timber outdoor shelters installed >2m from stem. ▪ Canopy growing in contact with structures.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see TIP) throughout development through establishment of temporary ground protection in accordance with appended specification. ▪ Tree contractor to prune canopy to facilitate 1m clearance from adjacent structures. ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to a site and development specific AMS and TPP.	10+	C1	65	4.56

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 m^2:	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

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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			

Ground-Guards **Bulletin**

Ground-Guards

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TREE ROOT PROTECTION DURING CONSTRUCTION PROJECTS

The Department for Communities and Local Government's guide **"Tree Roots in the Built Environment"** states that ***"ground protection should be installed before any materials or machinery is brought onto the site"***(Section 9.3.3.2)

It has been shown that ***"the major contribution to soil compaction from vehicle movements comes from the first passes of vehicles over the ground"*** (Section 4.2.3)
Thus it is essential that ground protection is specified and installed from day one of construction projects.

Failure to protect the ground from compaction will lead to reduced water and oxygen infiltration to the tree roots, and can ultimately lead to the decline of the tree.

Ground protection is essential to maintain the health of tree roots on construction sites.

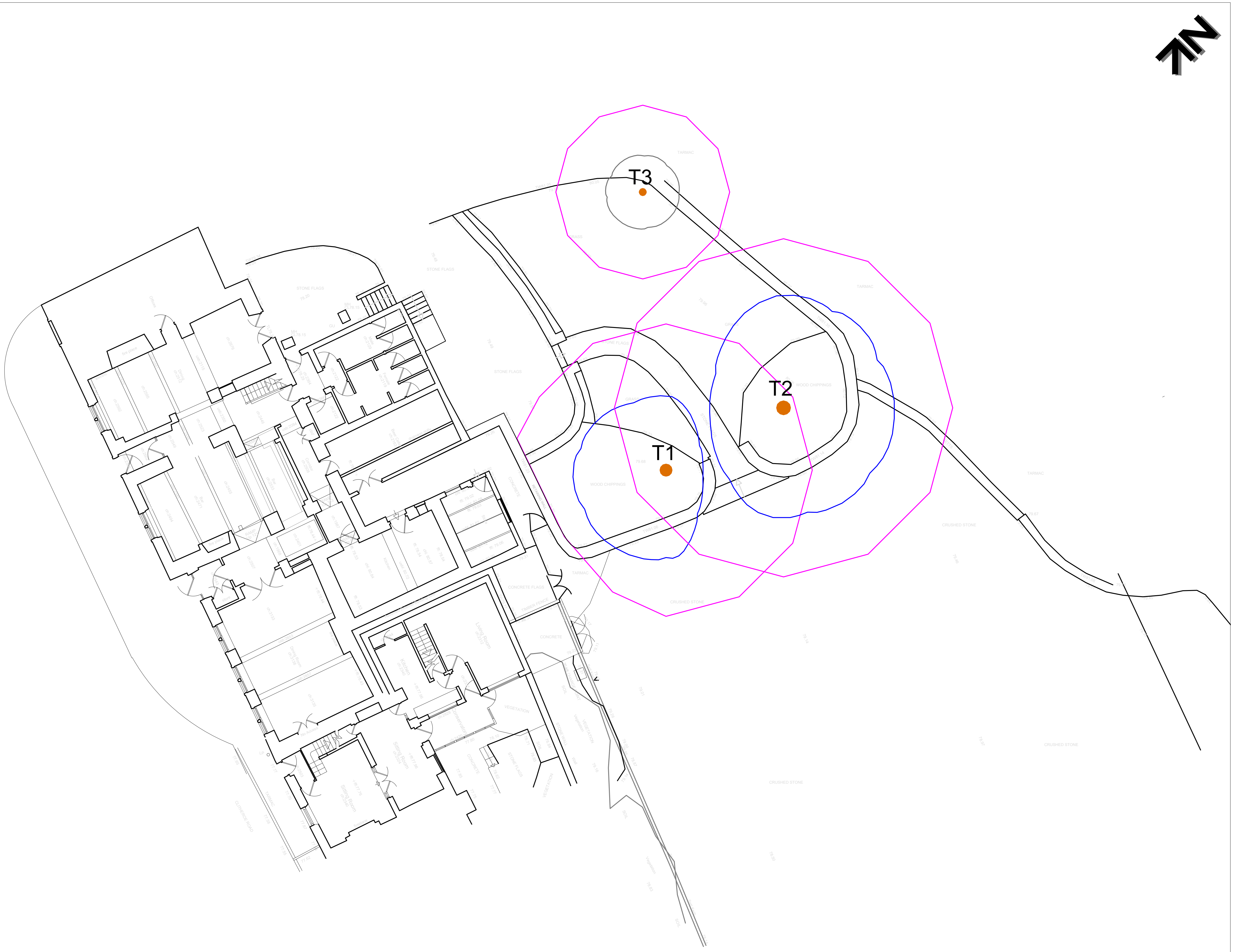
The use of GROUND-GUARDS for tree root protection

The **Ground-Guards** temporary roadway system is frequently used on construction sites to protect the ground from erosion and damage by construction vehicles. **Ground-Guards** are usually installed as a roadway consisting of a parallel track of 2.4m x 1.2m panels with a 1.2m space in between. Where a temporary roadway must pass near to trees, the following extra precautions must be taken in order to provide cushioning for the ground under the tree canopy:

1. **Edge rails of 200 x 50mm sawn timber should be installed where the trackway will pass under the tree canopy. These should be staked on either side of the trackway using 50 x 50x 500mm timber stakes at 1.5m spacings.**
2. **A layer of geotextile membrane should be laid to cover <u>at least the area under the tree canopy</u>, and preferably under the whole of the trackway.**
3. **A pad of Ground Guards, three boards wide should be laid on top of the geotextile membrane, between the timber rails.**
4. **A 150mm deep layer of wood chippings should be laid.**
5. **The twin trackway can then be laid so that it rises over the wood chippings as it passes under the tree canopy. Extra Ground-Guard boards should be installed in the gap between the twin trackway at this point to retain the wood chips in place.**

Ground-Guard trackways should have additional cushioning installed where they pass near to trees.

Crown Copyright Acknowledged for quotations from "Tree Roots in the Built Environment"



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 and appendices 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*

Note: The stem location of tree T3 was not included on the topographical survey plan provided, and was subsequently plotted by the arboriculturist at the time of the survey using measurements from existing site features. As such, the location of the tree cannot therefore be considered to be entirely 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:

WADDINGTON ARMS
CLITHEROE ROAD
WADDINGTON
LANCASHIRE
BB7 3HP

Agent:

STANTON ANDREWS
ARCHITECTS

Title:

TREE CONSTRAINTS PLAN

in Relation to Proposed Extension and Various Alterations to Waddington Arms PH and the Neighbouring 58 Clitheroe Road

Scale: 1:200@A3
Date: February 2023
Drawn by: MM
Checked by: RG

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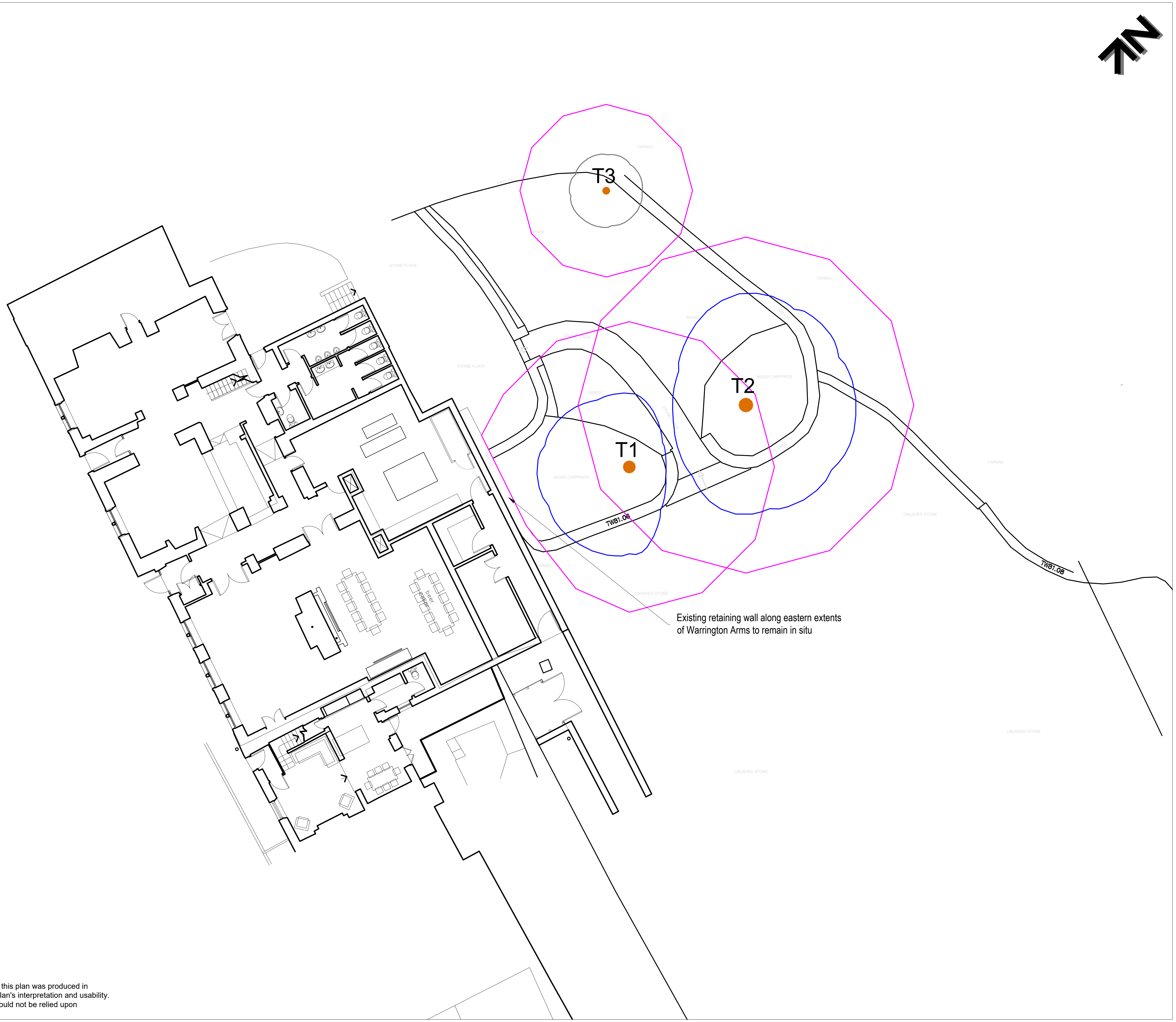
Ref: BTC2663-TCP
Rev:



Existing retaining wall along eastern extents of Warrington Arms to remain in situ

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Those to be Considered for Retention:

○ Category 'A' Tree
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○ 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

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Root Protection Areas (RPAs):

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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:

WADDINGTON ARMS
CLITHEROE ROAD
WADDINGTON
LANCASHIRE
BB7 3HP

Agent:

STANTON ANDREWS
ARCHITECTS

Title:

TREE IMPACT PLAN

in Relation to Proposed Extension and Various Alterations to Waddington Arms PH and the Neighbouring 58 Clitheroe Road

Scale:	1:200@A3
Date:	February 2023
Drawn by:	RG
Checked by:	PH

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