

## Arboricultural Report

Tree survey at 33 Lyndale Avenue, Wilpshire,  
Blackburn, Lancashire



**Figure 1: Satellite view of land at 33 Lyndale Avenue, Wilpshire,  
Blackburn, Lancashire (Google Maps, 2023)**

## Report Structure

|                                 | Page No. |
|---------------------------------|----------|
| Executive Summary               | 3        |
| Caveats and Limitations         | 4        |
| Background                      | 5        |
| Tree Survey and Observations    | 6-12     |
| Conclusions and Recommendations | 13       |
| Relevant Contact Information    | 14       |
| References                      | 14       |

## 1.0 Executive Summary

- 1.1 A tree survey was carried out on land at 33 Lyndale Avenue, Wilpshire, Blackburn, Lancashire, on the 9<sup>th</sup> of June 2023, to provide arboricultural advice and guidance to the property owner in the light of a proposal to build a garage and garden house on this land. It is understood that there are no Tree Preservation Orders that apply to this site and that it does not lie within a Conservation Area.
- 1.2 The survey provides a record of the trees on site, their current size, and the required Root Protection Area radii (in metres), in relation to the proposed development, to comply with British Standard 5837:2012.
- 1.3 Advice and recommendations are given for the management of the trees on the site, including mitigating the loss of one topiarized copper beech tree (T2), and the potential provision of a mulch circle around a veteran oak tree (T3).
- 1.4 There is an A category tree (oak, T3) situated on the northern garden boundary, adjacent to a neighbouring agricultural meadow. This is not situated near to the proposed development footprint – but its root protection area (RPA) should be fenced off to prevent any substantial damage to its root system during development on this site. This fenced off area should not be entered by any vehicles, nor should it be used for storage of any materials or spoil.

## 2.0 Caveats and Limitations

- 2.1 This arboricultural report acts to advise the client on the observations and experience of the author in relation to a visit to a specific site. The following limitations subsequently apply to any findings or recommendations made:
- 2.2 This arboricultural report has been authored by Dr. Duncan Slater, Chartered Forester and Senior Lecturer in Arboriculture at Myerscough College, Lancashire. The author has over 22 years of experience of managing tree populations and associated assets and is qualified at MSc level in resource management (Middlesex University) & environmental management (University of Ulster) as well as a PhD in plant biomechanics (University of Manchester) The author's report will provide a professional opinion based upon his experience and will state clearly where further investigations are needed.
- 2.3 Please note the methodology and level of inspection described in the report, as this will limit the extent and degree of accuracy of any findings.
- 2.4 The weather conditions at the time of the site visit and the seasonal conditions can give rise to some limitations in the author's findings unless the author is supplied with greater detail on how the land and its arboricultural assets have fared over the years.
- 2.5 In this report, the author will note where information about the arboricultural assets or site information is based on external sources by referencing them. Any unreferenced notes or observations should be considered as facts observed and reported by the author.
- 2.6 A prediction as to the future condition of an arboricultural asset or land holding is necessarily limited by the unforeseeable nature of future events. A normative view of "what is likely to happen" to the asset will be given within this report and any recommendations made will be based upon this normative view.

### **3.0 Background**

- 3.1 The author was requested to provide a tree survey and management advice to the client upon the physical condition of trees on the site of the gardens of 33 Lyndale Avenue, Wilpshire, Blackburn, Lancashire.
- 3.2 The survey was carried out on a dry but windy morning, on the 8<sup>th</sup> of June 2023. A basic visual and physical check was carried out on all trees situated on the site, with additional notes made on trees closely neighbouring the site from adjacent gardens. Survey equipment included a girthing tape, a metal probe and digital camera. Weather conditions were dry, warm (22°C) and winds of 10-15 mph.
- 3.3 The potential impact of a proposed development of a garage and garden room is also considered in this report in relation to existing trees and recommended mitigation measures.
- 3.4 Recommendations for tree work are provided, with a three-point scale for prioritization of these works. These recommendations are made in the light of the development proposal.

## 4.0 Tree Survey of Trees on and Adjacent to the Site

- 4.1 This peri-urban garden has a boundary with the rural landscape. The garden itself contains mostly decorative shrubs and topiarized trees and conifers, aside from a veteran oak tree (T3) on its northern boundary with an adjacent meadow. Three trees have been recorded in this survey – with images of these supplied below. All other woody plants are considered as shrubs or as topped & shaped conifers, and thus have not been recorded in this tree survey.



**Figure 2: T1 – magnolia – situated to the rear of a neighbouring garden. This small ornamental tree is situated near to the footprint of the garage and garden room proposed to be sited in the garden of 33 Lyndale Avenue. However, this is a small tree and any associated minor root severance is likely to have no significant impact upon its future growth.**



**Figure 3: T2 – copper beech – set within a border of shrubs and topiarized ornamental conifers. This tree has been previously reduced/shaped to stay at approximately 3 metres, which is evident from the lack of a leading shoot to this tree and a view of its internal branch structure. The proposed development would require the removal of the eastern end of this shrub bed, including T2. This loss can be mitigated for within the garden space of 33 Lyndale Avenue.**



**Figure 4: Veteran oak tree (T3) that predates the property and lies on the northern boundary with adjacent meadow. This agricultural retention is of high amenity and ecological value, and it should be protected from any harm during the construction phase of the proposed development.**



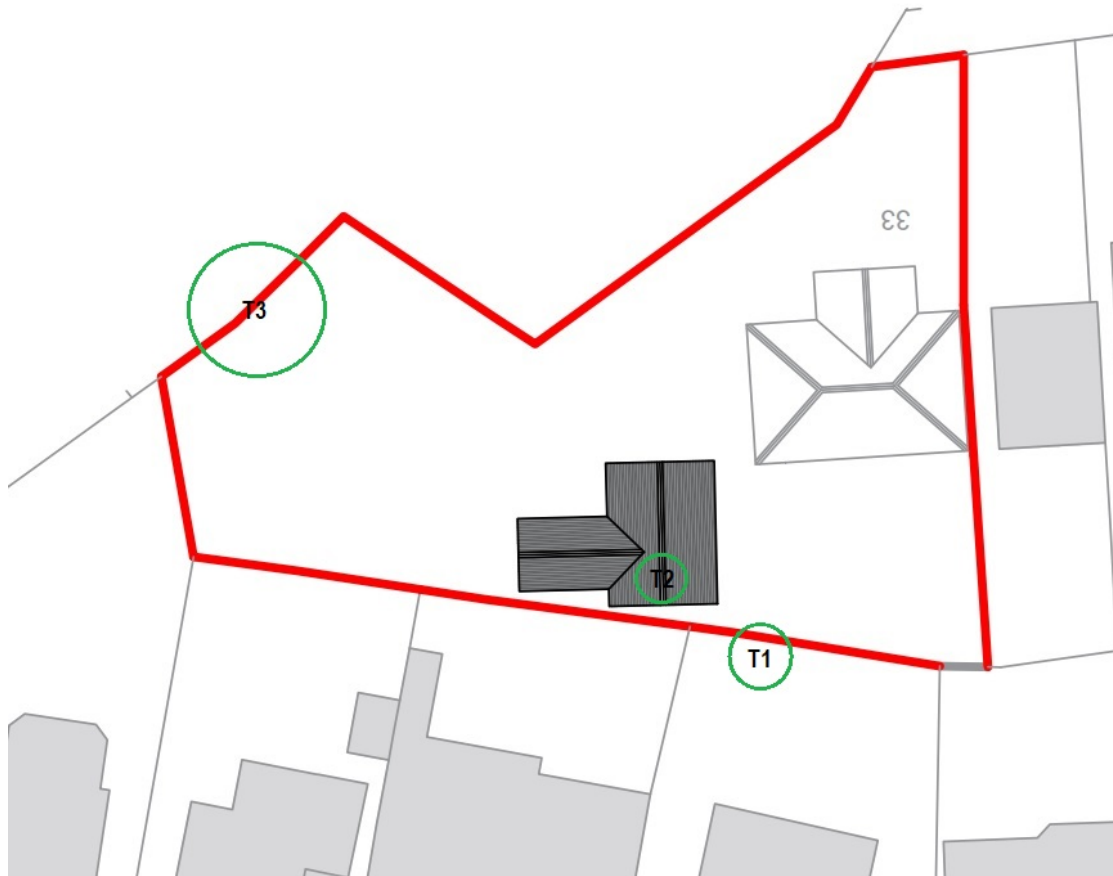
**Figure 5: Old wound due to previous large-diameter limb removal on oak (T3). This tree has several ecological features that makes it more valuable for wildlife, including deadwood and wounds. No works are required upon this tree at this time, and any maintenance work should be minimized.**

| Tree or Group No. | Species                                              | Height (metres) | DBH (mm) | Crown Spread (metres) |   |   |   | Age Class   | Notes                                                                                                                                                                                                                                       | Life Expectancy (years) | BS5837 Category | RPA radius (metres) |
|-------------------|------------------------------------------------------|-----------------|----------|-----------------------|---|---|---|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------|---------------------|
|                   |                                                      |                 |          | N                     | E | S | W |             |                                                                                                                                                                                                                                             |                         |                 |                     |
| T1                | <i>Magnolia x soulangeana</i> (magnolia)             | 3.6 m           | 260 mm   | 2                     | 2 | 2 | 2 | Semi-mature | Growing in the rear garden of an adjacent property. Minor roots may be severed by construction of garage and garden room. Previously pruned away from the garden of No. 33 Lyndale Avenue with some stubs. No actions required.             | 40 years+               | C               | 3.1 m               |
| T2                | <i>Fagus sylvatica Purpurea</i> group (copper beech) | 4.5 m           | 230 mm   | 2                     | 2 | 2 | 2 | Young       | Topiarised specimen with no main leading shoot. Would require removal for development proposal. Easily to mitigate this loss.                                                                                                               | 40 years+               | C               | 2.8 m               |
| T3                | <i>Quercus robur</i> (oak)                           | 12 m            | 960 mm   | 6                     | 6 | 6 | 5 | Veteran     | Oak tree of high value aesthetically, culturally and ecologically. Minor deadwood present. Not near proposed development footprint but should have full RPA on garden side protected during construction work. Monitor – consider mulching. | 40 years+               | A               | 11.5 m              |

**TABLE 1: Tree Inventory for this site and relevant trees encroaching from land adjacent to the site. Work recommendations are highlighted – more detail is provided in Table 2.**

- 4.2 This site is of a well-managed garden with a boundary of shrubs and topped conifers to the southern boundary to give the garden privacy from neighbouring properties.
- 4.3 The proposed footprint of the development (garage and garden room) would require the removal of some shrubs, topped conifers and the copper beech tree (T2) (Fig. 3), which has been topiarized in the past to 'shape' it and prevent it developing to a larger size. The impact of these removals will be minor and only very local – and can easily be mitigated.
- 4.4 The footprint of the proposed development is also likely to cause minor root loss to the magnolia (T1) that is situated in a neighbouring property (rear garden of No. 22 Durham Road). This is a relatively young specimen and is likely to continue to grow, relatively unaffected by any changes caused by the proposed development. As this tree is not under legal protection, the owner is within their rights to remove any roots from this magnolia that are encroaching into their property (Mynors *et al.*, 2022).
- 4.5 One retained agricultural tree (oak T3) is a substantial arboricultural asset on this site because of its age, structure, ecological and landscape value. It is not situated near the proposed development and thus does not act as a significant constraint to the proposal. However, it will be important to ensure that this tree is fully protected from any construction works and from having construction materials or spoil being stored within its designated root protection area (RPA). Consequently, prior to any development activities, the RPA of this tree, on the garden side of the tree only, should be fenced off at 11.5 metres from the tree's main stem, using braced Heras fencing as recommended within BS5837: 2012. The fencing should remain in place for the whole period when the construction of the garage/garden room is being carried out: pedestrian access to the area for the purposes of gardening and recreation can be put in place. No materials should be stored in this fenced off area and no access should be allowed for construction vehicles into this protected area.
- 4.6 Mitigation of the lost shrubs, conifers and copper beech tree can be easily accommodated in the garden space. The owner may wish to consider the following garden tree species as suitable for this purpose, if planting one tree in replacement of the removed copper beech tree:
- *Acer griseum* (paperbark maple)
  - *Betula ermanii* (Erman's birch)
  - *Prunus x yedoensis* (Yoshino cherry)

4.9 Figure 6 supplies the locations of the three trees described in Table 1.



**Figure 6: Outline map of tree locations on land at 33 Lyndale Avenue, Wilpshire, Blackburn, as surveyed on the 8<sup>th</sup> of June 2023. The proposed development of a garage and garden room is printed in dark grey. Copper beech (T2) would need to be removed.**

## 5.0 Conclusions and Recommendations

- 5.1 Tree work recommendations are provided in Table 2, with work priorities highlighted. Note that there are no high nor medium priority tree works required on this site, at the time when the survey was carried out.

| Tree/Group | Tree works recommended                                                                                                                                                                                                                                                                                                                                                                                                                        | Work Priority |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>T2</b>  | <p>To enact the proposed development, this copper beech tree (topiarized) and some neighbouring shrubs and shaped conifers will need to be removed. If so, the owner may wish to consider mitigation by the provision of planting one garden tree suited to the garden space.</p> <p>If the proposed development does not go ahead, regular reductions of this topiarized tree are recommended, given its location and current structure.</p> | Low           |
| <b>T3</b>  | <p>Monitor structure and tree health on a regular basis.</p> <p>Consider provision of a mulch circle at the base of the tree, to improve tree health and longevity. Advice on tree mulching is available at: <a href="#">TreesAreGood Consumer Brochures Proper Mulching Techniques</a> (ISA, 2021).</p>                                                                                                                                      | Low           |

**Table 2: List of recommended tree works at 33 Lyndale Avenue, listed in order of priority. All pruning work to be carried out to British Standard 3998: 2010.**

## 6.0 Relevant Contact Information

- 6.1 Should anyone in receipt of this report require further information from the author, please use the contact details as given below:

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## 7.0 References

- 7.1 The following list of sources is referenced in the main body of this report to support specific assertions made.

BSI (2010) BS3998: Tree Work: Recommendations; London: British Standard Institute.

BSI (2012) BS5837: Trees in Relation to Design, Demolition and Construction: Recommendations; London: British Standard Institute.

ISA (2021) Proper mulching techniques. Available at:  
[https://www.treesaregood.org/Portals/0/TreesAreGood\\_Proper%20Mulch%20Tech\\_0321.pdf](https://www.treesaregood.org/Portals/0/TreesAreGood_Proper%20Mulch%20Tech_0321.pdf) Last accessed 09.06.2023.

Mynors, C., Hall, S. and Nicholls, E. (2022) The Law of Trees, Forests and Hedges. 3<sup>rd</sup> Edition. London: Sweet & Maxwell.