Arboricultural Report

Moor Hey House, Stoneygate Lane, Knowle Green, PR3 2XE

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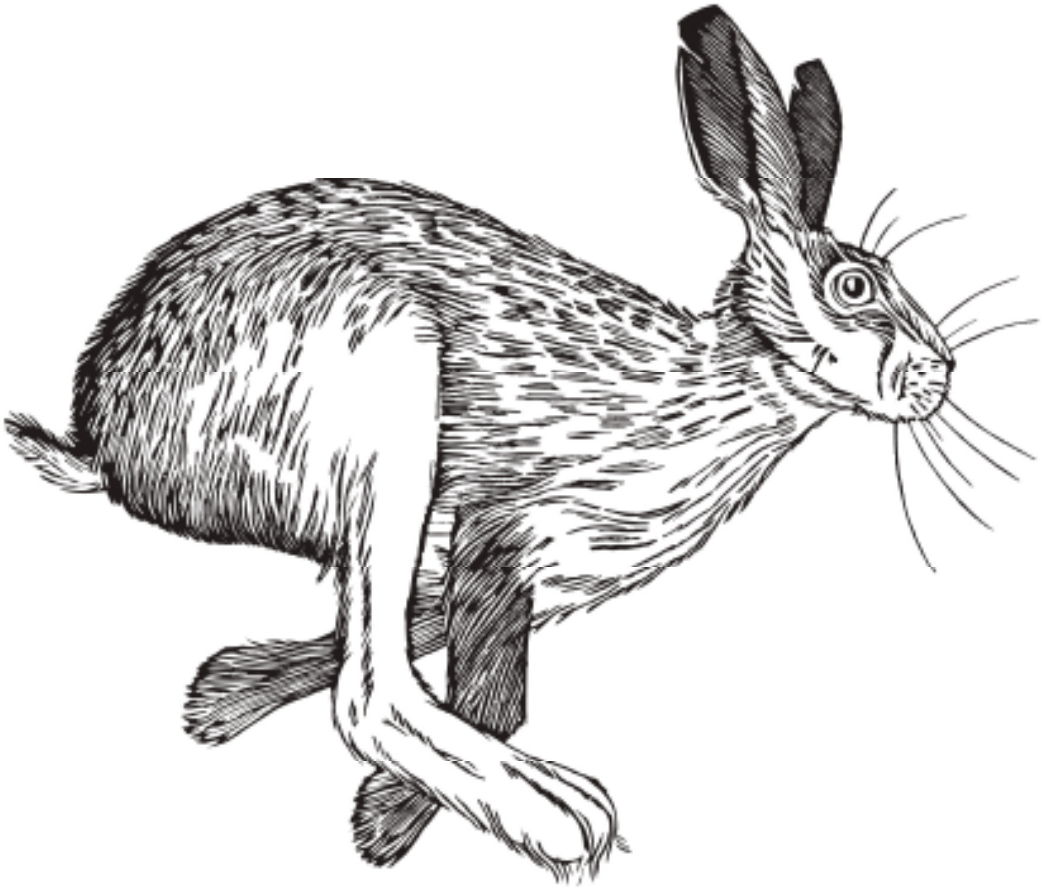

Date: 16th December 2023

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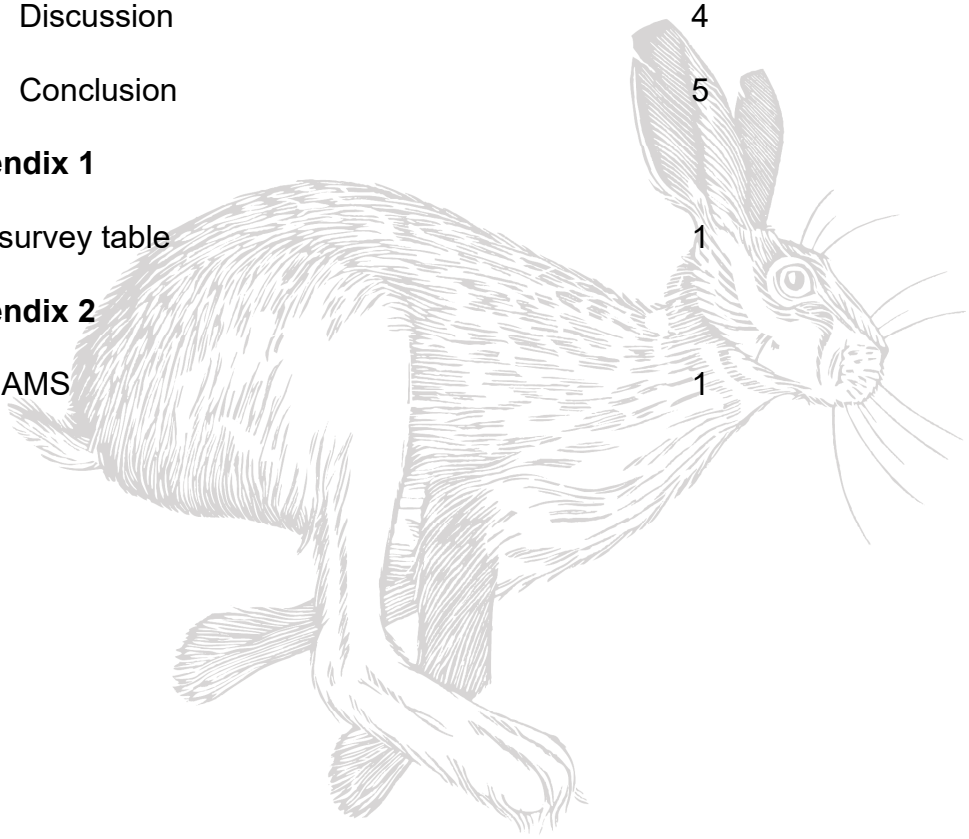

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1 INTRODUCTION

1.1.1 **Brief**: Initial inquiries regarding the production of an arboricultural report to BS5837-2012 were received on the 24th of November 2023, details of the site were examined and a fee proposal made on the same day. The fee proposal was accepted and a site visit instructed on the 29th of November 2023.

1.1.2 **Limitations**: The detail and recommendations contained within this report are valid for a period of 12 months from the date of survey. Trees are dynamic living structures and are subject to rapid changes due to internal and external influences. Even apparently healthy trees can be damaged by extreme climatic conditions or can fail without the presence of readily identifiable defects. Although every effort has been made to identify defects within trees surveyed no guarantee can be given as to the safety or otherwise of any individual tree.

1.1.3 **The author:** The author of this report (Gareth Hare) has qualifications and experience in Arboriculture and Forestry. Any observations and recommendations are based on those qualifications and experience. Any observations or comments in relation to other disciplines are made as a layman.

2 SITE VISIT

2.1.1 **Site visit**: Gareth Hare carried out an unaccompanied site visit on the 9th of December 2023. Conditions were overcast with light rain showers and adequate visibility for survey purposes.

Site description: The surveyed site is the garden surrounding Moor Hey House. The property appears to have been constructed in the period 1930-1950's with some minor later additions. The tree population within the site is of mixed age with some mature trees pre-dating the construction of the property and later additions typical of a domestic garden setting.

2.1.2 **Methodology:** The trees were inspected using standard VTA (Visual Tree Assessment) techniques. No drilling, excavation or any other intrusive investigative techniques were used during the survey. Measurement and survey methodology is detailed within the subsequent points.

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2.1.3 **Species**: The species is based on visual identification and the common English name of the tree is recorded. The scientific name of the tree is also given in the adjacent column.

2.1.4 **Tree Height**: This is measured using a clinometer to establish a baseline and thereafter estimated. This is recorded in metres.

2.1.5 **Trunk Diameter**: is recorded in centimetres and measured at 1.5m above ground level unless stated otherwise.

2.1.6 **Crown Spread:** estimated at the four cardinal points.

2.1.7 **Age Class**: Trees within the survey are classified according to their age class. This is abbreviated as Y (Young), E/M (Early Mature), M (Mature) or O/M (Over Mature).

2.1.8 **Physiological Condition**: This is given as Good, Fair or Poor

2.1.9 **Structural Condition**: Again, this is given as Good, Fair or Poor.

2.1.10 **Works Recommendations**: these contain the recommendations for work to the trees and detail the works required i.e., remove deadwood.

2.1.11 **Additional Comments:** Any comments that may be relevant i.e., pruning history or presence of notable dysfunction.

2.1.12 **Retention Category**: This is provided per the retention category classification within BS5837-2012.

2.1.13 **Further information**: Recommendations for removal should be carried out at the earliest possible opportunity and certainly within 1 month of the receipt of this survey. Monitoring if recommended should be carried out by a suitably qualified and experienced arboriculturalist.

3 STATUTORY CONTROLS

3.1.1 **Trees Subject to Statutory Controls:**
The website operated by Ribble Valley Borough Council was accessed on 16/12/2023. The Council does not operate online mapping in respect of TPO's/Conservation Areas and directs enquiries to an email address. No email has been sent at present and further instructions may be taken regarding this element. Before any work is carried out it is recommended that the Local Authority is contacted to verify the position immediately in advance of any works. If tree preservation orders or conservation areas are in place, an application must be made

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or notice served in order to carry out any work. Severe penalties can result from unauthorised works or damage to a protected tree. If land is outside of the residential curtilage of a dwelling, then a felling licence may be required if more than 5 cubic metres of timber is to be felled. Advice may be obtained from the local Forestry Commission Woodland Officer.

3.1.2 **Wildlife**: Trees are the habitat of nesting birds and roosting bats. Many bird species and all British bat species are protected. Timing of works in terms of nesting birds is critical and if the presence of bats is suspected that Natural England should be contacted for advice.

3.1.3 **Implementation of Tree Works:**
The Arboricultural Association (The lead body for Arboriculture in the UK) publish guidance on hiring an Arborist. In addition, a register of approved contractors is available on their website www.trees.org.uk and free from: The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire, GL10 3DL. The contractor should carry out work to a minimum standard of BS 3998-2010: Tree Work: Recommendations and their work should be informed by modern best practice.

4. Discussion

4.1.1 Tree survey: The tree survey table is included at Appendix 1.

4.1.2 **Proposal**. A proposal exists for an extension to Moor Hey House. The extension along with a detached double garage is sited to the West of the existing property.

4.1.3 The proposed development has the potential to affect trees to the frontage and front Western boundary of the site which are wholly owned by the applicants.

4.1.4 All of the trees proposed to be removed would either need to be removed for arboricultural reasons (poor condition) or are categorised as category C -per BS5837-2012. The retained trees will be protected via protective fencing to BS5837-2012 and ground protection to the same standard where appropriate. This will exclude construction operations from the protected area and provide adequate protection during the construction process. This protection is detailed on the tree protection plan and provided under separate cover. There are a number of trees within the adjacent property (to the West) which appear on the survey for completeness/information but are not affected by the development as they are separated from the proposal by the

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stream and deep stream bed running between the properties. This limits the root protection area of the trees to the Western bank of the stream. T2 and T3 are the principal trees in the area adjacent to the development affected in this manner. T6 is sufficiently remote from the works and adjacent to paved areas so will not require specific tree protection.

4.1.5 The protective fencing and ground protection is shown on the Tree Protection Plan provided under separate cover. Adequate space is available on the existing surfaces within the site for storage and mixing purposes and will not impact on the retained trees.

4.1.6 A simple line of protective fencing across the rear of the site -to the South of Moor Hey House- will serve to protect the trees within the rear garden. Ground protection to the front of the property (within and adjacent to the RPA of T1) is proposed to be of proprietary load spreading mat or trackway system (details TBC) on top of the existing driveway surface until such time as the no dig driveway is constructed via further details to be submitted and an AMS as referenced at 5.1.1.

4.1.7 No facilitation pruning will be required to accommodate the extension or garage as the trees are either too distant (extension) or pruning has already been carried out in the past to accommodate other structures such as the existing log cabin.

4.1.8 There will be very limited shading of the proposed extension and garage due to the location of the retained trees (principally to the North and North West of the proposal). The proposal will receive good levels of daylight and sunlight due to the orientation of the property and the South sloping topography of the site.

4.1.9 Recommendations are made for some works on a purely arboricultural or safety basis such as the removal of T9. These are detailed in the tree survey table.

5. CONCLUSION

5.1.1 The proposed construction of the extension and detached garage will have little or no impact on the retained trees at Moor Hey House or in adjacent properties. One tree -T4- will need to be removed to facilitate the detached garage and driveway. However, this is a mediocre multi stemmed prunus (C1 per BS5837-2012) and can be easily replaced within the extensive garden area. A number of other removals are detailed within the tree schedule but these are due to tree condition

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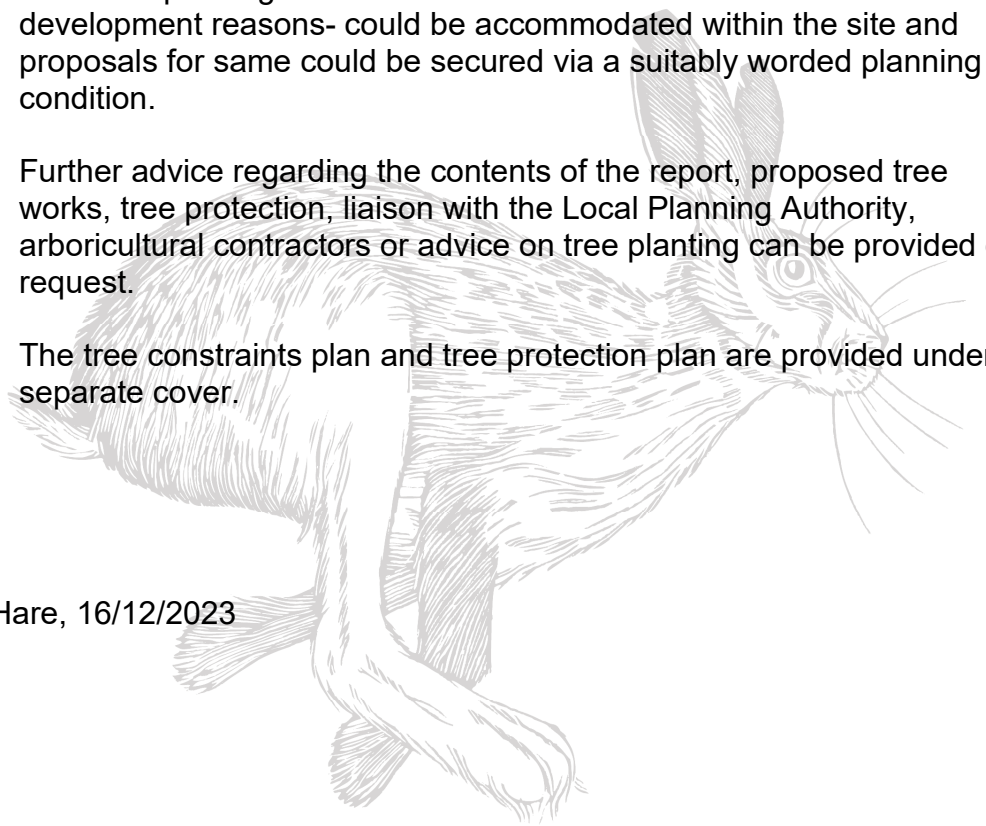
and are not connected with the development. The erection of protective fencing -and ground protection where required-, prior to construction as defined within the TPP should adequately protect those trees to be retained. Re-surfacing and extension of the driveway is partly within the RPA of T1. A no dig method of construction will be required within the RPA. Construction details of these works should be designed by an engineer in collaboration with the project arboriculturalist. A method statement may be required for these works and a draft AMS is included at appendix 2. A fully detailed AMS may be secured via suitably worded planning condition if required.

5.1.2 Remedial planting for trees removed -either for arboricultural or development reasons- could be accommodated within the site and proposals for same could be secured via a suitably worded planning condition.

5.1.3 Further advice regarding the contents of the report, proposed tree works, tree protection, liaison with the Local Planning Authority, arboricultural contractors or advice on tree planting can be provided on request.

5.1.5 The tree constraints plan and tree protection plan are provided under separate cover.



G D Hare, 16/12/2023

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Appendix 1 Tree Survey Table

Tree No.	Species (Common Name)	Species (Botanical Name)	Dia (cm) RPA (M)	Height (m)	First branch	Crown Spread				Phys Con	Struc Con	Age Class	Works recommendations/ comments	Retention Category/ Remaining Contribution years
						N	E	S	W					
T1	Oak	Quercus robur	101	15	5	7	12	8	5.5	F	G	M	Remove deadwood.	B1
T2	Oak	Quercus robur	35/30 est	14	3.5	4	5	4	4	F	F	E/M	Strip Ivy. Tree located in adjacent garden over stream.	B1
T3	Alder	Alnus glutinosa	30/38/35 est	16	3	4	4	4	4	G	G	M	Strip Ivy. Tree located in adjacent garden over stream.	B1
T4	Plum	Prunus sp.	46 basal	8	0.1	4	5.5	3	4	F	F	M	Remove to facilitate development.	C1

Tree No.	Species (Common Name)	Species (Botanical Name)	Dia (cm) RPA (M)	Height (m)	First branch	Crown Spread				Phys Con	Struc Con	Age Class	Works recommendations/ comments	Retention Category/ Remaining Contribution years
						N	E	S	W					
T5	Sycamore	Acer pseudoplatanus	18	8	2	3	3	3	3	G	G	Y	No works. Young.	C1
T6	Rowan	Sorbus aucuparia	38	8	2	3.5	3.5	3.5	3.5	G	G	E/M	Strip old Ivy. Prune away from house to give c 1m clearance.	C1
G1	1 Oak 1 Beech	Quercus robur Fagus sylvatica	16/18	6	0.5	3	3	3	3	F/P	F/P	E/M	Poor form and Squirrel damage. Remove and replace as time allows.	C1
T7	Alder	Alnus glutinosa	85	14	4.5	6	6	7	7	G	G	M	Remove deadwood	A1

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Tree No.	Species (Common Name)	Species (Botanical Name)	Dia (cm) RPA (M)	Height (m)	First branch	Crown Spread				Phys Con	Struc Con	Age Class	Works recommendations/ comments	Retention Category/ Remaining Contribution years
						N	E	S	W					
T8	Beech	Fagus sylvatica	85	16	2.5	11	10	3	8	G	G	M	Remove deadwood.	B1
T9	Beech	Fagus sylvatica	100	16	1.8	5	8	10	8	P	P	M	Fire damaged. Advanced decay and crown decline. Fell within one month.	U
G2	Birch and Alder	Betula pendula Alnus glutinosa	70 max	14	2	8	8	8	8	G	G	M	Located over stream in adjacent garden	B1
T10	Sweet Chestnut	Castanea sativa	80	7	2	4	4	4	4	P	P	M	Terminal decline. Fell at same time as T9	U

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						N	E	S	W					
G3	Ash, Juniper, Rhody	Fraxinus excelsior Juniperus sp. Rhododendron sp.	20 max	7 max	0.1	3	3	3	3	F	F	E/M	No works. Monitor for Ash dieback.	C1
T11	Plum	Prunus sp.	28/10/28	8	0.1	3	3	3	3	F	P	M	Fell. Decay at base (Ganoderma sp.) and bark death. Declining.	U
T12	Black Birch	Betula nigra	15/10/10	9	11	3	0	3	3	F	F	E/M	Three stems arising from old stump. Remove all but Northernmost stem and allow to grow on.	C1

Draft AMS follows:

1. All staff involved in conducting any of the site works will be briefed regarding the retention of the trees and the implications of causing damage to them. They will also be supplied with this method statement. Works should not proceed if staff are uncertain about items within the method statement. The author or other similarly qualified and experienced arboriculturalist should be consulted if uncertainties exist.

2. The areas defined as protected areas within the Tree Protection Plan (TPP) will be fenced off or have ground protection installed in accordance with the approved TPP.

3. Once protective measures are in place, the approved works and driveway surfacing (engineering details to be secured via condition) will be constructed.

4. No machinery, materials, mixing or other operations of any kind will be stored or take place within the defined protected area other than as described within this/the detailed method statement or as detailed within the tree protection plan.

5. No mixing of any materials will take place adjacent to the edge of the defined protected area (or on a slope where the material is likely to enter the protected area). Similarly, no fuels, lubricants or other like materials will be stored adjacent to the protected areas nor refuelling or lubrication of machinery take place.

6. No fires will be lit on site.

7. Once the works have been successfully completed and all construction operations have ceased, the protective measures can be removed. It is suggested that evidence is taken -via dated photographs- of the implementation of the protective measures, their retention during the construction period and their eventual removal once all operations have ceased. This will allow full discharge of any planning conditions imposed.

8. Aftercare: No specific aftercare of the site is required. Normal maintenance can proceed immediately.

Tree Constraints Plan (TCP) and Tree Protection Plan (TPP) are provided separately

END OF REPORT.

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