



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Method Statement

Talbot Barn
Talbot Street
Chipping
PR3 2QE

September 2023

AMS - Talbot Barn, Chipping

Project details

Job no.	LTC224
Site	Talbot Barn, Talbot Street, Chipping, PR3 2QE
Client	Tri Star Developments (Kearsley) Ltd.
Architect	Thorp Design Services Ltd.
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	4 September 2023
Issue	Final issue for planning

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Tree Protection Plan - Phase 1

Tree Protection Plan - Phase 2



1. Summary

This arboricultural method statement (AMS) is submitted in order to satisfy the requirements of condition number 17 of planning approval number 3/2022/0279 for conversion of the existing barn into three new dwellings with associated works at the site in question.

There are two existing trees within the site that are to be retained and protected as part of the scheme. For the main phase of the development, the conversion of the barn, both trees are to be fenced-off as a construction exclusion zone, as shown on the Tree Protection Plan - Phase 1. The existing tarmac surface will be left in place to provide protection to any roots growing underneath it.

Once the main phase of the development is complete, the tree protection fencing will be temporarily taken down and the existing tarmac surface will be removed in accordance with Section 3.6 of this AMS. Once the soft landscaping is in place, the tree protection fencing will be re-erected in a new position, as shown on the Tree Protection Plan - Phase 2, and will be left in place until the project is complete.

Timing of operations shall follow the sequence of works outlined in Section 3.5 of this report, which also includes several site monitoring requirements in order to ensure that the tree protection fencing is correctly in place and that works are carried out in accordance with the BS5837 guidance.

2. Introduction

This AMS is submitted in order to satisfy the requirements of condition number 17 of Ribble Valley Borough Council's planning approval number 3/2022/0279 for conversion of the existing barn into three new dwellings with associated works at the site in question. Condition 17 of the approval states: -

Landscaping and Tree Planting

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing by the Local Planning Authority and shall thereafter be implemented in full. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall be 12 x the DBH [MINIMUM OF 12.7m] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without the prior written consent of the Local Planning Authority, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development

The tree survey by Lakeland Tree Consultancy, dated January 2022, identified two trees within the site that will require protection during the works - one large, mature sycamore, which is to be retained in a newly soft-landscaped area to the north of the car park, and a small ornamental cherry tree, which is to be retained at the west of the car park.

Construction of the approved development will involve operations being carried out within the root protection areas (RPAs) of both of the existing trees on site. This AMS will discuss the special working methods and tree protection measures required in order to prevent the existing trees from sustaining damage during the construction works.

3. Arboricultural Method Statement

3.1 Purpose of the arboricultural method statement

The arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of retained trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees.

Once approved by the Local Planning Authority (LPA), this document should be read by the relevant contractors prior to them pricing for works. The appointed contractor(s) should acknowledge their acceptance of the contents of this document, in writing, ensure that the recommendations are strictly heeded during the development and accept responsibility for any breaches of the protocol outlined herein. All site operatives should be formally briefed on their obligations and responsibilities, as outlined in this arboricultural method statement.

The sequence of works herein includes a programme of site monitoring that will involve site visits by an arboriculturist and/or the LPA tree officer to verify that the development is being constructed in accordance with the approved details. It shall be the client's or the project manager's responsibility to arrange these visits at the times stipulated within the sequence of works. If for any reason the development cannot be constructed in accordance with the arboricultural method statement, the project arboriculturist must be informed, so that the document can be reviewed and potentially amended, in consultation with the LPA tree officer.

3.2 The approved development

Description

Planning application 3/2022/0279 was for the wider site, which included the conversion of the former public house, The Talbot Hotel, into one dwelling and one holiday let and the conversion of the adjacent barn into three dwellings. Since permission was granted, the site has been split into two separate developments and this report refers only to the western side of the site, where the barn is to be converted. A red line boundary indicating the client's ownership is shown on the appended tree protection plans.

The development will involve the conversion of the existing barn into three terraced houses with private gardens to the rear, beyond which will be a car parking and manoeuvring area. A new soft-surfaced area will be created around large sycamore T1, which has potential to improve rooting conditions for the tree, and the site will be divided from the adjacent site through erection of a new close-board timber boundary fence.

Services and drainage

A Proposed Drainage Details plan has been provided (drawing number ZT23-196-21 by Thorp Design Services Ltd.), which shows that a central water drain within the car park is to be located at the very edge of the RPA of the large sycamore T1. The drain presents a negligible RPA encroachment, which is not projected to have any notable impact upon the tree. There are no further foul or surface water drainage features proposed within the RPAs.

Whilst a services plan has not been provided, the architect has confirmed that there is no requirement for any services to be routed within the RPAs of the existing trees, including new service trenches, excavation/amendment of existing service trenches, heat pump infrastructure, electric car charging points and connections or any other installation that would involve excavation into an RPA.

Tree works

There is not projected to be any requirement for facilitation pruning or any other tree works to the two existing trees on site. Condition 17 of the planning approval also stipulates that *“no tree surgery or pruning shall be implemented without the prior written consent of the Local Planning Authority, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor”*.

3.3 Relevant parties

Any tree-related issues or queries arising during the development process should be addressed to one of the relevant parties listed below in Table 1.

Table 1: Contact details for relevant parties involved in development

	Organisation	Contact	Email
Site Owner	Tri Star Developments (Kearsley) Ltd.	Paul Leung	C/o architect
Architect	Thorp Design Services Ltd.	Zach Thorp	info@thorpdesign.co.uk
LPA Tree Officer	Ribble Valley Borough Council	Dave Hewitt/Alex Shutt	countryside@ribblevalley.gov.uk
Project Arboriculturist	Lakeland Tree Consultancy	Jennie Keighley	info@lakelandtreeconsultancy.co.uk

3.4 Tree protection fencing

Adequate protection of the retained trees during the development is paramount in ensuring their health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved whilst the construction works are underway.

For the development in question, the fencing will need to be erected on an existing hard surface for the first phase of works, so it may not be possible to secure it into the ground. The specification shall comprise Heras panels with stabiliser struts on the inside secured with ground pins (Figure 1 a) if possible, or block trays (Figure 1 b) if not. The fencing shall be laid out as shown on the appended Tree Protection Plan - Phase 1 prior to any works on site, including site preparation and deliveries. Once relocated, it shall remain in the Phase 2 position until the development is complete and all associated materials have been removed from site. The fencing shall be labelled with all-weather notices stating "TREE PROTECTION AREA - KEEP OUT!".

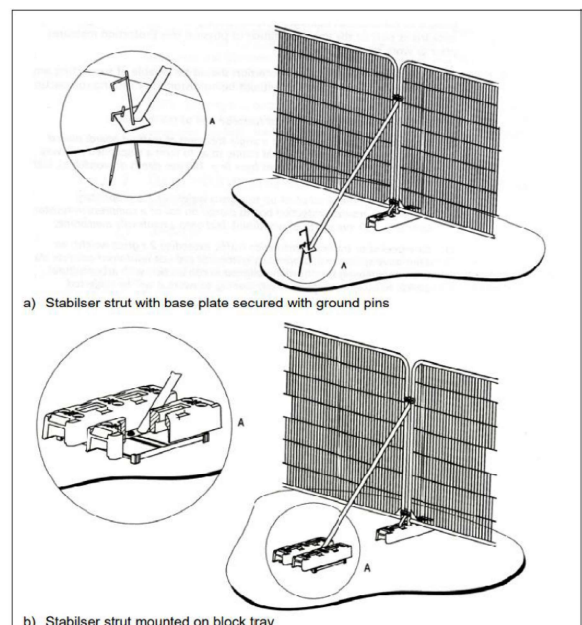


Figure 1: BS5837-specification tree protection fencing

3.5 Sequence of works

Site operations shall follow the timings shown in the sequence of works given below in Table 2. The table also indicates points at which site monitoring is required by the project arboriculturist or the LPA tree officer in order to inspect the tree protection measures and verify that the development is constructed in accordance with the arboricultural method statement. Site monitoring requirements must be fulfilled prior to commencing the next operation.

Table 2: Sequence of works

Operation	When?	Description	Site Monitoring
1. Pre-commencement briefing	Before any works on site, including site preparation and deliveries	Contractor to telephone the arboriculturist to discuss the arboricultural method statement and tree protection fencing and confirm understanding prior to commencement	N/A
2. Install tree protection fencing (Phase 1)	Before any works on site, including site preparation and deliveries	Contractor to install the tree protection fencing in accordance with the appended Tree Protection Plan - Phase 1 and one of the specifications shown above in Figure 1	Arboriculturist/tree officer must visit site to approve the fencing prior to the commencement of any works
3. Commence development	Once fencing has been approved in writing	Contractor to carry out conversion of barn and any other works located outside tree RPAs. The existing tarmac surface, where within tree RPAs, must be retained in place for this first phase of works	None
4. Complete main phase of works	When ready to start landscaping	Contractor to contact the arboriculturist once the conversion works are complete and they are ready to start the landscaping works	Arboriculturist must visit site to appraise works to date and brief contractor on removal of the hard surface

Table 2: Sequence of works continued

Operation	When?	Description	Site Monitoring
5. Remove tree protection fencing	Immediately prior to resurfacing works, only once instructed by arboriculturist	Contractor to temporarily remove the tree protection fencing in order to remove the hard surface from within the tree RPAs	None
6. Prepare new soft-surfaced area	Once fencing has been removed	Starting close to tree T1 and working away from the tree, remove the existing hard surface in accordance with the guidance given below in Table 3 and subsequently prepare the new soft-surfaced area	Arboriculturist must be on site to supervise all resurfacing works within the new soft-surfaced area
7. Re-erect tree protection fencing (Phase 2)	Once the soft-surfaced area is complete	Re-erect the tree protection fencing in accordance with the appended Tree Protection Plan - Phase 2 and one of the specifications shown above in Figure 1. This will exclude the newly landscaped area from the site and allow it to settle and establish whilst the rest of the works are completed	Arboriculturist must approve the new fencing location, once installed (photographs will suffice)
8. Prepare new hard-surfaced area	Once fencing has been approved in writing	Remove the remaining hard surface within the RPAs and subsequently prepare the new hard-surfaced area in accordance with the guidance given below in Table 3	None
9. Complete development	-	Contractor to complete all remaining works on site and remove all associated materials and equipment, leaving only the tree protection fencing in place	Arboriculturist/tree officer to visit site to appraise works on completion
10. Remove tree protection fencing	Only once instructed by arboriculturist	Contractor to remove the temporary tree protection fencing	N/A

3.6 Site-specific recommendations for works within tree RPAs

Construction of the development will require operations to be carried out within the RPAs of retained trees. This will require special working methods to be implemented, in order to construct in accordance with the BS5837 (2012) guidance and thereby minimise potential impact upon trees. The relevant construction methodologies and BS5837 (2012) guidance are included in Table 3, below, and the site locations of the operations in question are indicated on the appended tree protection plan.

Table 3: Special working methods for operations within tree RPAs

Operation	Construction proposals and guidance
Removal of existing hard surface	<ul style="list-style-type: none"> • The removal of the existing tarmac surface is required within the RPAs of both of the existing trees • Following removal of the surface, part of the RPA of tree T1 is to be reinstated as soft-surface. The rest of T1's RPA and the RPA of tree T2 will be relaid with a new permeable hard surface • During removal of the existing surface, care must be taken not to disturb tree roots that might be present directly underneath • The existing surface shall be removed using hand-held tools only where within RPAs, working backwards over the area to avoid moving over the exposed ground • The project arboriculturist must be on site to supervise removal of the existing surface, where working close to T1, in the area that is to become soft surface only • Where the hard surface is to be replaced, the existing sub-base should be retained in place and augmented if possible, so that root disturbance is minimised • There shall be no excavation below existing soil level where within RPAs of retained trees • Any roots exposed during removal of the hard surface are to be wrapped or covered to protect them from rapid temperature changes and prevent dessication • Exposed roots must not be damaged or severed • Wrapping shall be removed prior to backfilling, which should take place as soon as possible • To give them the best chance of recovery, retained roots should be surrounded with topsoil, uncompacted sharp sand (not builders' sand, which has high salt content that is toxic to trees) or other loose inert granular fill before installation of the new surface

Table 3: Special working methods for operations within tree RPAs continued

Operation	Construction proposals and guidance
Landscaping	<ul style="list-style-type: none"> • A new soft-surfaced landscape area is to be created within the RPA of tree T1 • Topsoil must be suitable to the situation and be free from toxic materials and contaminants • Finished soil levels within the RPA must be similar to the existing ground levels and must not be significantly built-up • Excessive foot traffic, plant or machinery must not be allowed to cause soil compaction within the RPA • Herbicides, if required, must be appropriate for the type of vegetation to be killed and must not have any damaging effect upon the tree
Car park edging	<ul style="list-style-type: none"> • Where within RPAs, edge supports around the car park and soft-surfaced area must be of a design that does not require excavation, as this can damage tree roots • The edging must sit above existing soil level • Non-invasive ground-contact structures, such as sleepers, can be utilised and pinned in place, if necessary
Installation of boundary fences	<ul style="list-style-type: none"> • New boundary fences are proposed to the north and east of tree T1 • Where within RPAs, fence posts must be sited so as to avoid any substantial tree roots • Post holes shall be dug using hand-held tools only and will be lined with impermeable sheeting prior to the pouring of wet concrete to prevent toxic leachate from contaminating the RPA

3.7 General tree protection recommendations

The following recommendations are to be observed throughout the development in order to prevent damage to trees: -

- All tree works, if required, should be carried out by a suitably qualified, experienced and insured arborist and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - recommendations*
- The tree protection fencing shall be installed before any works commence on site
- Once in place, the tree protection fencing shall not be moved until the development is complete, unless stipulated herein or authorised in advance by the project arboriculturist or LPA tree officer
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless specifically discussed at section 3.6
- Soil shall not be scraped, skimmed or mechanically compacted within RPAs. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Construction materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless specifically discussed herein
- Surface water run-off shall not be re-diverted into or out of RPAs
- Fires shall not be lit within 15m of any tree crown or RPA

- Temporary buildings, including welfare units and portable toilets, shall not be sited within RPAs
- Trees shall not be used as anchorage for equipment
- Notice boards, telephone cables, or other services shall not be attached to any part of a tree
- Deliveries by crane shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage
- Incidents with an impact or potential impact on trees shall be logged and reported to the project arboriculturist

References

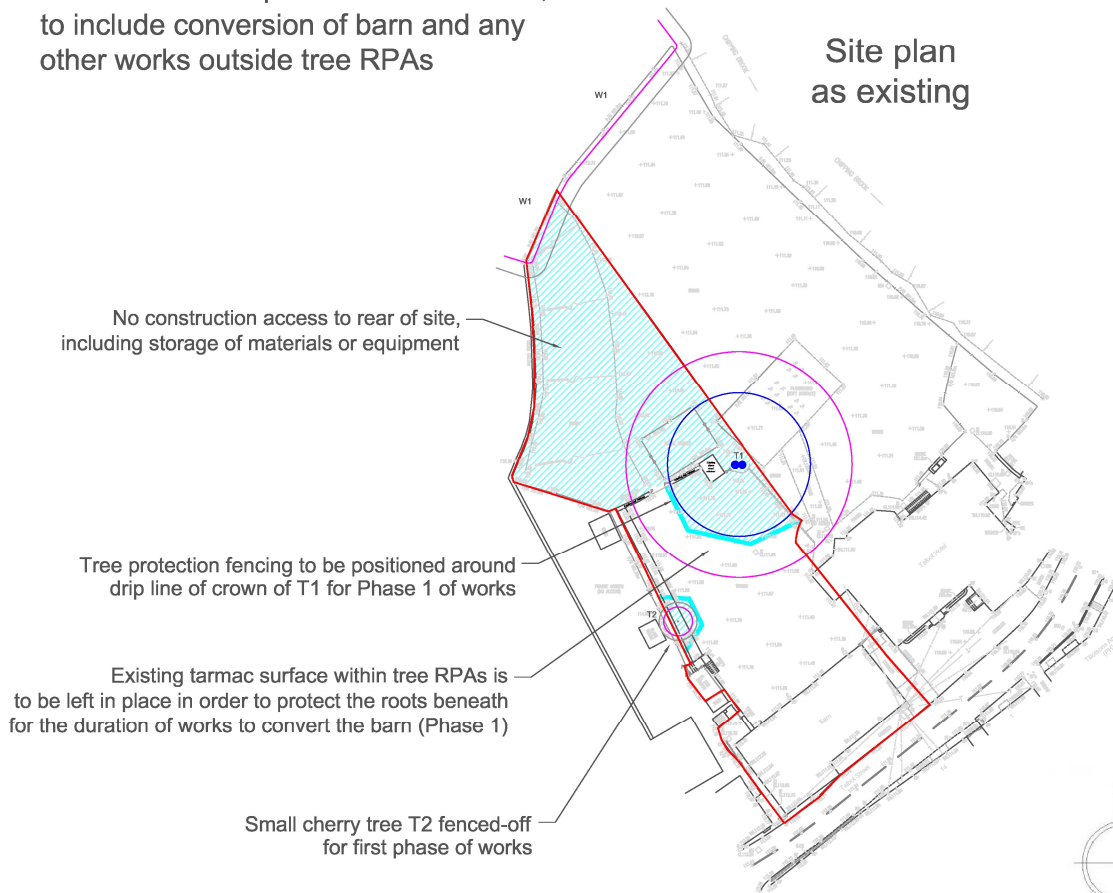
British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - recommendations*

British Standards Institute (2010) *BS3998 Tree work - recommendations*







Tree Protection Plan

Phase 1

Phase 1: Main phase of construction, to include conversion of barn and any other works outside tree RPAs



BS5837 Tree retention categories:

-  Category A
High quality tree
-  Category B
Moderate quality tree
-  Category C
Low quality tree
-  Category U
Unsuitable for retention
-  Root protection areas (RPAs)
-  Construction exclusion zone and tree protection fencing

Identification numbers:
 T = individual tree
 G = group of trees
 H = hedge
 W = woodland

Site:
 Talbot Barn
 Talbot Street
 Chipping
 PR3 2QE

Client:
 Tri Star Developments (Kearsley)

Date: September 2023
Scale: 1:500 at A3
Drawing: LTC224-TPP1
Drawn by: JK









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Tree Protection Plan

Phase 2

BS5837 Tree retention categories:

-  Category A
High quality tree
-  Category B
Moderate quality tree
-  Category C
Low quality tree
-  Category U
Unsuitable for retention
-  Root protection areas (RPAs)
-  Construction exclusion zone and tree protection fencing

Identification numbers:

- T = individual tree
- G = group of trees
- H = hedge
- W = woodland

Site:

Talbot Barn
Talbot Street
Chipping
PR3 2QE

Client:

Tri Star Developments (Kearsley)

Date: September 2023

Scale: 1:500 at A3

Drawing: LTC224-TPP2

Drawn by: JK



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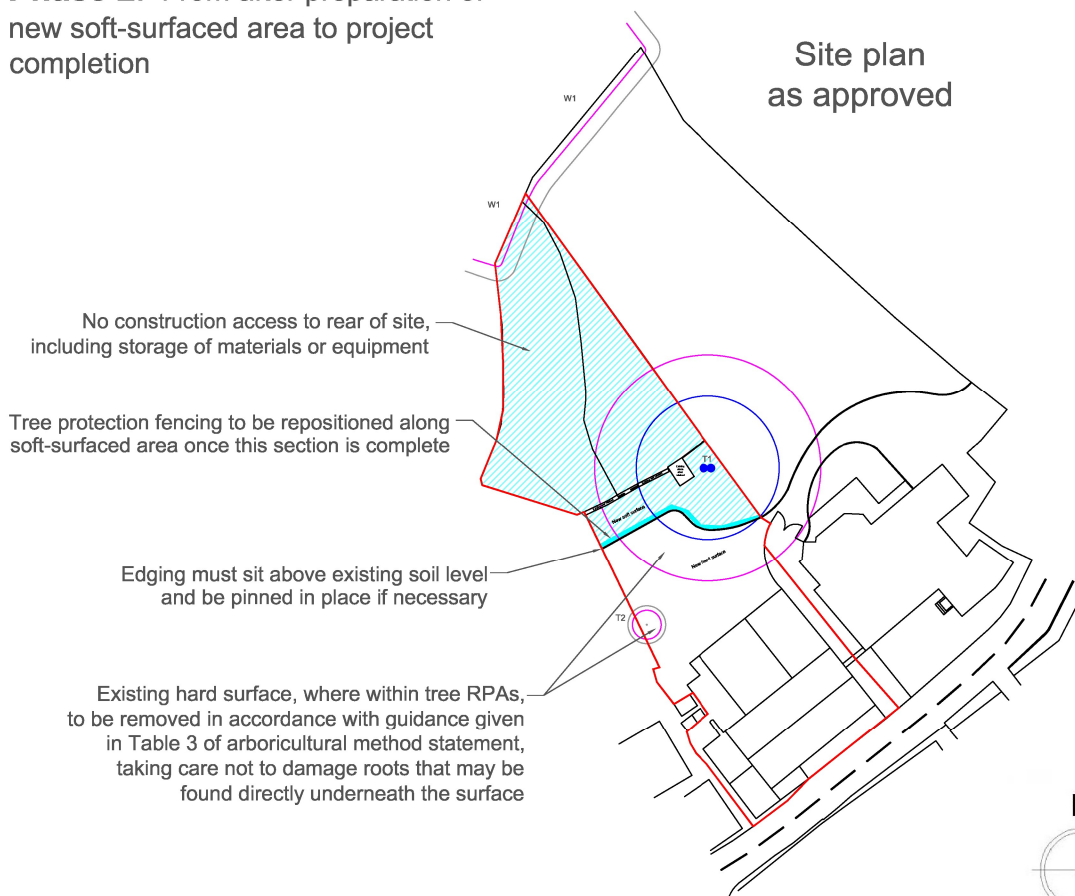
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Site plan
as approved

Phase 2: From after preparation of new soft-surfaced area to project completion



No construction access to rear of site, including storage of materials or equipment

Tree protection fencing to be repositioned along soft-surfaced area once this section is complete

Edging must sit above existing soil level and be pinned in place if necessary

Existing hard surface, where within tree RPAs, to be removed in accordance with guidance given in Table 3 of arboricultural method statement, taking care not to damage roots that may be found directly underneath the surface

