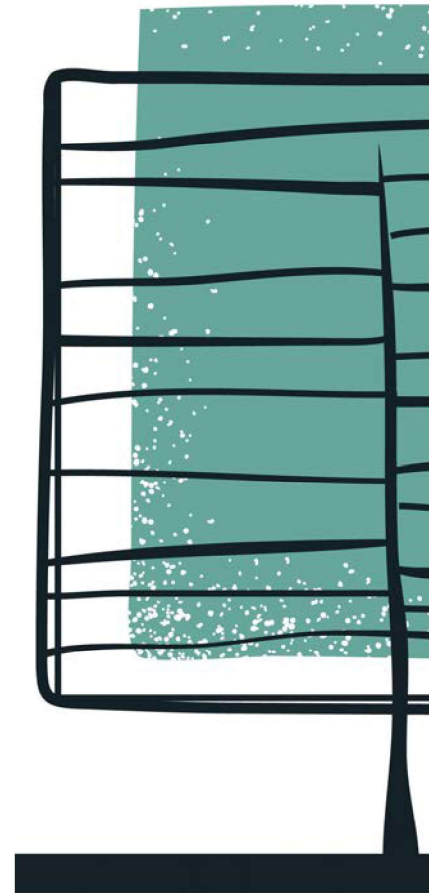




Report No: LTM0579.AIA.02

Date: 17/01/2024

Project: Land at King Street, Longridge, Preston, PR3 3RQ

BS 5837:2012

Arboricultural Impact Assessment

Inspection Record.

Date of Inspection	Surveyor
08/07/2022	Matthew Lally. FdSc MArborA

Lally Tree Management

36 Goldworthy Road, Urmston, Manchester, M41 8US

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Revision	Date	Prepared by	Status
Final	28/09/2022	M. Lally	Complete
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Executive Summary

The proposed development site is located within a residential suburb of Longridge which lies approximately 9.5 kilometres, as the crow flies, north-east from Preston City centre. The site is currently occupied by a disused public toilet building with surrounding paved areas.

Trees present that could be potentially affected by the development are as follows:

Category A	Category B	Category C	Category U
0	2 Trees	1 Tree 1 Group	0

This site sits within a conservation area and therefore the trees on this site are subject to statutory constraints. No works should be undertaken to the trees without the LPAs consent.

It is proposed to demolish the existing building and construct 1 dwelling in its place along with associated hardstanding areas and soft landscaping. To facilitate this development, trees requiring removal or other works are as follows:

	Tree Category. Trees Requiring Works			
Tree Work Type	Category A	Category B	Category C	Category U
Tree Removal	0	2 Trees	1 Group 1 Tree	0

1.0 Introduction

- 1.0.1 The Author of this report is Matthew Lally (MAborA) FdSc. Matthew is a professional member of the Arboricultural Association, The Consulting Arborist Society and an Associate member of the Institute of Chartered Foresters and is therefore required to uphold ethical standards laid out by these institutions.
- 1.0.2 This Arboricultural Impact Assessment has been commissioned by Monks Architectural Design and is prepared in relation to the proposed development at Land at King Street, Longridge.

An outline of the area assessed can be found in figure 1. (It should be noted that this is not necessarily the site boundary)



Figure 1. Assessment Boundary Plan (Courtesy of Google Earth 2021)

- 1.0.3 The tree survey & assessment of existing trees has been guided by the recommendations within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The recommendations set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.
- 1.0.4 British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' includes guidance for considering the relationship between existing trees and how to integrate their needs into a successful development. A harmonious and sustainable relationship between any retained trees and new structure and/or hard surfaces is at the heart of the guidance.

- 1.0.5 The survey was carried out Friday 8th July 2022 by means of inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by dense vegetation.
- 1.0.6 Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.2.4 of BS 5837:2012 that states 'Trees forming groups should be identified and considered as groups where the arboriculturist determines that this is appropriate. It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'
- 1.0.7 British Standard 5837:2012 recommends the assessment of trees is made as objectively as possible, but the findings will always remain the opinions of the surveyor. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.

- 1.0.8 Table 1 provides a summary of the documents that have been made available by the client:

Table 1 – Documents made available by client.

Document Type	Reference No.	Author	Date
Existing site plan	JM-0254_003_Rev B	Monks Architectural – Design	16/01/2024

- 1.0.9 The supplied drawing did include tree some positions; however, some trees were not located on the plan. Additions have been made by eye and any dimensions regarding tree positions and protective fencing must be checked on site.
- 1.0.10 Weather conditions during the survey were dry and still.
- 1.0.11 Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 1.0.12 Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2.0 Planning Policy

2.1 National Planning Policy Framework (NPPF)

2.1.1 When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists.
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity (paragraph 175).

3.0 Legislation

Statutory Considerations

3.0.1 A Tree Preservation Order (TPO) is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the:

- cutting down
- topping
- lopping
- uprooting
- willful damage
- willful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Anyone found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

3.0.2 It is understood following consultation with the Local Planning Authority, Ribble Valley Borough Council, that there are no Tree Preservation Orders applied to the trees at this site, but the site is within a Conservation Area and therefore subject to statutory constraints.

3.0.3 Felling Licence

- 3.0.4 Tree felling is also restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ..."
- 3.0.5 If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4.0 Survey Methodology

- 4.0.1 The trees were surveyed in accordance with Chapter 4 of BS5837:2012. The tree metrics have been recorded in the tree schedule in appendix one. Where groups of trees and woodland groups have been recorded, average height, average crown spread and average diameter at breast height (DBH) are reported. Where access to the base of any trees was limited then measurements were estimated.
- 4.0.2 Trees have been assessed as individual trees (T), groups of trees (G), hedgerows (H) or woodland Groups (W) where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed or have been managed under a regular pruning regime.
 - For the purposes of this assessment, woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'.
- 4.0.3 All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in appendix two.
- 4.0.4 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in appendix four.
- 4.0.5 The survey included all trees within the proposal area and trees near to the proposal.

5.0 Development Proposals

5.0.1 Overlaying the development plans & their associated infrastructure over the existing site plans has highlighted a number of areas where trees are in conflict with the proposal. This plan has been made available in appendix four and given the title 'Arboricultural Implications Plan'

5.0.2 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.

5.0.3 The aforementioned data and plans are analysed to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined, remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

5.0.4 Impact Table: -

Tree No.	Root Protection Area identified (m ²) in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained	Retention Category
T1	46	-	-	No, due to building inspectors concerns	B1
T2	72	-	-	No, due to building inspectors concerns	B1
T3#	69	-	-	No, due to development	C1
G4#	5	-	-	No, due to development	C2

6.0 Impact Assessment

6.1 To assess the implications of the Impact Table each tree can be categorised in the following way: -

	Trees to be Retained		Trees to be Removed	
	With No Impact	With detailed construction	Due to Condition	Due to Development
Category A	-	-	-	-
Category B	-	-	-	T1, T2
Category C	-	-	-	T3#, G4#
Category U	-	-	-	-

6.2 T1 & T2 are being proposed for removal due to concerns from the building inspector (Mr Jimmy Mulkerrin of Ribble Valley borough council). See email to Mr Joe Monks from Mr Jimmy Mulkerrin in appendix Five for further information.

7.0 Mitigation Proposals

7.1 Compensatory Planting

7.1.1 Due to the loss of the trees identified in section 6.1 it is proposed that along with the general soft landscaping for the development, replacement tree planting will support the application.

7.1.2 This will have a number of benefits for the development and the character of the area. These being: -

- Give a greater diversity of age class on the site, increasing sustainability.
- Give a greater diversity of species and therefore wildlife habitat.

7.1.3 The trees proposed are listed in the schedule below: -

Tree Species	Tree Size
<i>Crataegus monogyna</i> 'stricta'	12-14 cm girth
<i>Pyrus calleryana</i> 'Chanticleer'	12-14 cm girth

7.1.4 The extent of mitigation planting required will need to be confirmed in agreement with the Local Planning Authority once the development proposal is finalised.

8.0 Caveats and Limitations

- 8.1 The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.
- 8.2 This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.
- 8.3 This is not a Tree Risk Assessment. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. A Tree Risk Assessment can be provided but would be subject to additional survey requirement and further fees.
- 8.4 Trees are growing dynamic structures. Whilst reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.
- 8.5 For the purposes of this survey all dimensions of trees and their associated parts are based on estimation unless otherwise stated.
- 8.6 Trees are living organisms whose health, condition and structure can change quickly and without warning. Therefore, the contents of this report are valid for a period of one year from the date of this survey.

Appendix One

Tree Survey Data & Site Notes



*The recommendations in this section are based on the site survey only and are NOT recommendation based on any proposed development plans.

BS5837:2012
TREE SCHEDULE



DATE OF SURVEY: 08/07/2022 JOB REFERENCE: LTM0579.AIA.01 SITE ADDRESS: King Street

Tree No.	Species	Stem Dia (mm)	RPA (m ²)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m)				Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
							N	E	S	W						
T1	Birch	320	46	3.84	12	EM	2	4.5	4.5	2	2.5S	A	Asymmetrical crown due to adjacent trees. Good vitality. Highly visible from public viewpoints. No significant risk features observed.	No action	40+	B1
T2	Birch	400	72	4.8	15	EM	4.5	2	2	5	2.5N	A	Asymmetrical crown due to adjacent tree. Good vitality. No significant risk features observed. Branches touching building.	No action	40+	B1
T3#	Willow	390	69	4.68	5	EM	3	4	5.5	5	2S	B	A multi stemmed self set willow located at rear of property. No significant risk features observed. Low arboricultural value.	No action	20+	C1
G4#	Rowan x 2	110	5	1.32	5	Y	0.5	0.5	0.5	0.5	2E	A	A group of 2 x self set rowan trees located at rear of building. Minor stem leans. Suppressed by willow. Low arboricultural value.	No action	40+	C2

* = Average measurement ~ = Estimated measurement # = Position estimated on site

Appendix Two

Glossary of Terms



The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range:

Age is site specific and categorised:

Young (Y)	Out-planted trees that have not yet established.
Semi-Mature (SM)	Established trees up to 1/3 of expected height and crown.
Early Mature (EM)	Between 1/3 and 2/3 of expected height and crown.
Mature (M)	Between 2/3 and full expected height and crown.
Fully Mature (FM)	Full expected height and crown.
Over Mature (OM)	Crown beginning to break-up and decrease in size.
Senescent (S)	Crown in advanced stage of break-up.

Height: Height is estimated and recorded in metres.

DBH: Diameter at Breast Height is measured at 1.5m and recorded in metres. Where a tree becomes multi-stemmed below 1.5m the highest possible diameter is measured and indicated. Alternatively, above 1.5m the diameter of each stem or an average diameter is measured and indicated.

Condition: Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

- A -** Tree needing little, if any attention
- B -** Tree with minor, but rectifiable defects, or in the early stages of physiological stress
- C -** Tree with significant structural and physiological flaws and/or extremely stressed
- D -** Tree that is dead, biologically/physically moribund or dangerous.

Desirability to Retain – As Outlined in Table 1 of BS 5837:2005 (Trees in Relation to Construction - Recommendations)

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers- A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by wound wood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Crack - Longitudinal split in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, it may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight -	The concentration of foliage at the distal ends of stems and deficient in secondary branches.
Girdling Root -	Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.
Hazard Beam -	An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).
Included Bark Union -	Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.
Ivy Growth -	Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.
Live Crown Ratio -	The relative proportion of photosynthetic mass (leaf area) to overall tree height.
Reaction Wood -	Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.
Root Plate Lift -	The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.
Structural Defect -	Internal or external points of weakness, which reduce the stability of the tree.
Suppressed -	Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.
Topping -	A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

- White Rot -** Form of decay where both cellulose and lignin are degraded.
- Wound -** Any injury, which induces a compartmentalisation response.
- Wound wood -** Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."
- Woodland Structure -** The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant - trees that define the general upper edge of the canopy, Intermediate - trees that have been largely overgrown by others, Suppressed - trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note: *The definitions described above, may not necessarily be included within the Arboricultural Survey Data.*

Appendix Three

Cascade Chart



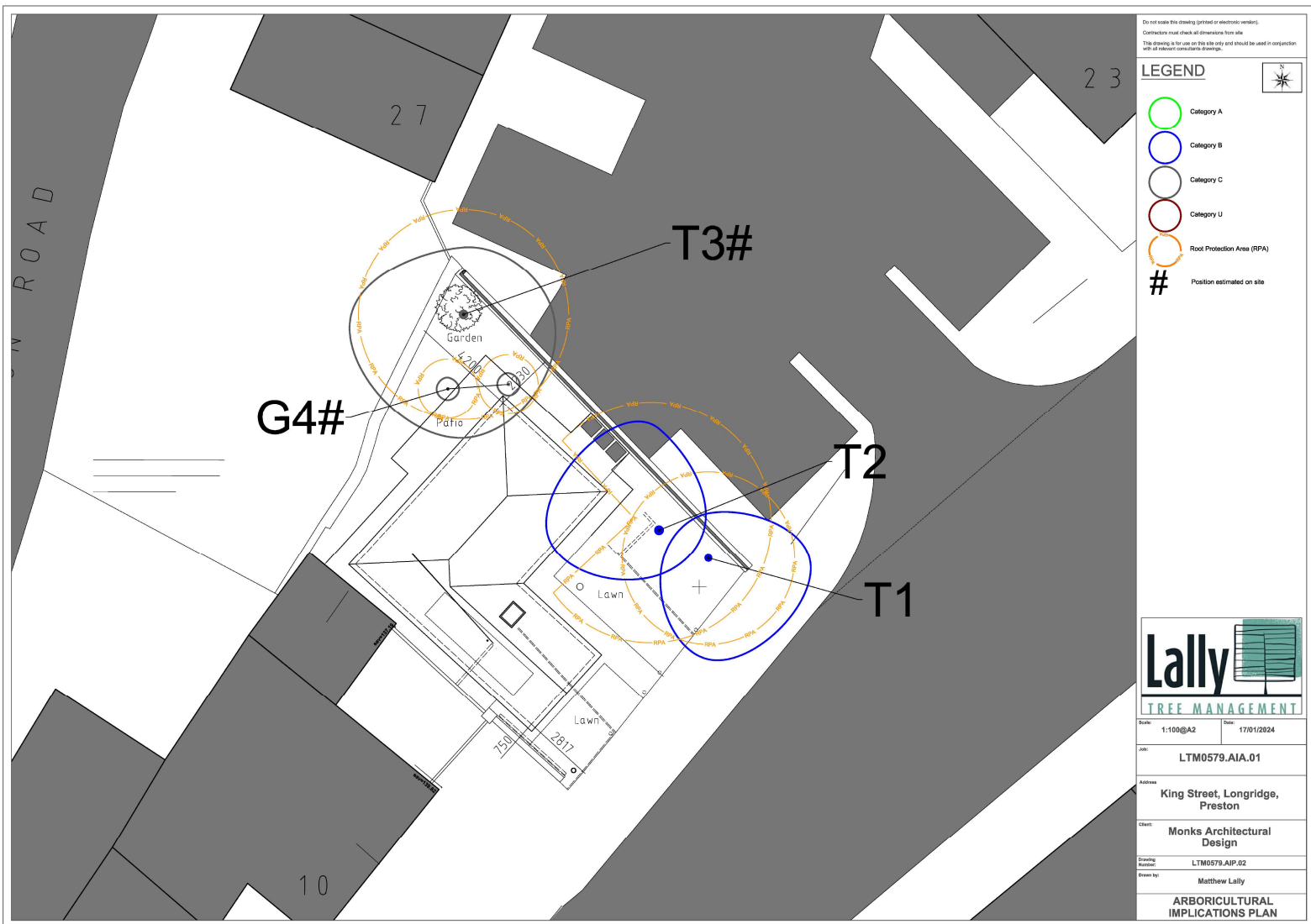
Trees for removal			
Category and definition		Criteria	
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		○ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U Category trees (i.e. 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) e.g. Dutch elm disease), or very low-quality trees suppressing adjacent trees of better quality. NOTE: <i>Category U trees can have existing or potential conservation value which might be desirable to preserve; see section 4.7.5</i>	
Trees to be considered for retention			
Category and definition		Criteria and sub-categories	
		1) Mainly arboricultural values	2) Mainly landscape values
			3) Mainly cultural values (including conservation)
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 essential components of groups, or of 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
Category B Those of moderate quality: with an estimated remaining life expectancy of at least 20 years		Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees, groups or woodlands of significant conservation, historical commemorative or other value (e.g. veteran trees or wood-pastures)
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm		Unremarkable trees of very limited merit or such impaired condition that they do not qualify in the higher categories	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider area
		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 clearly identifiable conservation or other cultural benefits
			Trees with no material conservation or other cultural value

Appendix Four

Plans







Appendix Five

Email From Building Inspector



RE: New Dwelling, King Street, Longridge

Jimmy Mulkerrin [REDACTED]

Wed 10/01/2024 14:48

To: Joe Monks [REDACTED]

Hi Joe,

Thanks for the attached documents,

I have read through the Tree survey and looked over the site plan, along with a drive by site visit.

It is of my opinion that to leave these trees in situ would cause difficulties with the construction of the build, mainly the foundations.

Foundation depths depend on ground conditions and other factors such as the vicinity of trees and their root impact to the foundations.

As tree (T2) is approximately 2.1m to the proposed foundation line, I anticipate the depth of foundations to be more than 1m and potentially require heave protection and an engineered foundation design according to the tree depth charts we reference too.

Also, to build within the canopy of a tree is not recommended due to the potential for gutters to block up and potential dangers to the structure in high winds.

Permeable drainage has been proposed but it is of my opinion that the roots of these trees would influence the finished ground surrounding the plot, block paving would tend to rise due to the roots.

Stated within the tree report, reference category *"B - Tree with minor, but rectifiable defects, or in the early stages of physiological stress"*, it is of my opinion that construction works could cause more physiological stress to this tree than it already has now.

Root protection zones seem to spread into the construction area, tracking of machinery would disturb a large element of the site's ground.

In terms of construction feasibility, it would be beneficial to fell the trees and re-plant in a different location, however this is only my opinion as a building inspector relating to the construction of the build and I cannot comment from a planning or countryside officers' point of view.

Kind regards



Jimmy Mulkerrin MCABE AIFireE | Senior Building Control Surveyor

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA

[REDACTED]

From: Joe Monks [REDACTED]

Sent: Wednesday, January 10, 2024 11:03 AM

To: Jimmy Mulkerrin [REDACTED]

Subject: New Dwelling, King Street, Longridge

External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hi Jimmy,

Please see attached approved planning drawings and tree survey/ method statement for the new dwelling on King Street, Longridge (public toilets).

I have also attached the planning consent and refer you to condition 5 - the condition we are hoping to vary to by submitting a revised tree survey/ landscaping plan in which we will propose to remove T1 and T2 and replace with new smaller tree planting to the front of the site, to provide adequate visual amenity, if required by planning dept.

Kind regards,

Joe.

Joe Monks

BSc Hons Arch Tech MSc LCBD



Disclaimer

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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