



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Moorcot
24 Nickey Lane
Mellor
BB2 7HF

April 2024

Project details

Job no.	LTC265
Site	Moorcot, 24 Nickey Lane, Mellor, BB2 7HF
Client	Jeremy Makinson
Agent	AW+A Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	22 April 2024

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- Tree removal plan
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Arboricultural impact assessment summary

- The client's agent instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a planning application for the erection of a single detached dwelling.
- Trees within and close to the site were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - recommendations* on 11 April 2024. The survey identified five individual trees and a hedge, which were located both within the proposed development area and on areas of immediately adjacent land.
- As shown on the appended tree removal plan, construction of the development will require the removal of one small ornamental tree within the garden area and the section of hedge at the site frontage in order to form the site access and visibility splays.
- The retained trees and hedge can be protected during the works using ground protection and temporary tree protection fencing, which shall be laid-out as shown on the appended tree protection plan. Ground protection shall comprise a compressible layer of woodchip laid on a geomembrane base, and topped with plywood sheets, scaffold boards or similar. The default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. An alternative fencing specification can be agreed with the Local Planning Authority (LPA) Tree Officer prior to commencement, if required. The ground protection and tree protection fencing is to be installed prior to any works on site, including deliveries, and shall remain in place until the development is complete and all associated materials have been removed from site.



- The proposed dwelling encroaches <3% into the root protection area (RPA) of retained beech tree T2. This is a minor encroachment that is projected to have negligible impact, provided the proposed tree protection measures are properly implemented.
- Erection of the new boundary fencing will encroach within the RPAs of all of the retained trees and hedge to some extent. 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 must be lined with impermeable sheeting prior to the pouring of wet concrete to prevent toxic alkaline leachate from contaminating the RPAs.
- The following general tree protection recommendations must also be observed during the works to prevent damage to trees: -
 - ❖ 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 authorised in advance by the LPA
 - ❖ 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
 - ❖ Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
 - ❖ Temporary buildings, including welfare units and portable toilets, shall not be sited 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 authorised in advance by the LPA
 - ❖ Fires shall not be lit within 15m of any tree crown or RPA

Tree Survey Plan

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 area (RPA)

Identification numbers:

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

Site:

Moorcot
24 Nickey Lane
Mellor
BB2 7HF

Client:

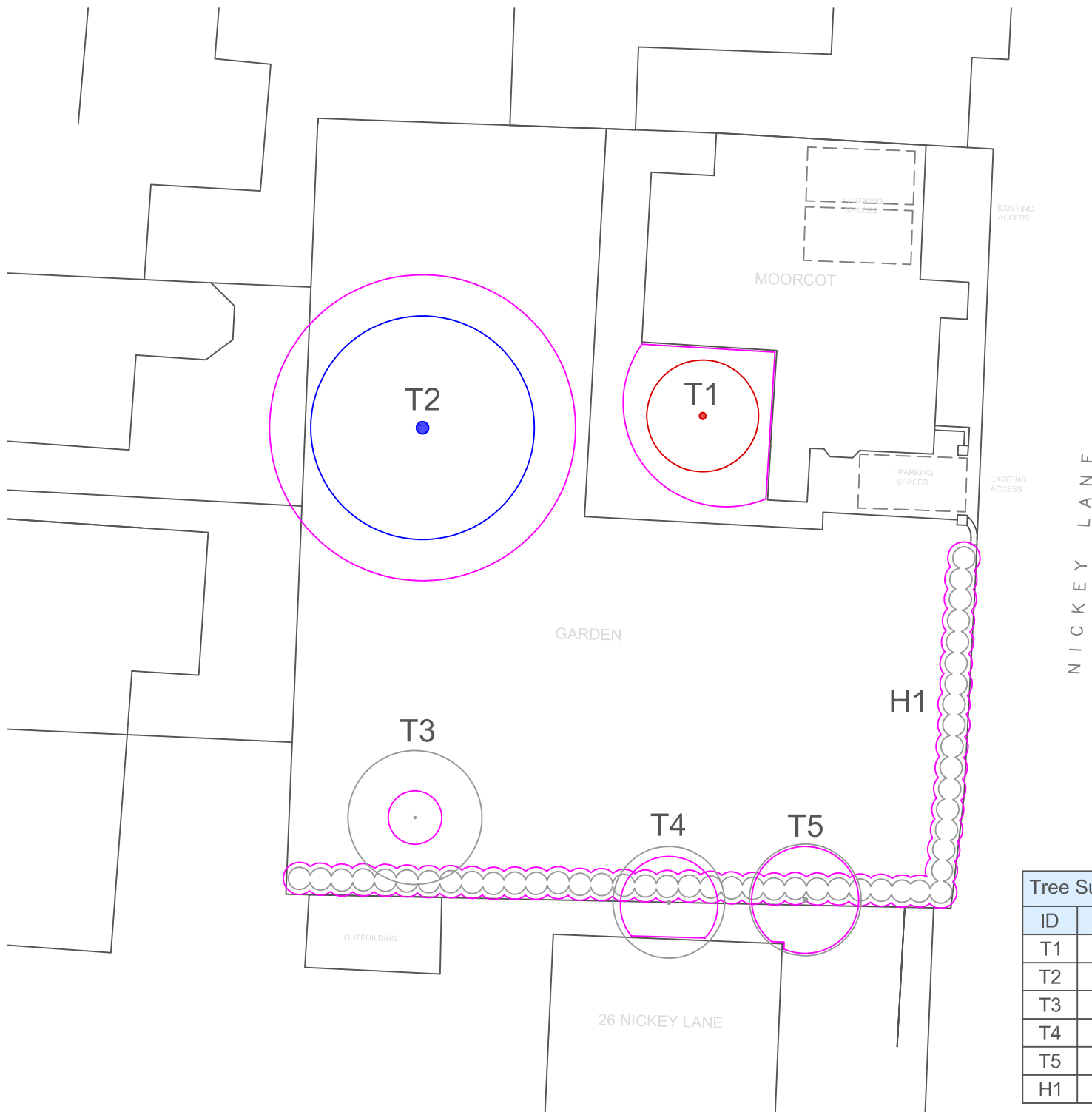
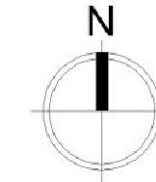
Jeremy Makinson

Date: April 2024

Scale: 1:250 at A4

Drawing: LTC265-TSP

Drawn by: JK



Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Hawthorn	U
T2	Beech	B
T3	Crab	C
T4	Laburnum	C
T5	Cherry plum	C
H1	Privet	C



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Tree Removal Plan

-  Category A
High quality tree
-  Category B
Moderate quality tree
-  Category C
Low quality tree
-  Category U
Unsuitable for retention
-  Root protection area (RPA)
-  Proposed tree removals

Identification numbers:

T = Individual tree
G = group of trees
W = woodland
H = hedge

Site:

Moorcot
24 Nickey Lane
Mellor
BB2 7HF

Client:

Jeremy Makinson

Date: April 2024

Scale: 1:250 at A4

Drawing: LTC265-TRP

Drawn by: JK

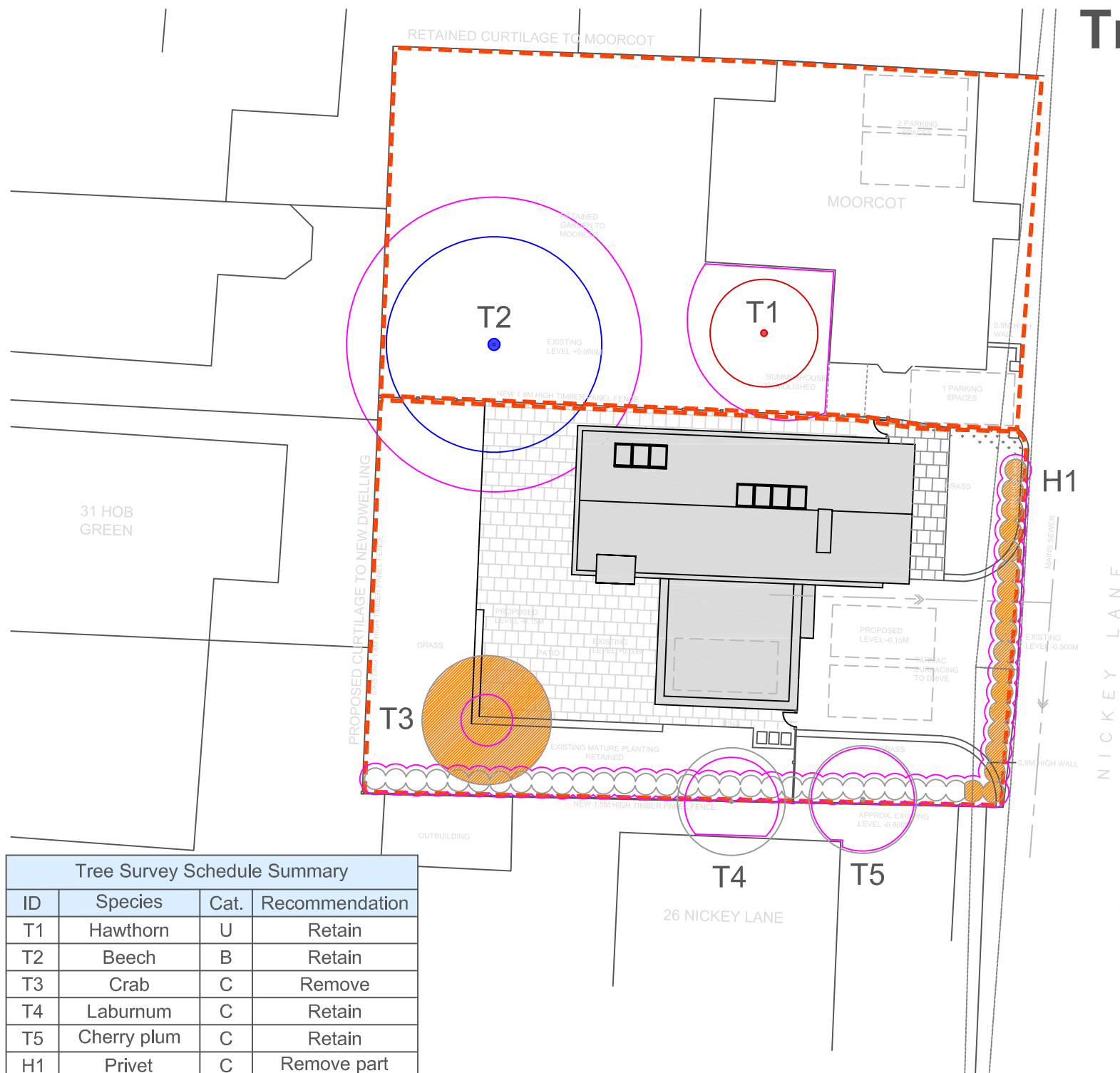


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Tree Survey Schedule Summary

ID	Species	Cat.	Recommendation
T1	Hawthorn	U	Retain
T2	Beech	B	Retain
T3	Crab	C	Remove
T4	Laburnum	C	Retain
T5	Cherry plum	C	Retain
H1	Privet	C	Remove part

The site plan for 26 Nickey Lane illustrates the proposed dwelling and its relationship to the surrounding environment. The proposed dwelling is a two-story structure with a gabled roof, situated on a plot bounded by a red dashed line. To the north of the dwelling is a large, irregularly shaped area labeled 'T2' (Tree 2) with a blue dot indicating its location. To the east of the dwelling is a smaller area labeled 'T1' (Tree 1) with a red dot. The plan also shows existing structures, including a 'SUMMER HOUSE' and a 'MOORCOT'. Landscaping features include 'GRASS', 'PATIO', and 'EXISTING MATURE PLANTING RETAINED'. A 'NEW 1.5M HIGH TIMBER PANE FENCE' is shown along the bottom boundary. The plan includes various level markers such as 'PROPOSED LEVEL -0.15M' and 'APPROX. EXISTING LEVEL -0.80M'. The site is bounded by '26 NICKEY LANE' to the south and 'MOORCOT' to the north. The plan also shows 'PROPOSED CURTLAGE TO NEW DWELLING' and 'EXISTING 1.5M HIGH TIMBER FENCE'.

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- Drawing:** LTC265-TPP
- Drawn by:** JK



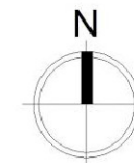
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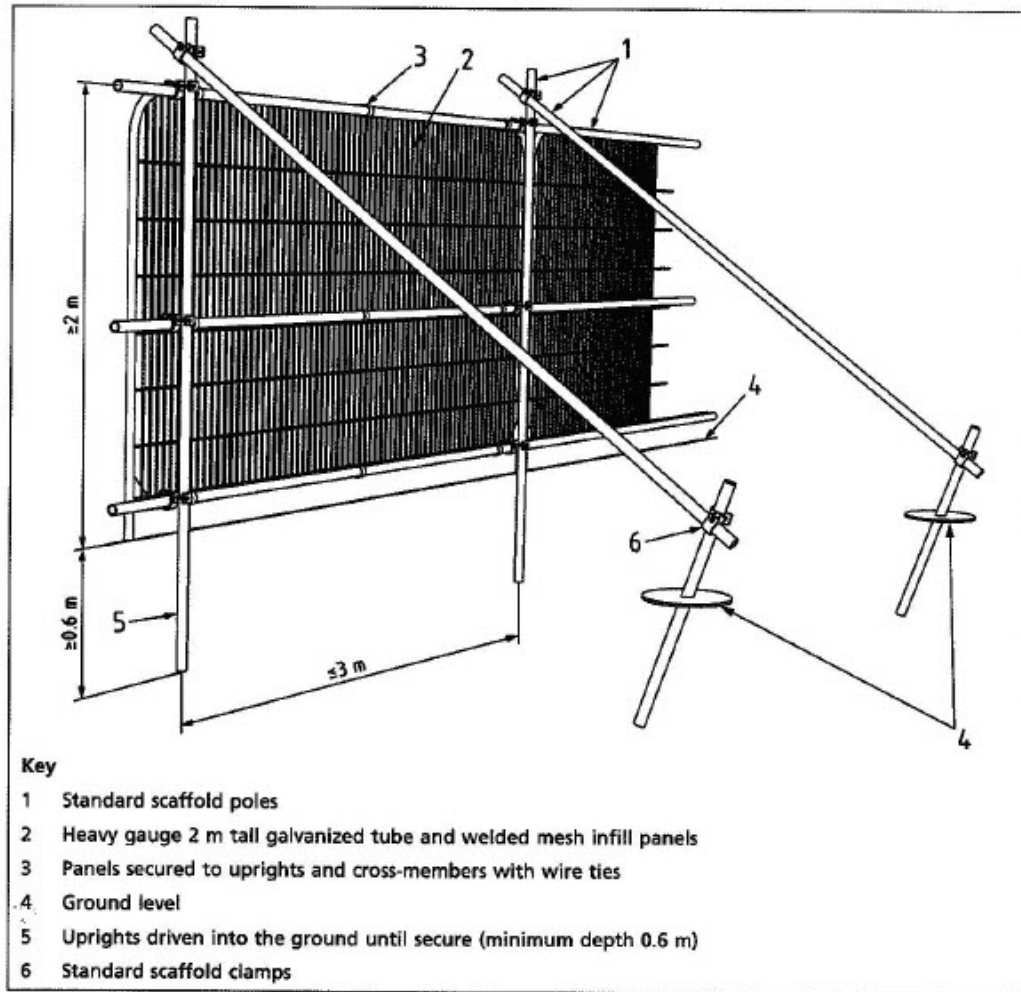
- <3% encroachment of dwelling into RPA of tree T2 considered to have negligible impact

- Working area, shown yellow, to be covered in ground protection to protect tree roots. Ground protection shall comprise a geomembrane base layer below a compressible layer of woodchip and topped with plywood sheets, scaffold boards or similar

- Retained trees and hedge fenced-off as a construction exclusion zone



BS5837 Tree Protection Fencing



Reproduced from BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating "TREE PROTECTION AREA - KEEP OUT!"

BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012)

Trees in relation to design, demolition and construction - Recommendations: -

A

Trees of **high quality** with an estimated remaining life expectancy of at least 40 years

B

Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years

C

Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U

Unsuitable for retention

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

Key to tree survey schedule: -

T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
RPA	Root protection area	Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
		The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival
		Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	Estimated values	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy
		Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site Moorcot, 24 Nickey Lane, Mellor, BB2 7HF

Client Jeremy Makinson

Surveyor Jennie Keighley PhD MSc MArborA

Conditions Overcast, gentle breeze

Survey date 11 April 2024

Job no. LTC265

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Hawthorn <i>Crataegus monogyna</i>	310	Mature	5.5	N 2.5 E 2.5 S 2.5 W 2.5	1.75	Poor Moderate/ Good	<10	3.72	U	- Growing in circular stone planter - Crown heavily reduced - Bracket of white rot decay fungus <i>Ganoderma australe</i> growing on northern side of base - Sounding of stem reveals it to be hollow - Remaining life expectancy likely to be less than ten years
T2	European beech <i>Fagus sylvatica</i>	570	Mature	12	N 5 E 5 S 5 W 5	1.5	Good Good	40+	6.84	B	- Crown lifted; wounds unoccluded to fully occluded - Lateral spread of some of lower branches has been reduced
T3	Flowering crab <i>Malus sylvestris</i>	100 #	Mature	4	N 3 E 3 S 3 W 3	1.75	Good Moderate	10+	1.2	C	No significant visible defects
T4	Common laburnum <i>Laburnum anagyroides</i>	170 #	Mature	4	N 2.5 E 2.5 S 2.5 W 2.5	2	Good Good	10+	2.04	C	- Ownership unclear, as boundary line indistinct in this area - Slight stem lean west

BS5837 Tree survey schedule

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ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T5	Purple cherry plum <i>Prunus cerasifera</i> Nigra	200 #	Mature	5	N 2.5 E 2.5 S 2.5 W 2.5	1.75	Good Good	10+	2.4	C	- Growing within rhododendron bush and therefore unable to fully view stem - Evidently within client's ownership
H1	Privet Hawthorn <i>Ligustrum ovalifolium</i> <i>Crataegus monogyna</i>	≈ 60	Mature	≤ 1.75	N 0.5 E 0.5 S 0.5 W 0.5	0	Good Good	10+	0.72	C	- Managed boundary hedge - Predominantly privet - Occassional other shrub species included